

HERITAGE STATEMENT

Client: Mr & Mrs Rubin
Reference: NHN_SEV_Z1_XX_RP_A_09100
Date: August| 2022



REVISION

PROJECT TITLE	Northen House
PROJECT NUMBER	20701
CLIENT	Mr & Mrs Rubin
DOCUMENT TITLE	Heritage Statement
DOCUMENT NO.	NHN_SEV_Z1_XX_RP_A_09100
DATE	06-08-2022
AUTHOR	LM
REVISION	LM

Rev	Description	Date	Author	Checked
P01	First issue for client review.	08.06.22	LM	SGi
P02	Final issue for LAPD submission.	24.08.22	LM	SGi

Front page image of Ford Lane dating from 1904 courtesy of ManchesterLocal Image Collection, <https://images.manchester.gov.uk>, accessed 06th May 2022 (Identifier m35965)

CONTENTS

- 1.0 INTRODUCTION
- 2.0 THE HERITAGE AND ITS SIGNIFICANCE
- 3.0 IMPACT ON THE SIGNIFICANCE
- 4.0 CONCLUSION

1.0 INTRODUCTION

1.1 PURPOSE OF THE REPORT

This Heritage Statement has been prepared by Seven Architecture on behalf of Mr & Mrs Rubin to support a Full Planning and Listed Building Consent application for works to the Grade II Listed Northen House, Ford Lane, Northenden.

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority in determining applications for development affecting listed buildings, to pay special regard to the desirability of preserving the building and its setting.

The National Planning Policy Framework (NPPF) 2019 sets out the Government's national planning policy on the conservation of the historic environment. In respect of information requirements for applications, it states that :

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.

(Ministry of Housing, Communities & Local Government, 2012)

This Heritage Statement has been prepared to assess the impact of the following works :-

- Create a part two, part one storey extension to the rear of the property,
- Reconfigure the internal layout to the ground floor and first floor level to improve the use of the existing floor space, to improve the bedroom accommodation and to provide additional en-suite bathroom facilities to the first floor level,

This document has been prepared to set out the significance of the building, in particular the areas affected by the proposed works, to provide a benchmark against which the impact of the proposed works can be assessed.

1.0 INTRODUCTION

1.2 RESEARCH METHODOLOGY

This document has been prepared based on primary and secondary sources including historical maps, drawings and reports.

The following sources were accessed in the preparation of this report:-

- www.historicengland.org.uk (accessed 06th May 2022)
- www.manchester.gov.uk/site/publicaccess (accessed 06th May 2022)
- www.pastscape.org.uk (accessed 06th May 2022)
- www.magic.defra.gov.uk (accessed 06th May 2022)
- www.bing.com/maps (accessed 06th May 2022)
- www.nhl.co.uk (accessed 06th May 2022)
- www.britainfromabove.org.uk (accessed 06th May 2022)
- www.manchesterhistory.net (accessed 06th May 2022)
- www.modernmooch.com (accessed 06th May 2022)
- Manchester Archives (accessed 06th May 2022)
- National Planning Policy Framework, Ministry of Housing, Communities & Local Government, 27 March 2012
- Conservation Principles, Policy and Guidance by Historic England, 2008.
- *How Old is Your House?*, Pamela Cunningham, Marston House, 1999.
- *Traditional Farm Buildings of Britain and Their Conservation*, R.W. Brunskill, Yale University Press, 1999.
- *The Traditional Buildings of Britain*, Anthony Quiney, Thames and Hudson, 1990.

A site visit to the application site has been undertaken on the 4th April 2022.

1.3 STRUCTURE OF THE REPORT

The report is set out as follows :-

- Section 2.0 The Heritage and Its Significance
- Section 3.0 Impact on Significance
- Section 4.0 Conclusion

1.4 AUTHORSHIP

This report has been prepared by Lisa Mcfarlane, Director of Seven Architecture, an RIBA Registered Specialist Conservation Architect, Full Member of the Institute for Historic Building Conservation (IHBC) and member of the Manchester City Council Conservation Panel.

1.0 INTRODUCTION

1.5 LOCATION

The site is located within the historic core of Northenden village in Manchester. The site is bounded by Ford Lane to the south which provides the primary pedestrian and vehicular access to the site. St Wilfred's Church is located directly to the south of the site.

The north, east and west of the site are bounded by residential dwellings and rear gardens. Boat Lane is located to the west of the site. A former Scrap Yard site located directly to the north of Northen House is currently vacant but has planning permission for redevelopment with 5 No two storey residential dwellings.



Figure 01
Aerial view showing the location of Northen House (outlined in red) within the context of Northenden
(Source : www.google.co.uk/maps, accessed 10th May 2022).

1.0 INTRODUCTION

1.6 THE NATURE OF THE PROPOSAL

The findings of the research undertaken in the preparation of this report has established that Northen House has evolved over time in response to the changing accommodation and lifestyle changes to meet residential standards and to maintain its long-term use as a residential property. The incremental change that has occurred over time, more particularly recent works to convert the building to a large dwelling house from commercial office use, has led to a compromised layout that does not meet current residential needs.

The proposals set out in this Planning and Listed Building Consent application will provide improved living accommodation at ground and first floor level that minimises the impact on the historical fabric whilst maintaining its relevance as a high quality residential home that provides an important role in the setting of the Northenden Conservation Area.

1.0 INTRODUCTION

1.7 DESIGNATED RECORDS FOR THE HERITAGE ASSET

Northern House is a designated Grade II Listed building. Northern House also sits within close proximity to a number of Grade II and Grade II* Listed buildings which form the historic core of the village of Northenden.

The adjacent map extract taken from the Historic England website shows the Listed Buildings within 500m of Northern House which may be impacted on by the proposed development.

These heritage assets are set out as follows :-

Ref No :	Description :	Grade :	List UID
1	Northern House		
2	Cottage attached to West End of Northern House	II	1200833
3	The Old Rectory	II	1218122
4	Church of St Wilfrid	II*	1200834
5	Sundial in Churchyard of Church of St Wilfrid	II	1282965
6	Churchyard wall with gateways to Church of St Wilfrid	II	1218115

The Historic England List Entry for each of the above is provided in Appendix A for reference.

When assessing the impact of any development on the heritage assets, the assessment should include the impact on both the Grade II Listed Northern House and the impact on the setting of the surrounding Grade II /Grade II* Listed buildings.



Figure 02
Map showing the Listed Buildings within close proximity of the site.
(Source : www.historicengland.org.uk (accessed 06th May 2022))

1.0 INTRODUCTION

1.7 DESIGNATED RECORDS FOR THE HERITAGE ASSET

NORTHEN HOUSE, 25 FORD LANE, NORTHENDEN

Heritage Category :	Listed Building
Grade :	II
List Entry Number :	1292139
Date first listed :	25 February 1952
Date of most recent amendment :	22 February 1995
Statutory address :	Northen House, 25, Ford Lane
District :	Manchester
Parish :	Non Civil Parish
National Grid Reference :	SJ8322590090

DETAILS :

House, now house and office. Late C18 or early C19, enlarged and altered. Red and grey brick in Flemish bond (grey headers), slate roofs. Double-pile plan. Two storeys and 4 bays; round-headed doorway to 2nd bay with open-pedimented Roman Doric doorcase and fanlight with radiating glazing bars; windows with raised sills and flat-arched heads of gauged brick, all now top-hung casements with glazing bars; modillioned eaves cornice (restored); gable chimneys. Right-hand gable ends rendered. Interior altered. Forms group with No.23 attached at left end (q.v.), and with Church of St Wilfrid (etc) opposite (q.v.).



Figure 03
Map showing the Listed Buildings within close proximity of the site.
(Source : www.historicengland.org.uk (accessed 06th May 2022))

1.0 INTRODUCTION

1.8 NORTHENDEN CONSERVATION AREA

Northern House sits within the Northenden Conservation Area as identified on the adjacent map from the Manchester City Council website.

Any development undertaken at Northern House therefore has the potential to impact on, not only the setting of the Listed Buildings within close proximity to the site, but also have an impact on the character of the Northenden Conservation Area.

Careful consideration is therefore required to establish the key views towards the building to enable the assessment of impact on both the setting of the various Listed Buildings and the setting of the Conservation Area.

