

LAND AT LOWRY HOUSE, MAULDETH ROAD WEST, CHORLTON
HERITAGE IMPACT ASSESSMENT

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On behalf of Purcell ®

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LAND AT LOWRY HOUSE: HERITAGE IMPACT ASSESSMENT

CONTENTS

1.0	INTRODUCTION	04	6.0	IMPACT ASSESSMENT	16
1.1	Purpose, Scope and Authorship	04	6.1	Summary of Proposals	17
1.2	Methodology	04	6.2	Impact Summary	17
1.3	Identifying the Heritage Assets	05			
2.0	SITE DESCRIPTION	06	BIBLIOGRAPHY		19
2.1	Setting and Key Views	07			
3.0	HISTORIC BACKGROUND	09	APPENDICES		
			A	Listing Description	20
4.0	SIGNIFICANCE	12			
4.1	Statement of Significance	13			
5.0	LEGISLATIVE GUIDANCE	14			
5.1	Planning (Listed Buildings and Conservation Areas) Act (1990) and the Enterprise and Regulations Reform Act (2013)	14			
5.2	National Planning Policy Framework	14			
5.3	Local Planning Policy	15			

SECTION 1.0

INTRODUCTION

1.1 PURPOSE, SCOPE AND AUTHORSHIP

This report has been prepared by Mark Clifford (IHBC), Senior Heritage Consultant (Purcell) to provide an assessment of the heritage impact on the accompanying proposal for development of the site at Lowry House, Chorlton.

1.2 METHODOLOGY

This heritage statement has been prepared to comply with the tests and requirements of the National Planning Policy Framework (NPPF), specifically paragraphs 189 and 190, under which a description of the significance of a site, including any contribution made by its setting, must be provided to support any planning applications. There is a requirement for applicants to make an informed assessment of heritage significance as part of a staged approach to decision-making. As part of determination of applications for planning and listed building consent, local authorities must also identify and assess the effect on significance of any proposed changes.

The assessment follows the staged approach to decision-making set out within Historic England Advice Note 12 - Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019):

- 01 Understand the form, materials and history of the affected heritage asset(s), and/or the nature and extent of archaeological deposits
- 02 Understand the significance of the asset(s)
- 03 Understand the impact of the proposal on that significance
- 04 Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF
- 05 Look for opportunities to better reveal or enhance significance

The report also draws on other best practice guidance documents such as, Conservation Principles (2008) and Historic Environment Good Practice Advice in Planning Note 3 - The Setting of Heritage Assets (2017).

Research has been undertaken by consulting local and national archives and other available sources such as historic mapping and historic newspaper catalogues, as well as written secondary sources.

A site visit was undertaken on 14th June 2022 which included a visual inspection of the exterior of the site.

INTRODUCTION

I.3 IDENTIFYING THE HERITAGE ASSETS

The site area sits on the corner of Mauldeth Road West and Nell Lane in Chorlton, Greater Manchester. There are no designated assets within the site area but the plot is immediately adjacent to the Grade II* Listed Hough End Hall (list entry in Appendix A).



The site location and nearby designated assets

SECTION 2.0

SITE DESCRIPTION

The site location sits on Mauldeth Road West and Nell Lane, with the former a main dual carriageway through Chorlton, which also includes the Metrolink line. The site is largely screened by tree coverage with modern mesh fencing along the roadside boundaries with a small access road on Nell Lane leading to the site. The site is currently occupied by a 20th century office block of four storeys and an associated tarmacadam car park. On the opposite side of the access road is Hough End Hall, a 16th century manor house of red brick. The surroundings of Hough End Hall are again patched tarmacadam and concrete to all elevations. Immediately facing Hough End Hall is another 20th century office block of seven storeys.

Further along Nell Lane is the modern Chorlton High School which is opposite Chorlton Park. Opposite the site and along Mauldeth Road West are various early 20th century buildings, predominantly inter-war housing.

The interior of Hough End Hall was not accessed but photos available online suggest most interior features of interest have since been lost and removed.



The site as seen from Mauldeth Road West



View from near the entrance to the access road / Nell Lane with the site area to the right