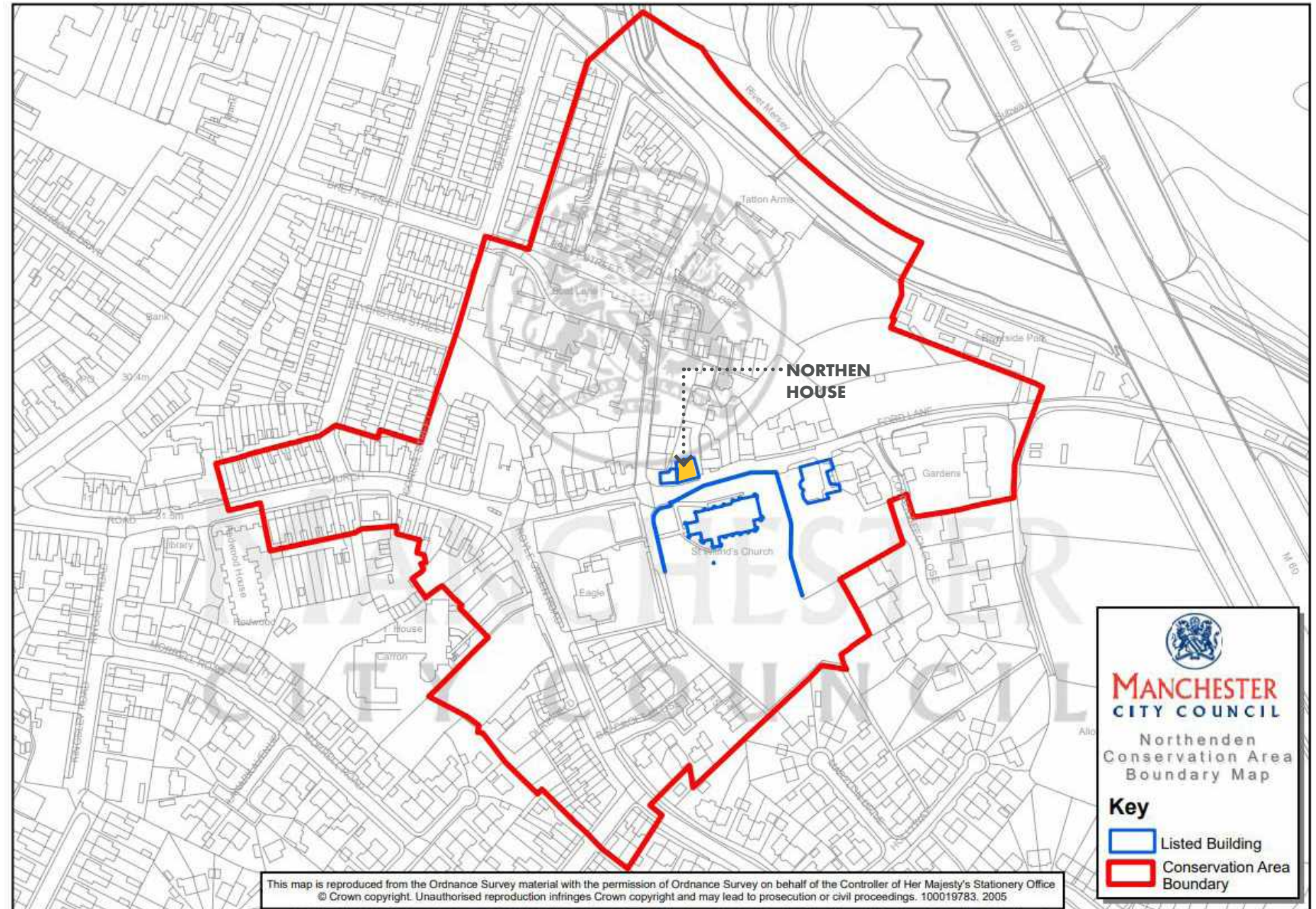


Figure 04
Map showing the Northenden Conservation Area
(Source : www.manchester.gov.uk (accessed 06th May 2022))

1.0 INTRODUCTION

1.9 PLANNING HISTORY

The Manchester City Council Public Access system identifies the planning history of the site and identifies that the building has been subject to a number of previous planning applications which are set out as follows :-

Description :	Reference :	Validated :	Decision :	Notes :
Erection of part two/part single storey rear extension together with first floor balcony and associated elevational alterations including the insertion of ground floor side window and the removal and blocking up of an existing side door.	131106/LO/2021	Sept 2021	Application withdrawn	
LISTED BUILDING CONSENT Internal and external alterations to building comprising removal of staircase, internal layout alterations and the replacement of hardwood sash windows and repair of render	075529/LO/2005/S2	Jan 2006	Approved	
Erection of 2 dwelling houses, rear of Northen House	033979	31 Mar 1989	Approved	
Change of use from residential to offices	032661	05 Oct 1988	Refused	Reason : 1. The proposed use would detract from the predominantly residential area of that part of the Northenden Conservation Area to the east of Boat Lane and in the immediate vicinity of St. Wilfred's Church. 2. The building occupies a prominent and sensitive location in relation to other listed buildings which form a group, and the proposed use would detract from the setting of these listed buildings.
Construction of a Conservatory	029089 & 029091	06 May 1987	Refused	Reason : The proposal by virtue of its design is not compatible with the character of this Listed Building which is located in the Northenden Conservation Area and would therefore be detrimental to the visual amenity of the building and the Area.
Single-storey extension to form garage at side of dwelling house.	F00423/LB	30 Oct 1975	Approved	

In addition to the above applications relating directly to Northen House, the following application for 5 No 2.5 storey dwellings on the former scrap metal yard on Boat House Lane is also relevant to the application as it will have a considerable impact on closing views towards the rear elevation of Northen House from Boat House Lane.

Description :	Reference :	Validated :	Decision :	Notes :
Erection of terrace of five 2.5 storey dwelling houses with associated car parking	124890/FO/2019	27 Nov 2019	Approved	

2.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

2.1 UNDERSTANDING THE FORM AND HISTORY OF A HERITAGE ASSET

This section of the report sets out the chronological development of the site which informs the assessment of significance and allows a clear understanding of how the site has developed over time to the current day. Historical maps and historical photos are used to establish the developed over time.

This assessment of significance will then be utilised to develop the emerging proposals to ensure that any development has a neutral/positive impact on the historical significance of the site and will also be used to assess the impact of harm to the significance before and after development.

2.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

2.1 UNDERSTANDING THE FORM AND HISTORY OF A HERITAGE ASSET

2.1.1 1882

The 1882 map is the earliest map available of Northenden. This map shows how Northenden at this time comprised predominantly of arable farm land in the late 1800's with limited settlement focused around Church Road, Ford Lane and St Wilfred's Church dating from the 15C located directly to the south of the site.

The former Rectory located to the east of St Wilfred's Church dates from 1740 (off the adjacent plan). The Georgian style Northern House can be seen on the 1882 map but is noted in Manchester City Councils Conservation Area Report as having been built 'rather later than the Old Rectory'. It states that,

'sash windows have been replaced, but the original moulded stone doorcase with pilasters and pediment can be seen. It is believed that some of Cromwell's soldiers stabled their horses in the adjoining outbuildings'.

The cottage directly to the west of Northern House can also be seen on the 1882 map. This is believed to be older than Northern House and 'is much smaller and lacks the doorcase and fine detailing which can be seen at Northern House'.

The southern wing of Northern House is designed in the Georgian style which was between 1714-1830. Given that Northern House was built after the former Rectory, this would date Northern House from between 1740-1830. The 1882 plan shows an outrigger building to the north-east corner extending out along the eastern boundary. The land to the north at the rear of Northern House was entirely arable land at this time.

Development was also undertaken prior to this time to the south of Church Street.



Figure 05
Ordnance Survey Map dated 1882
(Source : www.nhl.co.uk (accessed 06th May 2022))

2.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

2.1 UNDERSTANDING THE FORM AND HISTORY OF A HERITAGE ASSET

2.1.2 1898

The 1898 map shows how Northenden village has continued to develop in the late 1800's with development focussed around Church Road, Church Street, Royle Green Road and Palatine Road.

The Church Inn public house located to the east of the site was also developed during this period.

Development had occurred during this period to the north of the site along Boat House Lane. The type of development that happened during this time was generally two storey Victorian terraced housing and shops focussed around the junction of Church Street, Church Road and Royle Green Road.