Interior of Hough End Hall available online

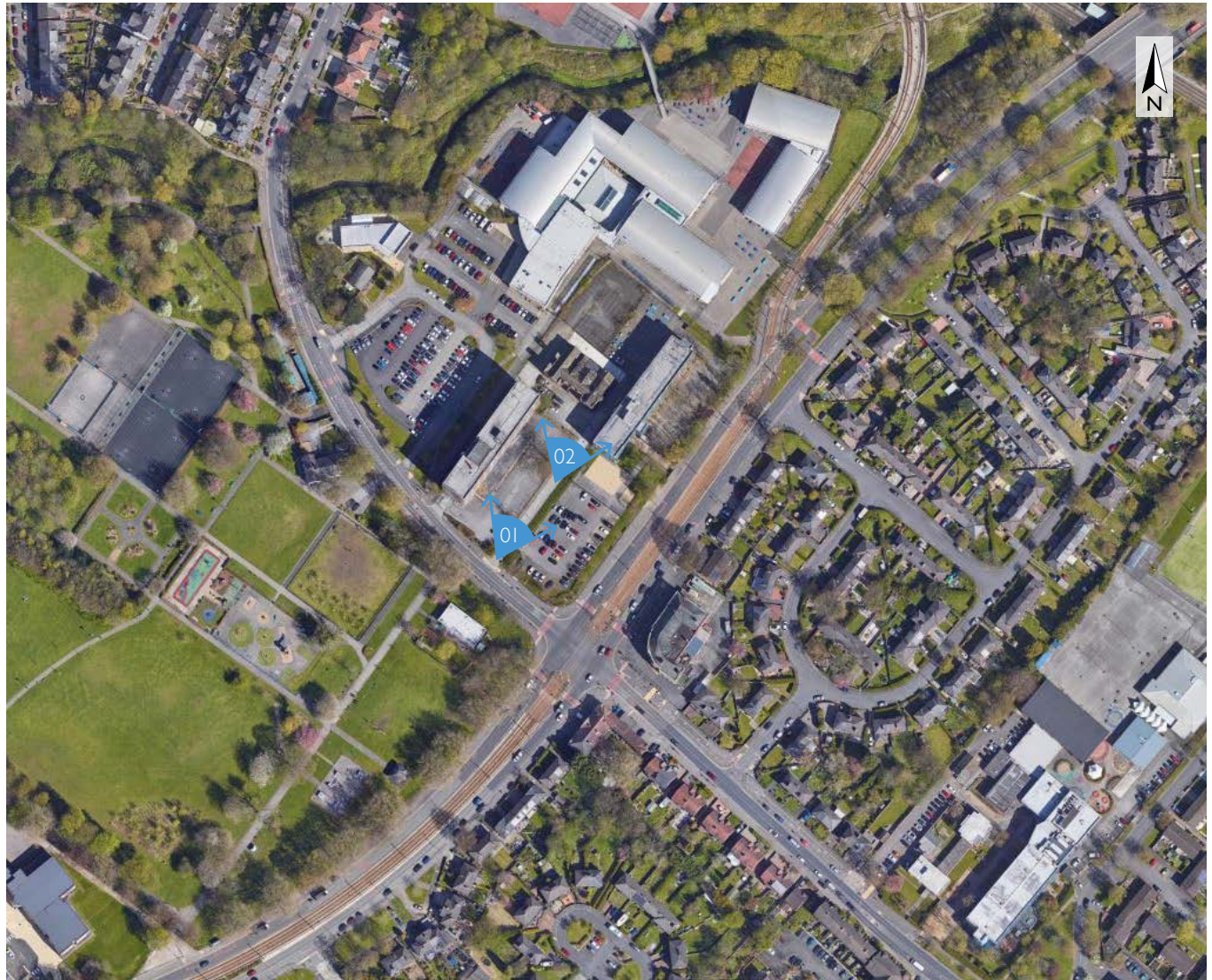
SITE DESCRIPTION

2.1 SETTING AND KEY VIEWS

The NPPF details the requirement to describe the significance of any heritage assets including any contribution made by their setting:

'Elements of a setting may make a positive or negative contribution to the significance of an asset and may affect the ability to appreciate that significance or may be neutral.'

Originally produced in 2011 by Historic England, *Historic Environment Good Practice Advice In Planning, Note 3: The Setting Of Heritage Assets (Second Edition) (2017)*, has been revised to reflect changes resulting from the NPPF and now takes the form of a *Good Practice Advice note (GPA 3)*. The document sets out how the significance of a heritage asset derives not only from its physical presence and historic fabric but also from its setting – the surroundings in which it is experienced. The careful management of change within the surroundings of heritage assets therefore makes an important contribution to the quality of the places in which we live.



Views of the Hall around the site

SITE DESCRIPTION

2.1.1 Hough End Hall setting and views

Currently there are very limited views of the Hall from Mauldeth Road West, due to its set back location, later developments, fencing and tree screening. There is a partial view of the Hall from Nell Lane at the entrance to the site, but this is again partly obscured by the 20th century office buildings in front of the site. Good views of the Hall are only available when directly in front of the building in the car park area.

The setting of the Hall has been severely compromised by 20th century developments around the site. The office buildings are inappropriate in scale, height, massing, and proximity. The office buildings tower over the Hall, block views and have all but obliterated the setting of the site. In addition to the office buildings, the concrete surface treatments around the Hall for car parking, air conditioning units to the rear and changes to the Hall itself, such as roller shuttering, all further degrade the setting of the asset.

There is a mature oak tree in front of the Hall which, although it blocks the view along the access road, contributes to the setting of the site and may be part of the historic grounds and landscaping. Car parking and industrial plant further enclose and divorce the Hall from the landscape to the rear of the site.



View one - A partial view of the Hall from near the entrance to the access road



View two - A view of the Hall from the access road



Hough End Hall with its setting of 20th century developments

SECTION 3.0

HISTORIC BACKGROUND



A portrait of Nicholas Mosely

The following section is partly extracted and summarised from 'Townships: Withington', in A History of the County of Lancaster: Volume 4, ed. William Farrer and J Brownbill (London, 1911), pp. 288-293.

Hough End Hall was built by Sir Nicholas Mosley shortly after he bought the manor of Manchester in 1596. The current Hall is said to have been built on the site of an

older house which is known to have existed in the middle of the 15th century.