Figure 06
Ordnance Survey Map dated 1898
(Source : www.nhl.co.uk (accessed 06th May 2022))

2.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

2.1 UNDERSTANDING THE FORM AND HISTORY OF A HERITAGE ASSET

2.1.3 1904

The adjacent photograph dating from 1904 is looking west from Ford Lane. Northen House can be seen to the right of the photo and St Wilfred's Church boundary wall to the left.

In the background is Church Street with the two storey terraced houses to each side of the street. At the end of Church Street in the distance the two storey terraced shops can be seen to the junction of Church Road, Church Street and Royle Green Road.



Figure 07
 Photograph dating from 1904 looking east along Ford Lane with Northen House to the left and St Wilfred's Church to the right
 (Source: <http://images.manchester.gov.uk> , accessed 10th May 2022).

2.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

2.1 UNDERSTANDING THE FORM AND HISTORY OF A HERITAGE ASSET

2.1.3 1904

The adjacent photograph is looking east along Church Street. The two storey cottage adjoining Northen House can be seen in the foreground and Northen House can be seen in the background. The double pile building form to Northen House can be seen at this time with double chimney's positioned at the west end of each gable.

The gable treatment at this time was slate cladding which is typical of other buildings in the village and is believed to date from the Victorian period.

St Wilfred's Church is located to the right hand side of the picture with the walled boundary and mature trees fronting the street.



Figure 08
 Photograph dating from 1904 looking east along Ford Lane with Northen House to the left and St Wilfred's Church to the right
 (Source: <http://images.manchester.gov.uk> , accessed 10th May 2022).

2.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

2.1 UNDERSTANDING THE FORM AND HISTORY OF A HERITAGE ASSET

2.1.3 1911

The 1911 map shows how Northenden continued to develop and thrive during the early 1900's, particularly to the north of Church Road and the development of the village centre along Palatine Road.

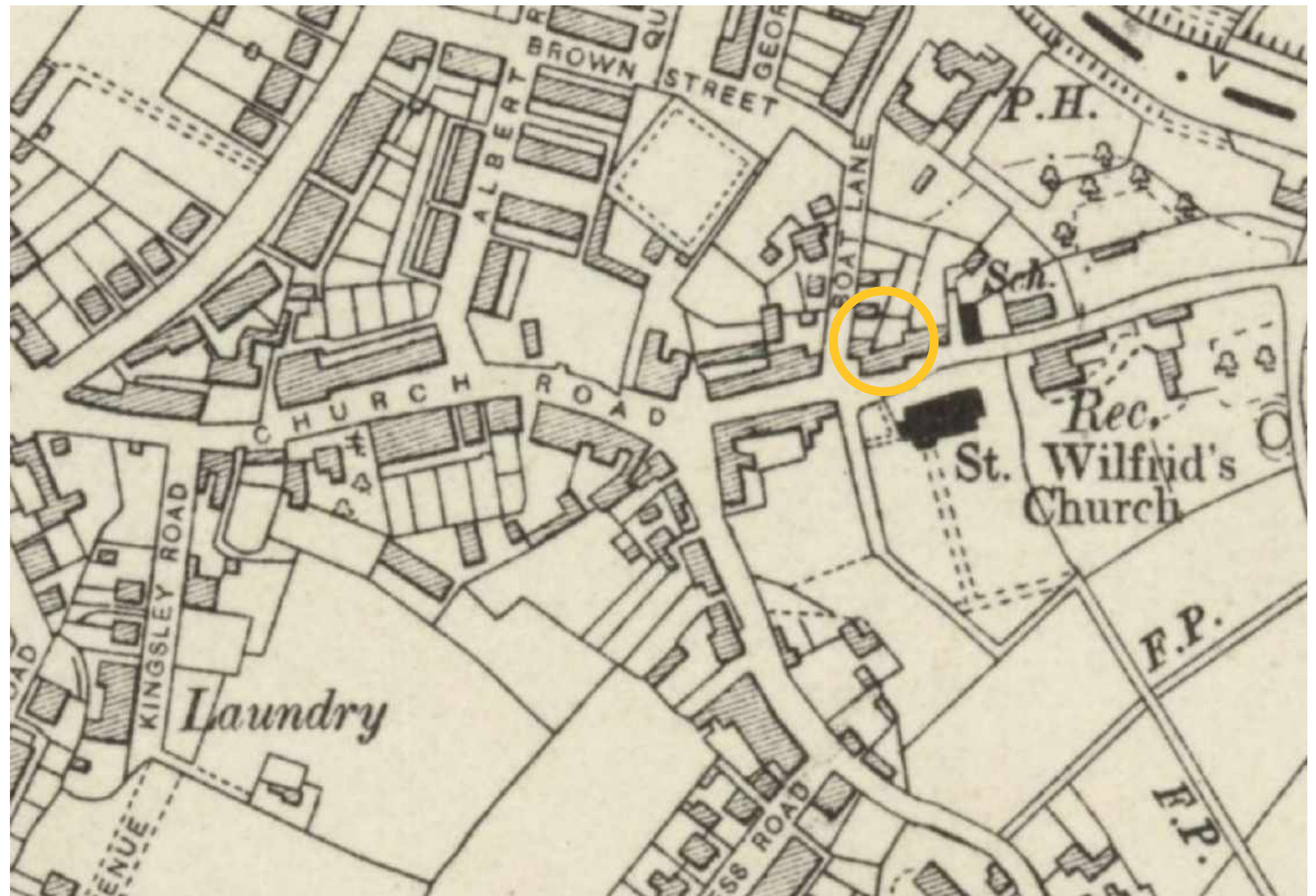


Figure 09
Ordnance Survey Map dated 1911
(Source : www.nhl.co.uk (accessed 06th May 2022))

2.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

2.1 UNDERSTANDING THE FORM AND HISTORY OF A HERITAGE ASSET

2.1.5 1922

The 1922 map shows how Northenden continued to evolve as a district centre with further, predominantly residential development, occurring during this period.

Further development has occurred towards the north of Northen House along Boat Lane, infilling the land between the riverside and Church Street.