In the grant of arms to Nicholas Mosley in 1593 he is said to be the son of Edward, son of James, son of Jenkin Mosley of Hough or Hough's End. He moved to London c.1575, prospered in business, became alderman and lord mayor, and was knighted in 1600. At Hough End he built a new house, and retiring from business in 1602, lived there till his death in 1612.

In 1599 he was elected to the high position of Lord Mayor of London, during which he received the honour of a knighthood from Queen Elizabeth I. The Queen also presented him with a handsomely carved oak bedstead, and other articles of furniture, for the new house which he had recently erected⁰¹.

It has been suggested that the Hall is the first building built in Manchester in brick since the Romans, although this statement is difficult to confirm or verify⁰².

The second Sir Edward was nominated as sheriff in 1660 but does not appear to have served. He died at Hough End in October 1665. He had no children, and his next heir was his sister Mary, wife of Joseph Maynard of Ealing. By his will he left all his manors and land to his cousin Edward Mosley, the second son of Oswald Mosley of Ancoats, but with the obligation to invest £7,000 in land for the eldest son, Nicholas, within five years. The obligation was not fulfilled and litigation followed, resulting in a compromise which defeated Sir Edward Mosley's desire to preserve the lands in the male line of the family. Edward Mosley, the beneficiary under the will, was made a knight in 1689; he left a daughter and heir, Ann, wife of Sir John Bland, and her son, also Sir John Bland, sold all the Mosley estates that descended to him, including the Withington manors.

The purchaser was William Egerton, from whom they descended through the Egerton's of Tatton. The Egertons had little interest in occupying Hough End Hall so they let it out to a series of tenant farmers. The Hall was briefly considered for the seat of the Bishop of Manchester, but no agreement could be reached with the Egertons and so in 1848 Samuel Lomax (1816-1895) and his wife Mary Alderley (1824-1895) moved in as tenants. After the Lomax family the house was occupied by a Mr F.W. Wood and family, a Cotton Factory Manager.



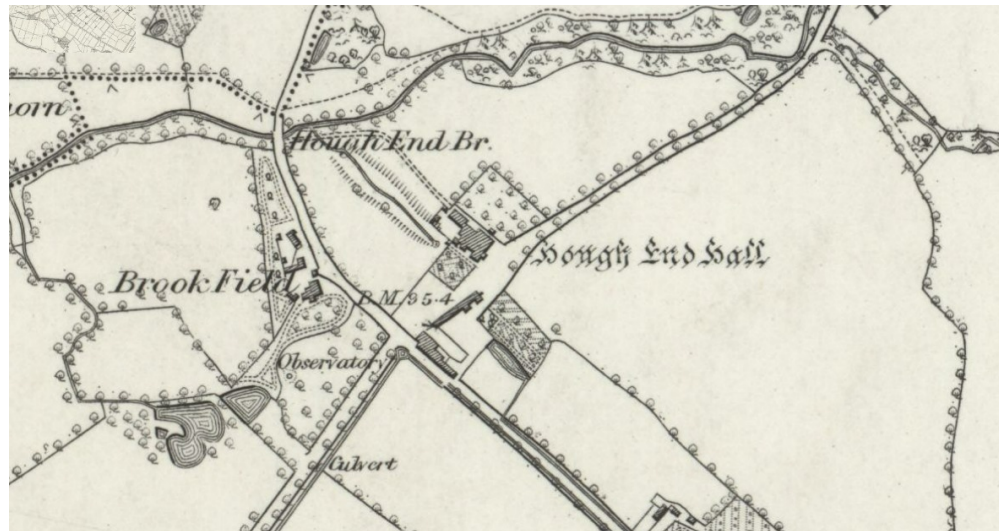
A sketch of the Hall dating from 1852

⁰¹ An account of Hough Hall, 1900 (author unknown)

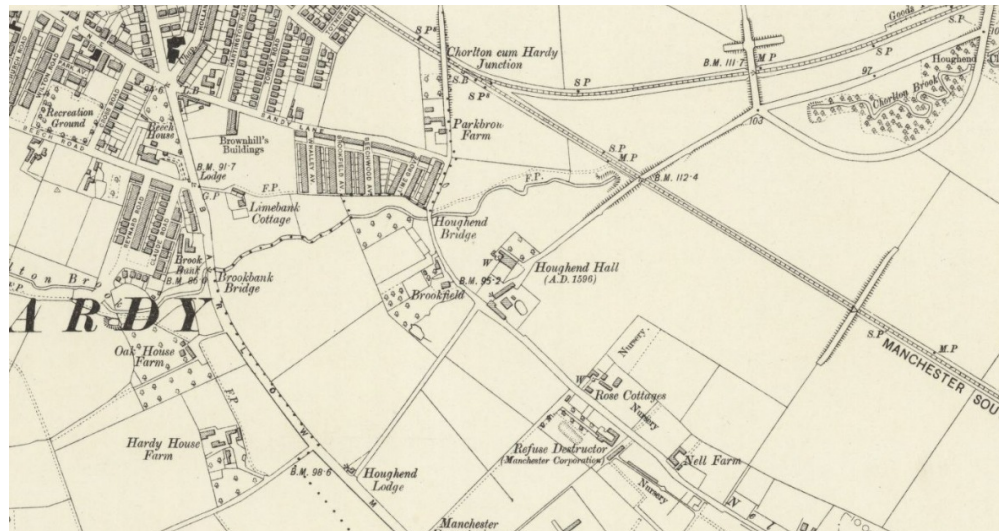
⁰² Manchester Evening News: 12th October 1923

HISTORIC BACKGROUND

Cartographic evidence for the building from 1845 shows the Hall with an Elizabethan style diaper-patterned garden to the front and an avenue of trees that appear to approach from the rear of the Hall. There was possibly an orchard to the rear. There were two outbuildings at the front of the hall near the road junction which later photos show to be agricultural. The landscape around the site was still rural with the area still some distance from Manchester developments. By the early 1900s the Lancashire Sheet CXI.NW from 1904/05 show housing developments have started to be constructed to the north of the site as the City of Manchester expanded and the railway line had been constructed to the east.



Lancashire Sheet CXI 1845



Lancashire Sheet CXI.NW 1904/05

HISTORIC BACKGROUND

A detailed description of the Hall from 1911 is given below -

The house faces south-west and stands about a quarter of a mile to the north-east of Barlow Moor Road, near to Chorlton-with-Hardy. Its back faces the Midland Railway, and Chorlton Brook runs past it on the north side. It is a picturesque brick building of three stories on a stone base 3 ft. high, consisting of a centre portion with a wing at each end. The principal doorway is central, under a porch, opening to a central passage with a door, formerly external, on the north. The total length of the chief or south front is about 94 ft., the central or recessed portion of which measures 42 ft., and the wings project 6 ft. 9 in.

On the north face the western half of the space between the projecting wings is filled by a contemporary square staircase, of equal projection with the wings. The detail is rather rough, and the front elevation very plain, but the general effect is extremely good, owing largely, no doubt, to the colour of the bricks and the grey stone slates, which have weathered a beautiful hue, and also to the fact that the house is partly covered with creepers and set off by a well-kept front garden and rural surroundings

...Other additions have been built in later times at the back of the house at both ends. The east wing consists, on the ground floor, of two rooms now used as a toolhouse and blacksmith's shop. A five-light window has been built up on the east side of the front room, and a break in the plinth in another part of the outer wall at the east end, together with a large external cavity which is evidently a former fireplace, suggests considerable alterations at this end of the house. The projection of this now outside fireplace goes up the whole height of the building and finishes in a gable.

Lower down, at the level of the first floor, are the marks of a small gable roof, and similar indications are to be seen over what was apparently either a bay window or entrance to the back room. The fireplace may have belonged to a small wing which has been pulled down, or it may have been intended for a purpose to which it was never afterwards put.

The interior of the building, which is now used as a farm-house, has few points of interest, having been a good deal modernized and stripped of its old oak, including a handsome staircase at the east end, which was removed by Lord Egerton to Tatton Lodge.

'Townships: Withington', in A History of the County of Lancaster: Volume 4, ed. William Farrer and J Brownbill (London, 1911), pp. 288-293. British History Online <http://www.british-history.ac.uk/vch/lancs/vol4/pp288-293> [accessed 20 June 2022].



Two images from the early 1900s showing the Hall still in relatively rural surroundings

HISTORIC BACKGROUND

The Hall stood not far from Alexandra Park aerodrome built in 1917, which offered the UK's first scheduled domestic air service, from Manchester to Blackpool via Birkdale. The terms of the Egerton lease were that flights were to cease five years after the war, and in 1924 the buildings were converted for use by police constables and Princess Road was built the following year.

In the early 20th century the future of the Hall was in doubt, and it was threatened with demolition several times. As early as 1923 people were campaigning to save it to convert it into a library or civic centre. Initially a road was proposed through the Hall itself, this was then revised and in 1923 it was proposed to create a new road network around the building effectively marooning the site on a roundabout, this scheme was not undertaken⁰³.

By the 1930s the area around the Hall had developed rapidly with large estates of housing constructed along with the dual carriage way, Mauldreth Road West. The site remained a small pocket of land with developments around the site.

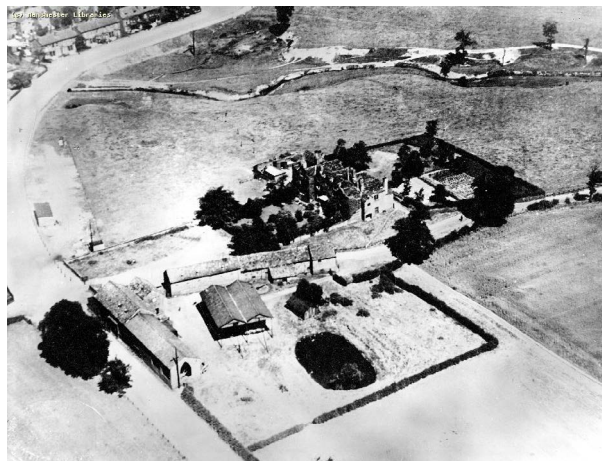
There were several attempts by the council to buy the Hall from the Egerton family and in 1937 agreement was near on acquiring the Hall, subject to maintenance issues. In 1946 the Hall was again threatened with demolition until the Royal Manchester Institution had to intervene with the council.