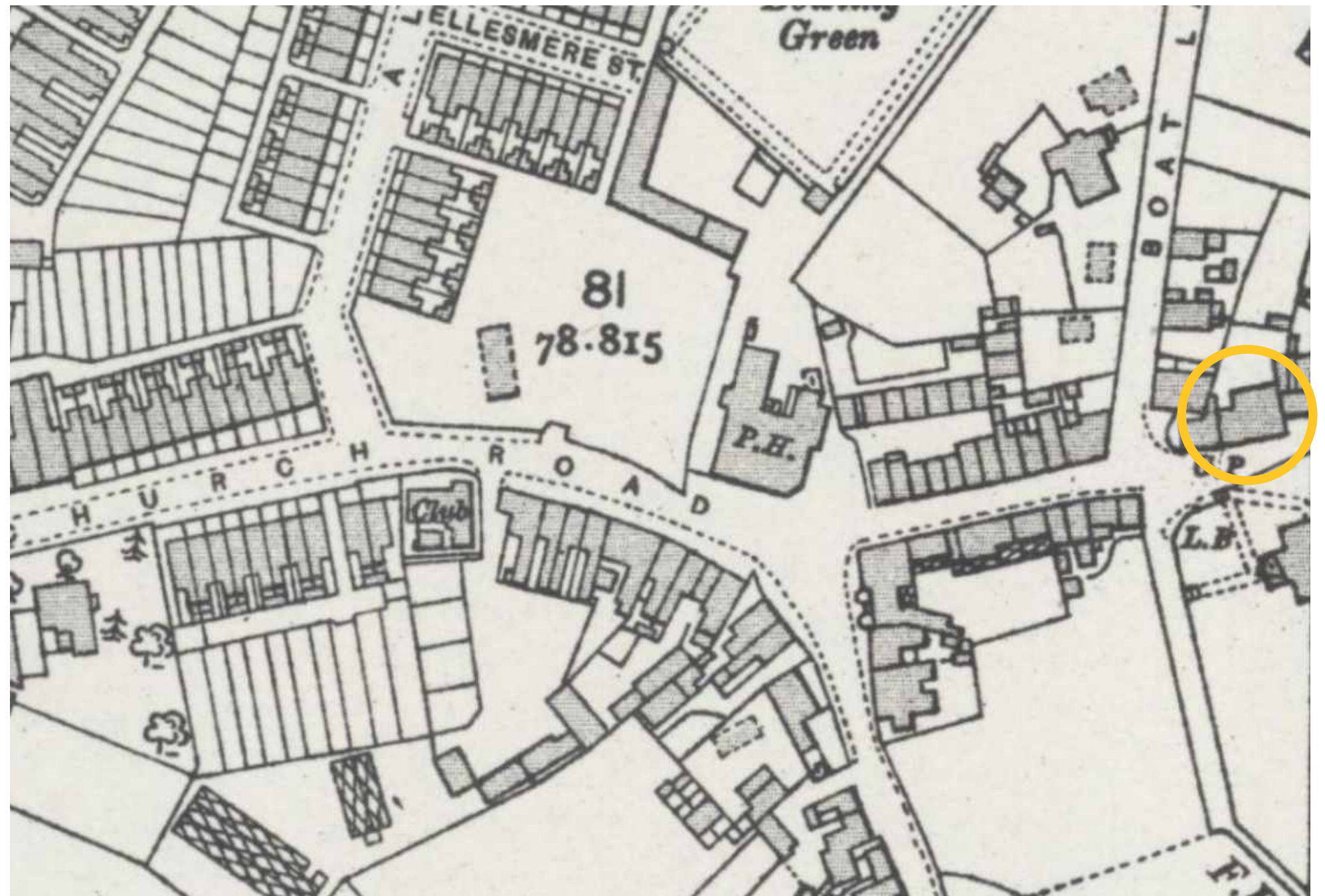


Figure 10
Ordnance Survey Map dated 1911
(Source : www.nhl.co.uk (accessed 06th May 2022))

2.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

2.1 UNDERSTANDING THE FORM AND HISTORY OF A HERITAGE ASSET

2.1.4 1935

In the early 1930's development continued with the infill of undeveloped sites including that to the west of the Church Inn which was developed with further terraced housing and retail units fronting Church Road.

A number of buildings in the range to the west of St Wilfrid's Church have been demolished during this period.

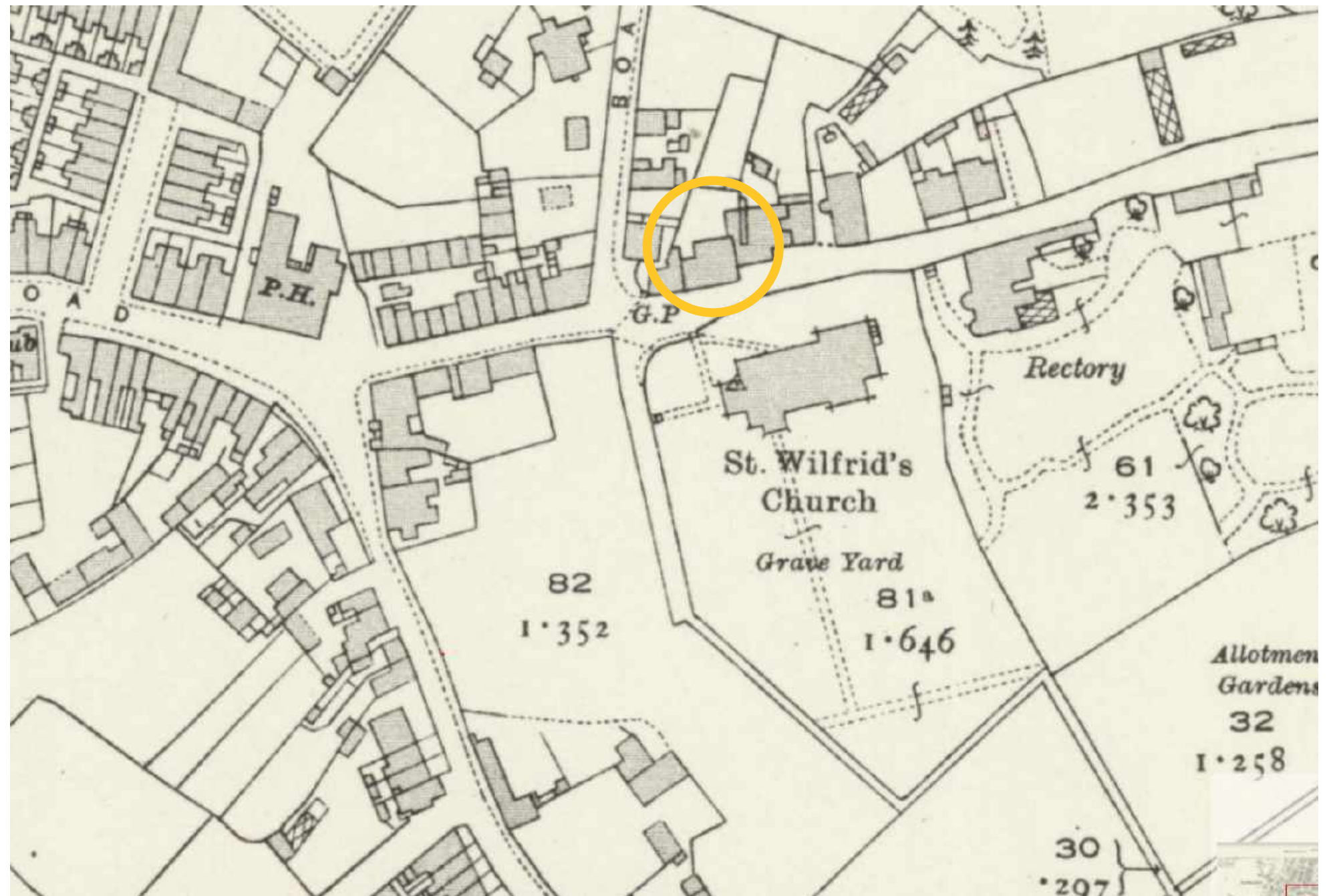


Figure 11
Ordnance Survey Map dated 1935
(Source : www.nhl.co.uk (accessed 06th May 2022))

2.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

2.1 UNDERSTANDING THE FORM AND HISTORY OF A HERITAGE ASSET

2.1.6 1954

The adjacent photograph taken in 1954 shows how the slate cladding is still in position to the western gable of Northen House.



Figure 12
 Photograph dating from 1954 looking east along Ford Lane with Northen House to the left and St Wilfred's Church to the right
 (Source: <http://images.manchester.gov.uk> , accessed 10th May 2022).

2.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

2.1 UNDERSTANDING THE FORM AND HISTORY OF A HERITAGE ASSET

2.1.7 1971

This photograph from 1951 looking east along Ford Lane shows the slate clad western gable of Northen House behind the cottage.

The main change noted in this image is the demolition of the building range to the south side of Church Street to the west of St Wilfrid's Church and the construction of the Church Hall to the right hand side of the photograph.



Figure 13
Photograph dating from 1971 looking east along Ford Lane with Northen House to the left and St Wilfred's Church to the right
(Source: <http://images.manchester.gov.uk> , accessed 10th May 2022).