After Lord Egerton's death in 1958 the Hall was sold to developers who further stripped features from the building, demolished the agricultural buildings and built the two adjacent office blocks in 1962.

The Hall served as a pub and restaurant, then offices, then a pub again. It has since been converted into a Muslim Academy and Mosque; however it has lost most, if not all, of its original features. The staircase can be seen at Tatton Hall.



An image of the proposed road layout around the building from 1923



An aerial image of the site from 1925 showing the Hall and the two agricultural ranges that have since been demolished



Lancashire Sheet CXI.NW 1933/34



The Hall during the 1960s with the office blocks being developed around the site

⁰³ Manchester Evening News: 12th October 1923

SECTION 4.0

SIGNIFICANCE

Significance can be defined as the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. The understanding of the significance of a place is vital to inform sensitively managed change. In accordance with Historic England Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets the following criteria are employed within this report to assess significance:

Archaeological Interest

There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Architectural and Artistic Interest

These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

Historic Interest

An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

The levels of relative significance used to inform the assessment of significance in this heritage statement are as follows:

Very High Significance

Attributable to those themes, features, buildings or spaces which are the most valuable. These elements are considered to be essential to the understanding and appreciation of the place and are contributors to its overall character and setting, as well as its local, regional, national and international importance. Large scale alteration, removal or demolition should be strongly resisted.

High Significance

Attributable to a theme, feature, building or space which is has a high cultural value and forms an essential part of understanding the historic value of the site, while greatly contributing towards its character and setting, as well as its local, regional and national importance. Large scale alteration, removal or demolition should be strongly resisted.

Medium Significance

Attributable to a theme, feature, building or space which has some cultural importance and helps define the character and appearance of the site. These features are generally of local or regional value. Efforts should be made to retain features of this level if possible, though a greater degree of flexibility in terms of alteration would be possible.

Low Significance

Attributable to themes, features, buildings or spaces which have minor cultural importance and which might contribute to the character or appearance of the site. These features are generally of local value. A greater degree of alteration or removal would be possible than for items of high or medium significance, though a low value does not necessarily mean a feature is expendable.

Neutral Significance

Themes, spaces, buildings or features which have little or no cultural value and neither contribute to nor detract from the character or appearance of the site. Considerable alteration or change is likely to be possible.

Intrusive Significance

Themes, features or spaces which actually detract from the values of the site and its character and appearance. Efforts should be made to remove these features. The significance plans provide a level of significance for both the physical fabric and the spatial characteristics of internal areas.

SIGNIFICANCE

4.1 STATEMENT OF SIGNIFICANCE

Hough End Hall is one of Greater Manchester's oldest surviving buildings, dating back to at least 1596. Externally the building retains most of its external architectural interest although there have been several later alterations that harm this value, along with questionable 'restoration' work. Despite these alterations the building remains one of the best examples of Elizabethan architecture in Manchester and is a relatively rare survival. The building has historical links to key Manchester families and individuals, from the Moseleys to the Egertons of Tatton Hall, all adding both local and national historical interest to the site. Sir Nicholas Moseley was High Sheriff of Lancashire and Sheriff and Lord Mayor of London, positions of national importance.

In more recent years the exterior was heavily restored and the interior was gutted of most historic features, majorly reducing the overall significance of the site. In the 19th century the building was tenanted as a farmhouse with several agricultural buildings seen in earlier photographs that have also since been demolished. The setting of the former Hall has been almost completely lost: Elizabethan gardens; the tree lined avenue and the wider estate and farmland have all been lost to later developments with now little visual evidence of any of the wider landscape. At present the site is surrounded by car parks and concrete surfacing. The setting is further degraded by the mid-20th century office developments which are of a scale and proximity that they tower over the Hall and obstruct all but close distant views to the site. One building in particular sits almost directly in front of the main façade and would sit across the line of the now lost formal gardens. The nearby dual carriageway, to a lesser extent, also harms the setting.

The Hall is of high significance but today this predominantly relates to just the external façade that is of any interest with all the former landscape and most of the interior lost. Lowry House, proposed for demolition, is of no significance and is considered detrimental to the setting of Hough End Hall.



SECTION 5.0

LEGISLATIVE GUIDANCE

5.1 PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT (1990) AND THE ENTERPRISE AND REGULATORY REFORM ACT (2013)

Listed Buildings are designated under the Planning (Listed Buildings and Conservation Areas) Act 1990 for their special architectural or historic interest. Conservation Areas are also protected under Section 69 of the same act. In 2013 the government abolished the requirement for Conservation Area Consent under the Enterprise and Regulatory Reform Act 2013. This has been replaced with a requirement for planning permission for demolition of a building in a Conservation Area.

5.2 NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework (2021) sets out the Government's planning policies for England and how these are expected to be applied in 'the presumption in favour of sustainable development'. It outlines the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. The NPPF is a material consideration for local planning authorities in determining planning and LBC applications. It supersedes and vastly simplifies the policy that previously existed in the form of Planning Policy Statements.

5.2.1 Conserving and Enhancing the Historic Environment

Within NPPF Section 16, 'Conservation and enhancing the historic environment', are the government's policies for the protection of heritage. The policies advise a holistic approach to planning and development, where all significant elements which make up the historic environment are termed heritage assets. These consist of designated assets, such as listed buildings or conservation areas, non-designated assets, such as locally listed buildings, or those features which are of heritage value. The policies within the document emphasise the need for assessing the significance of heritage assets and their setting in order to fully understand the historic environment and inform suitable design proposals for change to significant buildings.

Key paragraphs include –

197 In determining applications, local planning authorities should take account of:

- a the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c the desirability of new development making a positive contribution to local character and distinctiveness.*

199 When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

200 Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

201 Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a the nature of the heritage asset prevents all reasonable uses of the site; and*
- b no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d the harm or loss is outweighed by the benefit of bringing the site back into use.*

202 Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

5.3 LOCAL PLANNING POLICY

Manchester City Council outlines the planning policies in relation to heritage and the historic environment in *Manchester Core Strategy 2012 to 2027*. Key policies are summarised below -

12.16 Manchester is the original industrial city and much of its character is derived from the physical legacy of Victorian innovation. While the City is once again at the forefront of innovation it is important that areas of special architectural or historic interest are preserved and enhanced to create a modern and distinctive City based on its proud heritage.

12.20 The historic environment is central to our cultural heritage. It contributes to the identity of Manchester through its aesthetic value and the memories of events. The original Victorian City helps create a sense of place and enhances the quality of our daily lives. Furthermore it can provide a catalyst for regeneration.

Policy EN 3 Heritage Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

12.21 Historic sites and areas of particular heritage value should be both safeguarded for the future and, where possible, enhanced both for their own heritage merits and as part of wider heritage regeneration proposals. Conservation areas and buildings that are statutorily listed are protected under national legislation guidance. The Council maintains information on the City's heritage assets. It is expected that developers will carry out an appropriate appraisal of issues relating to heritage assets. Re-use of empty listed buildings will be encouraged subject to consideration of the building's special interest and significance.

12.22 To ensure the special architectural and historic interest is preserved and enhanced the Council maintains a schedule of listed buildings at risk and will produce documentation that identifies the important characteristics of existing conservation areas including the identification of those areas to be preserved and those in need of enhancement.

SECTION 6.0

IMPACT ASSESSMENT

The following section is intended to assess the impact of the development proposals on the heritage significance of the site itself and any designated and non-designated heritage assets within its setting. This assessment is carried out in line with the NPPF. In order to more fully understand the effect of the impact on the heritage value of the building and its wider context, the following assessment provides a comparable analysis of the heritage value against the level of change. This assessment is based on the criteria set out by ICOMOS, and is a clear way of understanding not just the impact of change but how levels of impact vary according to the value of the heritage asset.

Level of impact will be assessed based on the following criteria:

MAGNITUDE OF IMPACT	DEFINITION	
High Beneficial	The development considerably enhances the heritage assets, views of the heritage assets, or the ability to appreciate their significance.	ENHANCES SIGNIFICANCE
Medium Beneficial	The development enhances to a clearly discernible extent the heritage assets, views of the heritage assets, or the ability to appreciate their significance.	
Low Beneficial	The development enhances to a minor extent the heritage assets, views of the heritage assets, or the ability to appreciate their significance.	
Neutral	The development does not affect the heritage assets, views of the heritage assets, or the ability to appreciate their significance.	PRESERVES SIGNIFICANCE
Low Adverse	The development harms to a minor extent the heritage assets, views of the heritage assets, or the ability to appreciate their significance.	LESS THAN SUBSTANTIAL HARM
Medium Adverse	The development harms to a clearly discernible extent the heritage assets, views of the heritage assets, or the ability to appreciate their significance.	
High Adverse	The development severely harms the heritage assets, views of the heritage assets, or the ability to appreciate their significance.	SUBSTANTIAL HARM

IMPACT ASSESSMENT

6.1 SUMMARY OF PROPOSALS

The proposals will involve the demolition of the vacant Lowry House (the office building to the east of the Hall) and the replacement with a supermarket store and associated car parking. The scheme outlined below is the basis for this assessment.