2.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

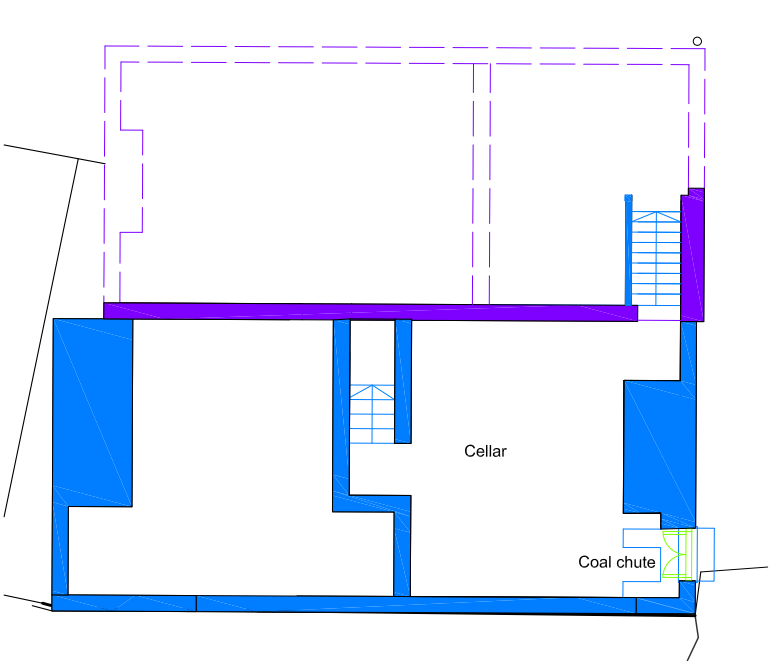
2.1 UNDERSTANDING THE FORM AND HISTORY OF A HERITAGE ASSET

2.1.8 2022

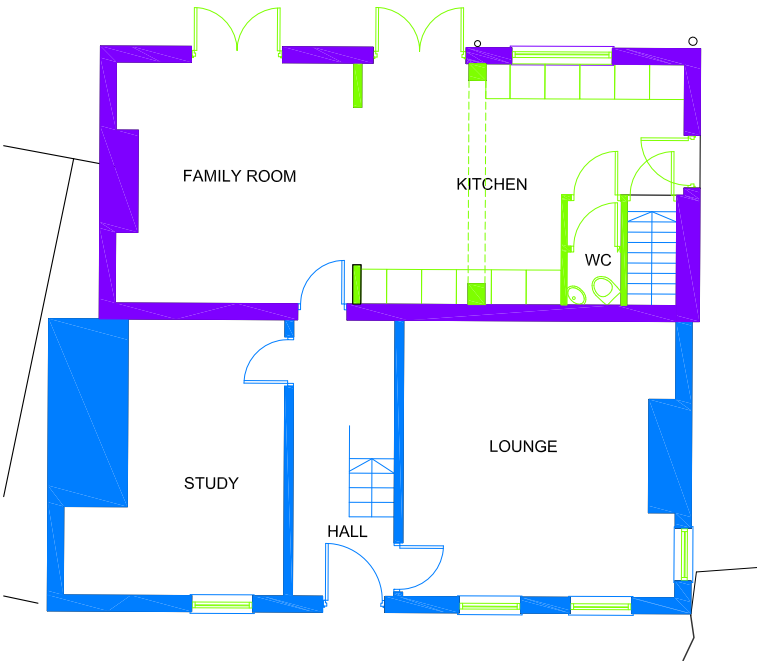
The adjacent current plans illustrate how Northen House has evolved over time. The buildings evolution has led to two very distinct ranges of the house.

The range to the north has windows with a horizontal proportion, irregular sizes and functional pattern which would suggest that this formed an earlier farmhouse. The 1882 map shows how the majority of Northenden at this time was arable farmland which would support this assessment.

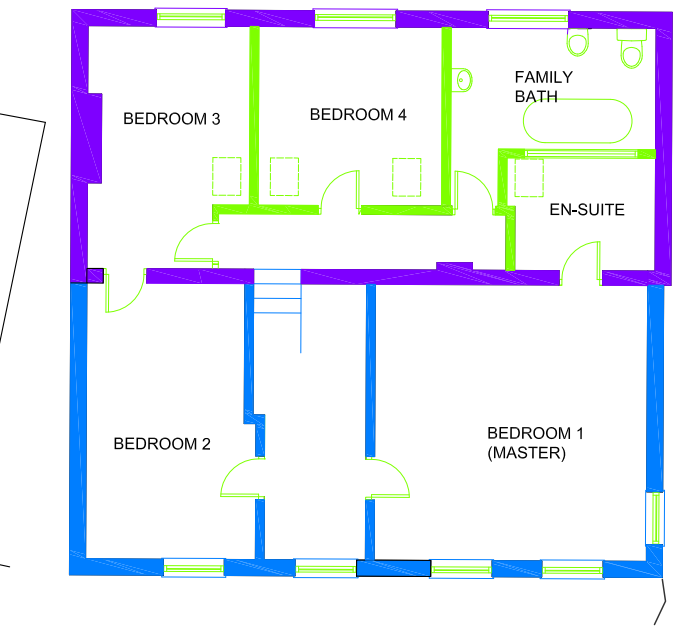
The plans on the following page illustrate how Farmhouses developed during the late 17C and early 18C whereby an earlier single pile farmhouse with a central aisle was extended to create a double pile arrangement with the new Georgian extension designed to accommodate all of the primary rooms whilst the earlier farmhouse is retained as service accommodation.



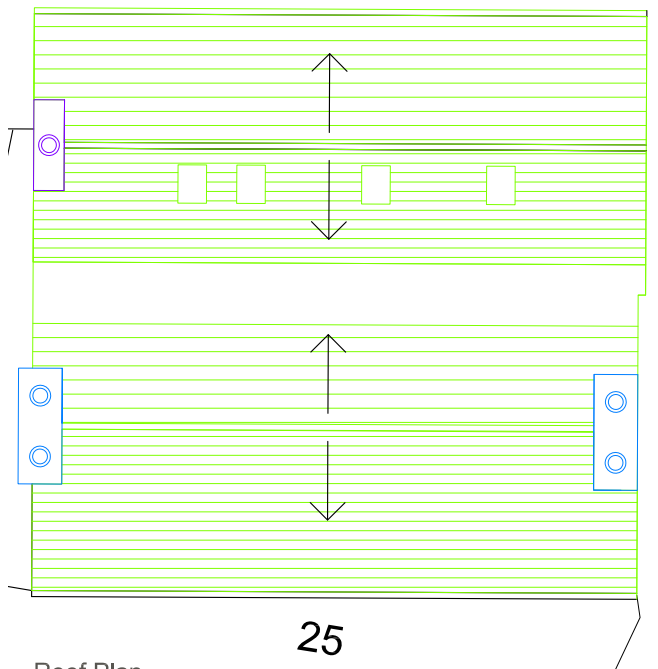
Basement Floor Plan
Age of structure



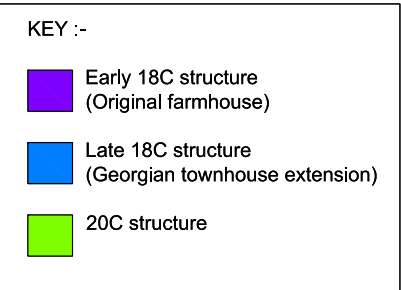
Ground Floor Plan
Age of Structure



First Floor Plan
Age of Structure



Roof Plan
Age of structure



2.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

2.1 UNDERSTANDING THE FORM AND HISTORY OF A HERITAGE ASSET

2.1.8 2022

“The typical small farmhouse of the late 17C and early 18C had a central door leading into a through-passage, with the main rooms of equal size on either side of this, and chimneys in the end gable walls (see figure 14).

The one room-deep, or single pile plan, with a single storey lean to at the rear, was eventually superseded by the double pile plan, two rooms deep and two storeys throughout.

This plan enabled the kitchen and service rooms to be fitted neatly behind the main rooms, hidden from public view.”