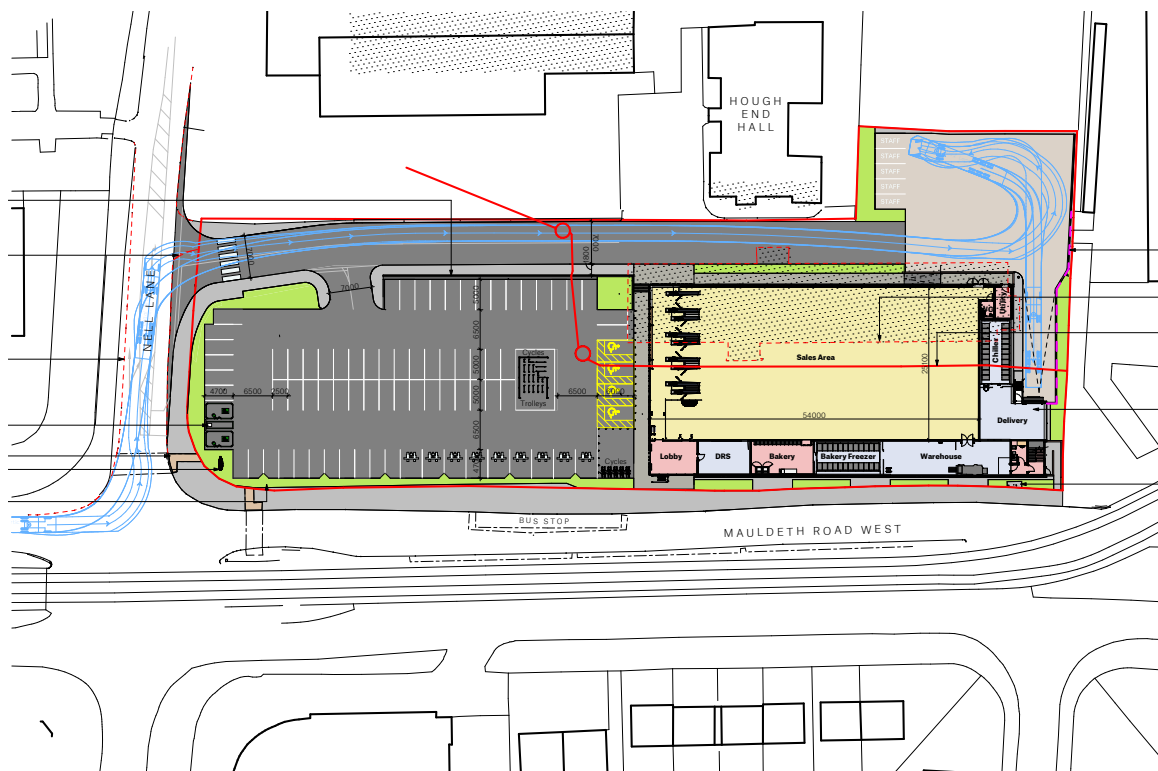
6.2 IMPACT SUMMARY

Lowry House is of no significance (and is detrimental to the setting of the Hall) therefore there will be no direct harm from the demolition and loss of the building. The replacement structure will be on a similar footprint to the existing Lowry House but will be considerably lower in height and massing. The proposed building is also set slightly further from Hough End Hall. The building will remain in the setting of the Hough End Hall as an intrusive feature but will offer an enhancement of the setting due to the reduced height and massing. This reduction in height and slight set back will afford slightly better views of the building from the access road and from Mauldeth Road West. The car parking will take the place of an existing car park and this element and the wider landscape will result in no impact on the significance of the site as it predominantly relates to replacing modern finishes and the widening of the access road.

Although the proposal will sit negatively within the setting of a highly listed asset, in planning terms the removal of Lowry House and the associated proposal offers a significant reduction in height and massing to the existing Lowry House and will enhance the significance of the site of Hough End Hall. There is no associated harm, either 'less than substantial' or 'substantial' as per the NPPF policies in relation to heritage as the proposal will enhance the significance of the site, albeit in a small way.

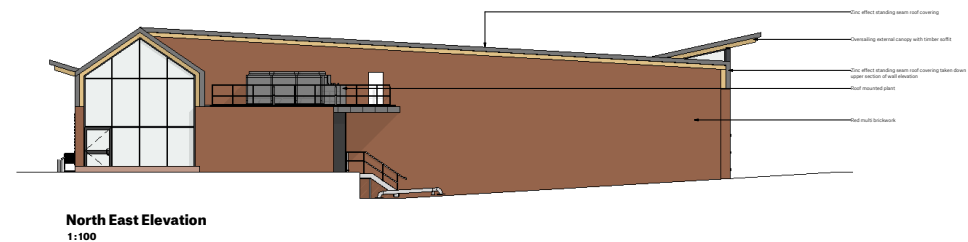
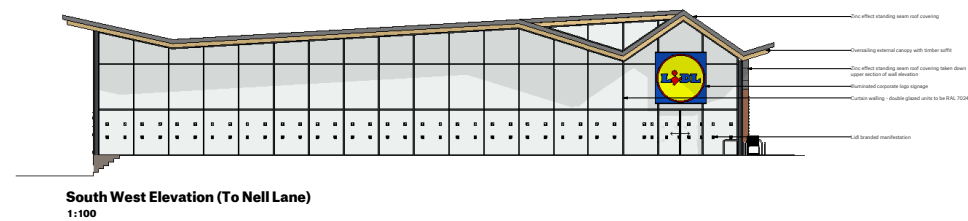
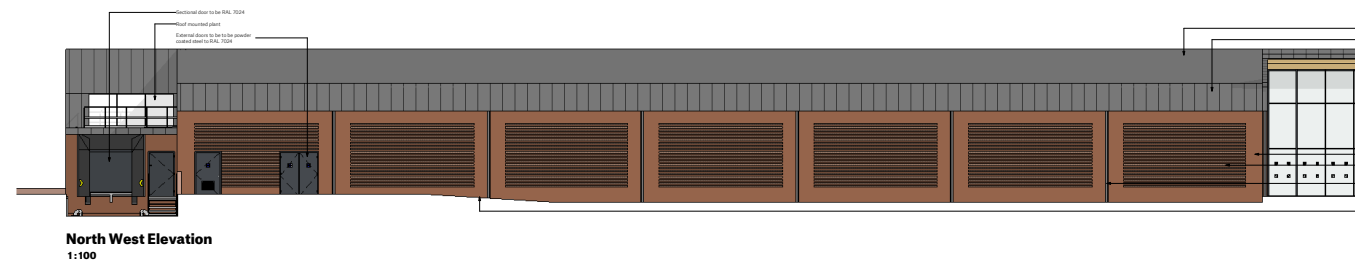
As per Policy EN 3 Heritage Throughout the City, as part of Manchester City Council's Core Strategy, '...New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance...'. The proposal will 'preserve' the setting of the Hall and offer a small enhancement to the setting of the site and is compliant with Manchester City Council's Policy EN3 in relation to heritage.

The overall impact of the scheme to the heritage significance of the site and associated Hough End Hall is low beneficial through a reduction in massing and small increase in views of the buildings.



Proposed Ground Floor Site Plan
1:500

IMPACT ASSESSMENT



LIST OF SOURCES

BIBLIOGRAPHY

Author Unknown (1900) An account of Hough Hall.

Farrer, W. and Brownbill, J. (1911)'Townships: Withington', in A History of the County of Lancaster: Volume 4, ed., pp. 288-293. British History Online <http://www.british-history.ac.uk/vch/lancs/vol4/pp288-293> [accessed 20 June 2022].

Historic England (2008) Conservation Principles.

Historic England (2017) Historic Environment Good Practice Advice in Planning Note 3 - The Setting of Heritage Assets.

Historic England (2019) Advice Note 12 - Statements of Heritage Significance: Analysing Significance in Heritage Assets.

Manchester City Council (2012) Manchester Core Strategy 2012 to 2027.

Manchester Evening News: 12th October 1923.

Ministry of Housing, Communities & Local Government (2021) National Planning Policy Framework.

APPENDIX A

LISTING DESCRIPTION

Official list entry

Heritage Category: **Listed Building**

Grade: **II***

List Entry Number: **1283002**

Date first listed: **25-Feb-1952**

Statutory Address 1: **HOUGH END HALL, NELL LANE**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Understanding list entries (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

Corrections and minor amendments (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **HOUGH END HALL, NELL LANE**

The building or site itself may lie within the boundary of more than one authority.

District: **Manchester (Metropolitan Authority)**

Parish: **Non Civil Parish**

National Grid Reference: **SJ 82492 93244**

Details

MANCHESTER

SJ89SW, NELL LANE, Chorlton-Cum-Hardy, 698-1/8/584 (North side), Hough End Hall

25/02/52

II*

Manor house, now public house. 1596, for Sir Nicholas Mosley; altered and recently restored, partly rebuilt and enlarged to rear. Brown brick in English bond, with sandstone plinth and dressings, stone slate roof. H-plan. Two-and-a-half storeys, 1:3:1 windows, symmetrical; central doorway with stop-chamfered surround (now covered by C20 porch); renewed mullion-and-transom windows of 10 lights at ground floor and 8 lights at 1st floor, and blind mullioned windows to the attic (2 lights in main range, 3 lights in wings); some remains of small original double-chamfered mullioned windows, including both ends of ground floor of main range, re-entrant of left wing (one on each floor) and each side of ground floor window of the same wing. Parapet raised to finialed gable over each window, with stone coping. Left return wall has 2 massive chimney stacks, each with 2 diagonal chimneys (C20 porch between these); right-hand return wall has full-height gabled projection, formerly a chimney stack, with small waggon doorway at ground floor, two 2-light windows above, and an oculus in the left side. Rear: 4 unequal gables, some walls rebuilt, replacement transomed windows. Interior: almost completely remodelled, but west end retains 2 massive inglenook fireplaces with chamfered bressummers; jambs and bressummer of former hall fireplace in former rear wall; back door opposed to front door, and of similar type.

Listing NGR: SJ8249293244

Legacy

The contents of this record have been generated from a legacy data system.

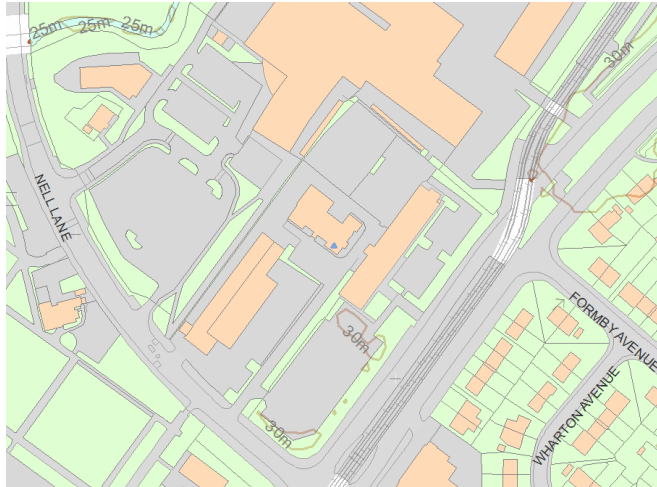
Legacy System number: **388344**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

LISTING DESCRIPTION



Map

This map is for quick reference purposes only and may not be to scale.
This copy shows the entry on 29-Jun-2022 at 14:06:06.

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End of official list entry



Back to top