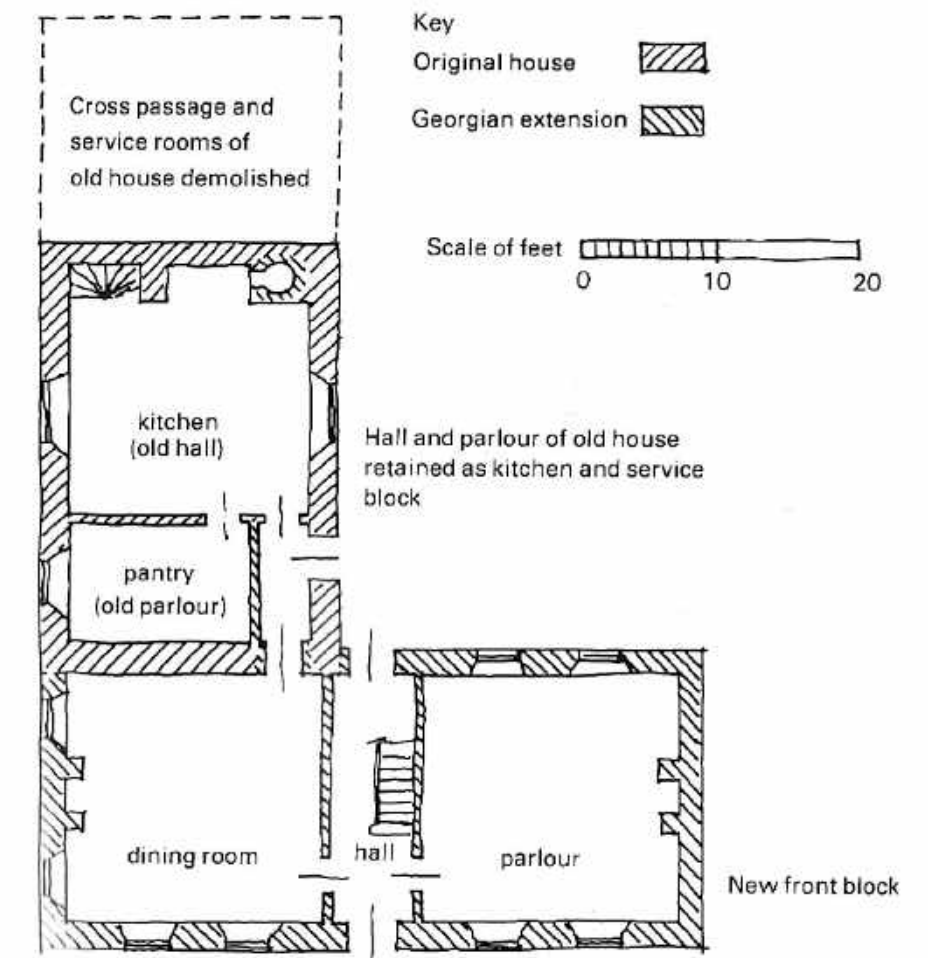
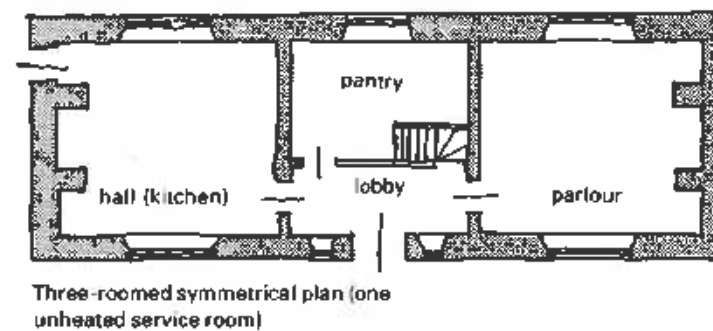


Figure 14
Seventeenth and Eighteenth Century adaption of an older farmhouse.
(Source : How Old is your House?, Pamela Cunington, 199, p.83).

2.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

2.1 UNDERSTANDING THE FORM AND HISTORY OF A HERITAGE ASSET



1 View looking east from Church Road looking towards Northern House



2 View looking east from Church Road looking towards Northern House



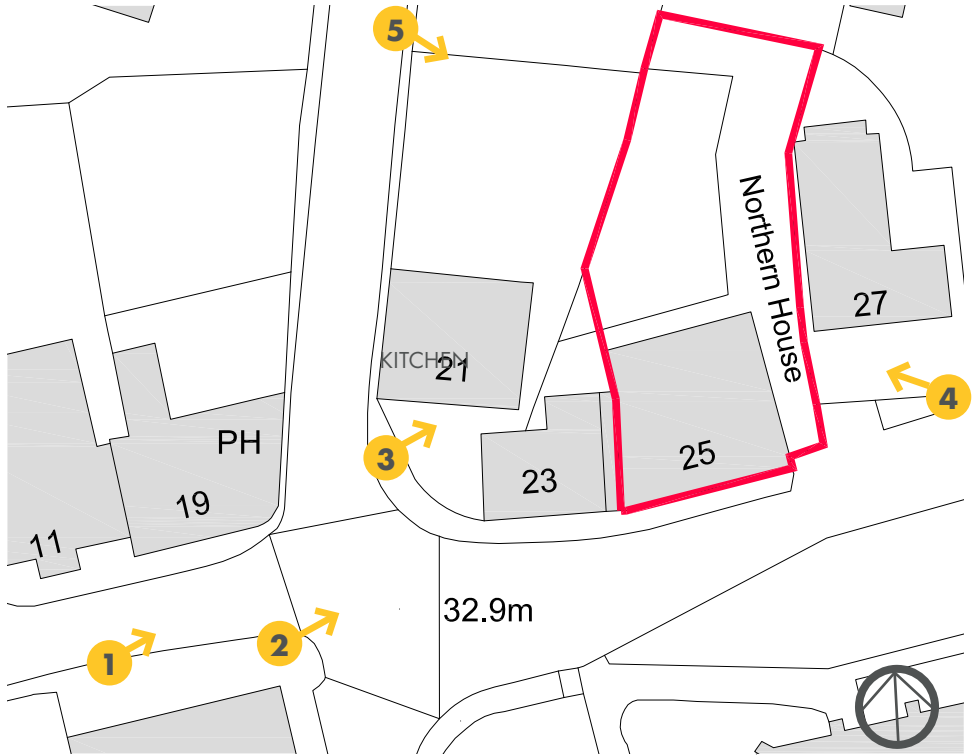
3 View looking east from Boat Lane looking towards Northern House



4 View looking west along Ford Lane towards Northern House



5 View looking west from Boat Lane towards Northern House



Key Plan

2.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

2.1 UNDERSTANDING THE FORM AND HISTORY OF A HERITAGE ASSET



1 View looking north-east towards the Georgian south wing of Northen House



2 View looking north-east towards the Georgian south wing of Northen House



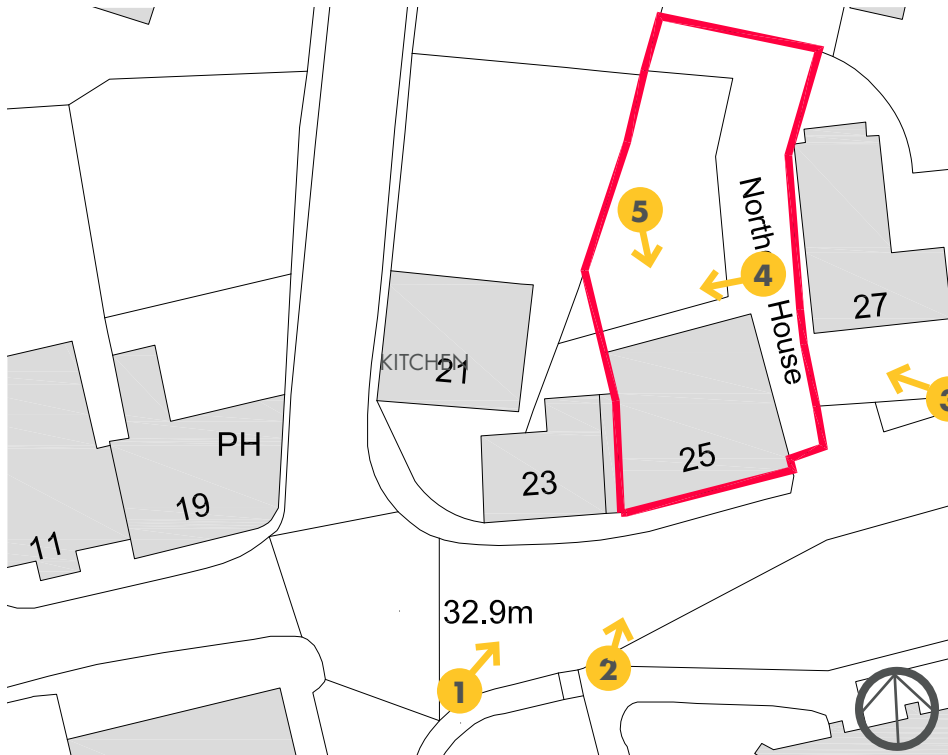
3 View looking west along Ford Lane towards Northen House



4 View looking west along the north elevation of Northen House



5 View looking south from the rear garden towards the north elevation of Northen House



Key Plan

2.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

2.1 UNDERSTANDING THE FORM AND HISTORY OF A HERITAGE ASSET



1 View looking towards the existing stair and front door to the Georgian south wing



2 View looking towards the existing Family Room



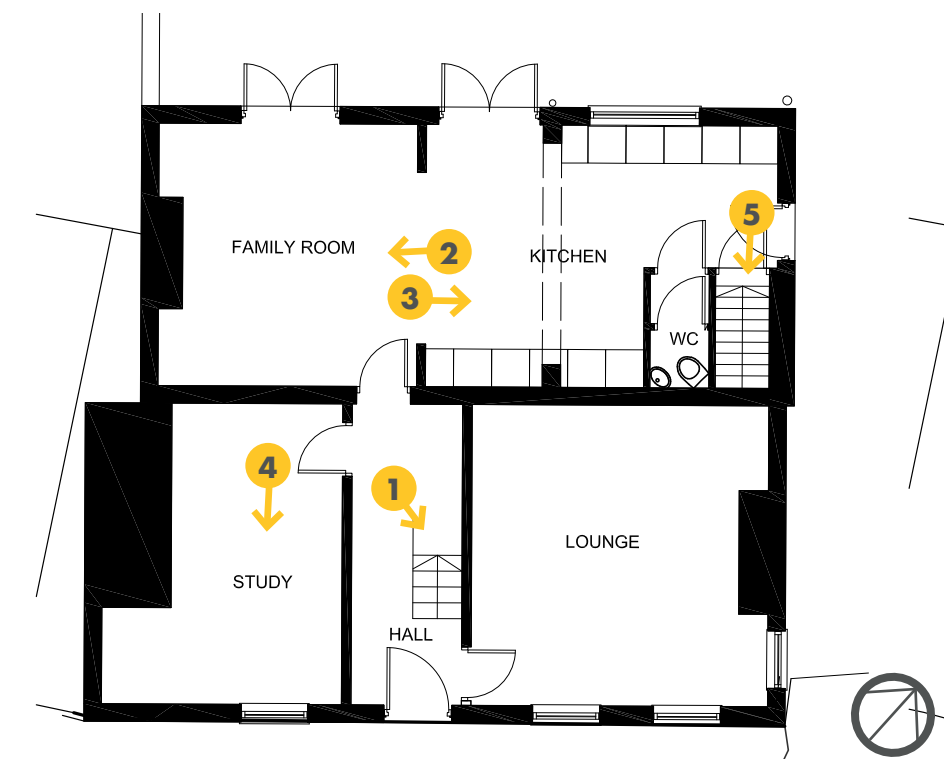
3 View looking towards the existing Kitchen



4 View of the existing Study within the Georgian south wing



5 View looking down into the Cellar



Key Plan_Ground Floor Level

2.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

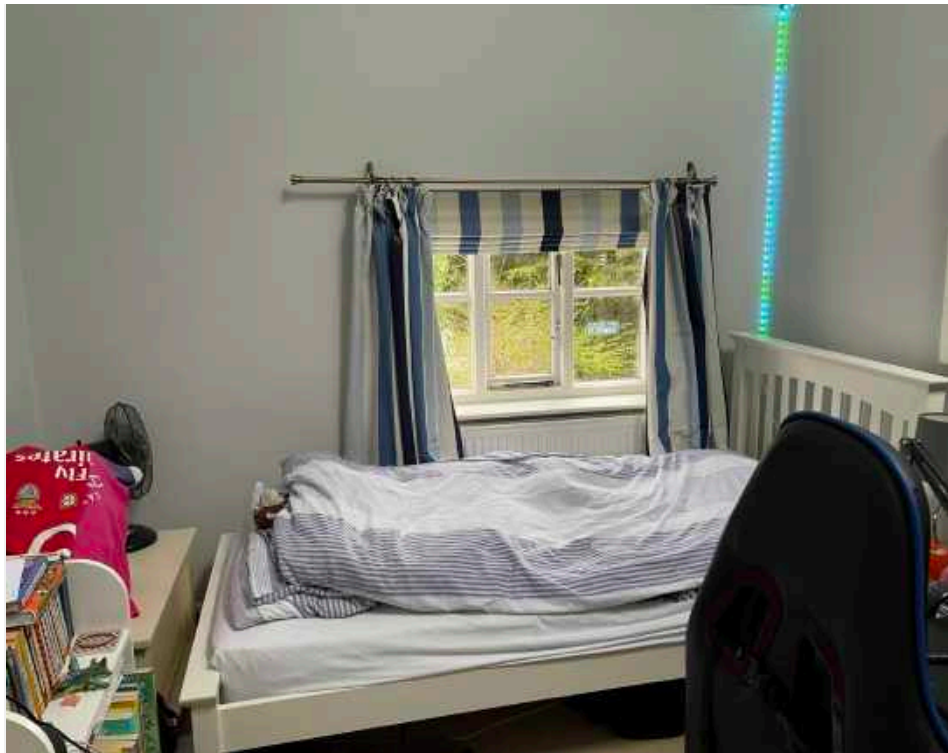
2.1 UNDERSTANDING THE FORM AND HISTORY OF A HERITAGE ASSET



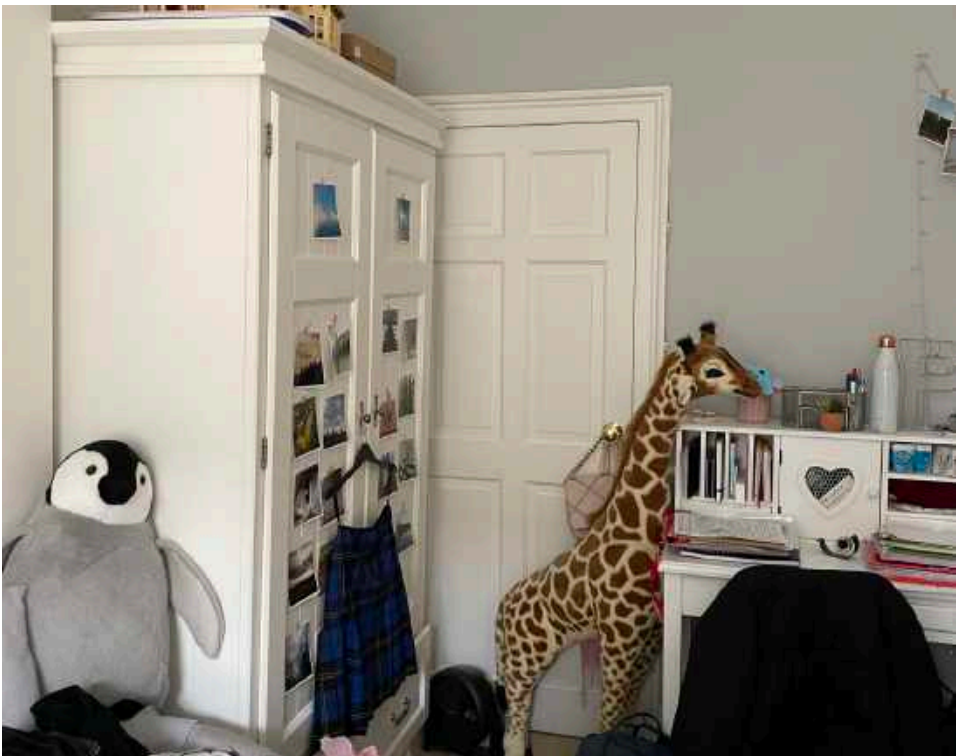
1 View looking towards the roof lights and high level window providing light into the En-suite



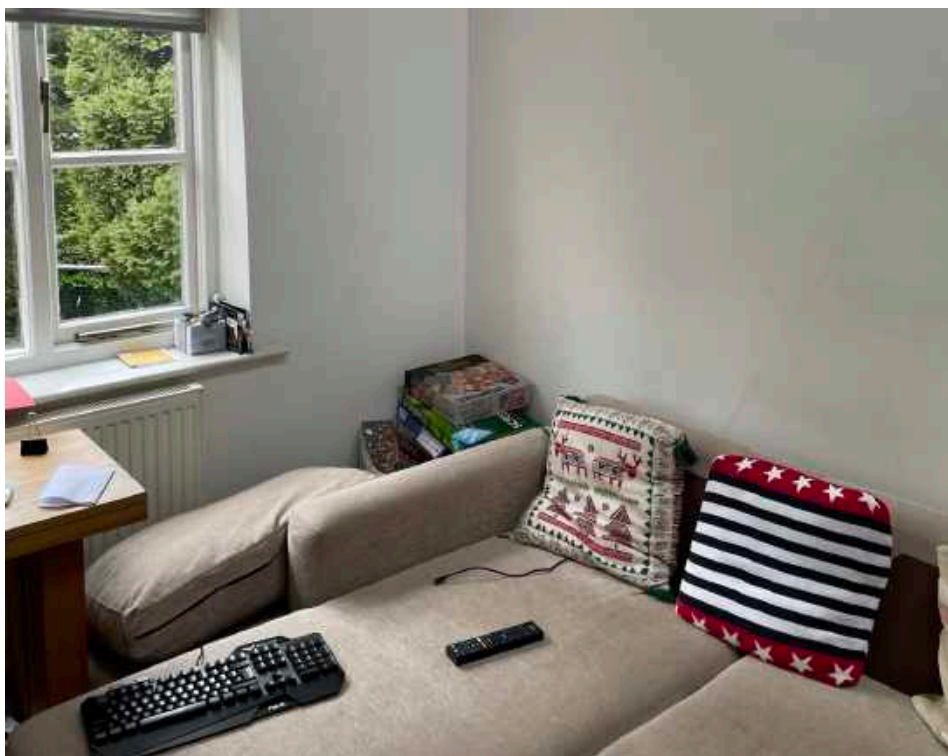
2 View looking towards the existing Master Bedroom windows overlooking the Church



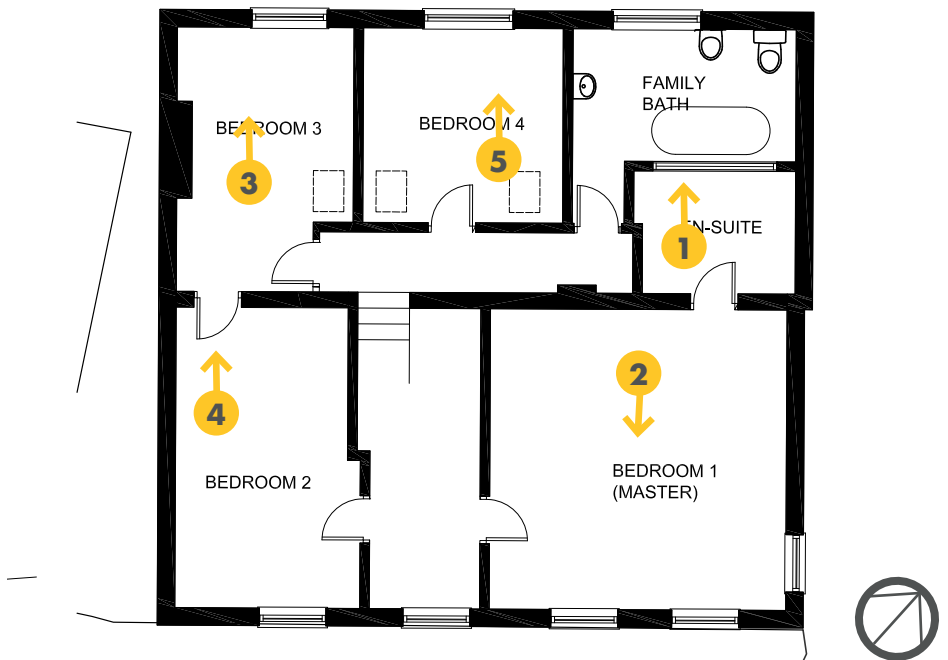
3 View showing existing bedroom 3 within the north wing



4 View showing existing bedroom 2 within the Georgian South wing



5 View showing existing bedroom 4 within the north wing



Key Plan_First Floor Level

2.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

2.1 UNDERSTANDING THE FORM AND HISTORY OF A HERITAGE ASSET

2.1.9 VALUE OF THE HERITAGE ASSET

The following assessment of significance looks at identifying the significance of Northen House in terms of heritage value, as outlined by Historic England’s Statements of Heritage Significance: Analysing Significance in Heritage Assets (Historic England Advice Note 12) (2019). It is also informed by the Ministry of Housing, Communities and Local Government Planning Guidance on the Historic Environment (2019) and Historic England’s Conservation Principles for the Sustainable Management of the Historic Environment (2008).

Significance is defined in policy 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.

Appraising significance provides a benchmark for the objective assessment of any proposed alterations to the building and is structured to enable the scale of harm to be balanced with the wider benefits to be assessed in a considered and methodical manner.



the potential of a place to yield primary evidence about past human activity.



ways in which past people, events and aspects of life can be connected through a place to the present, either illustrative or associative.



the ways in which people draw sensory and intellectual stimulation from a place.



the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

The assessment of significance is based on a desktop assessment of available archive information including primary and secondary resources along with site visual surveys undertaken by the author.



HIGH SIGNIFICANCE

elements deemed to be of particularly special interest



MEDIUM SIGNIFICANCE

elements deemed to be of special interest



LOW SIGNIFICANCE

elements deemed to be of more modest interest



NONE/ DETRIMENTAL SIGNIFICANCE

elements that do not contain any special interest or detract from the significance of the building

2.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

2.1 UNDERSTANDING THE FORM AND HISTORY OF A HERITAGE ASSET

2.1.10 HIERACHY OF SIGNIFICANCE

The adjacent current plans illustrate the hierarchy of significance based on the assessment of the historical development of the site and the existing fabric.

HIGH SIGNIFICANCE

The Georgian south wing is considered to be of high value due to its contribution to the character of Northen House and to the wider visual character of the Conservation Area and the setting of St Wilfred’s Church. The south wing retains many of its original features externally and internally.

MEDIUM SIGNIFICANCE

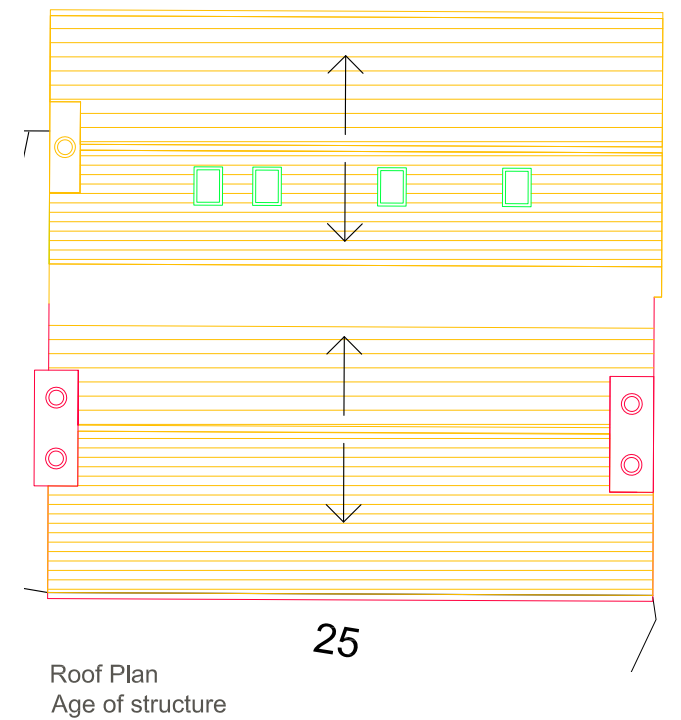
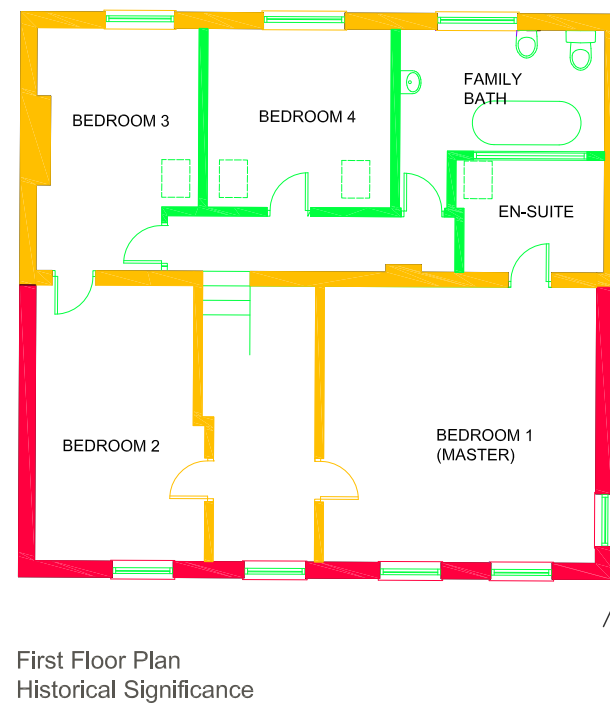
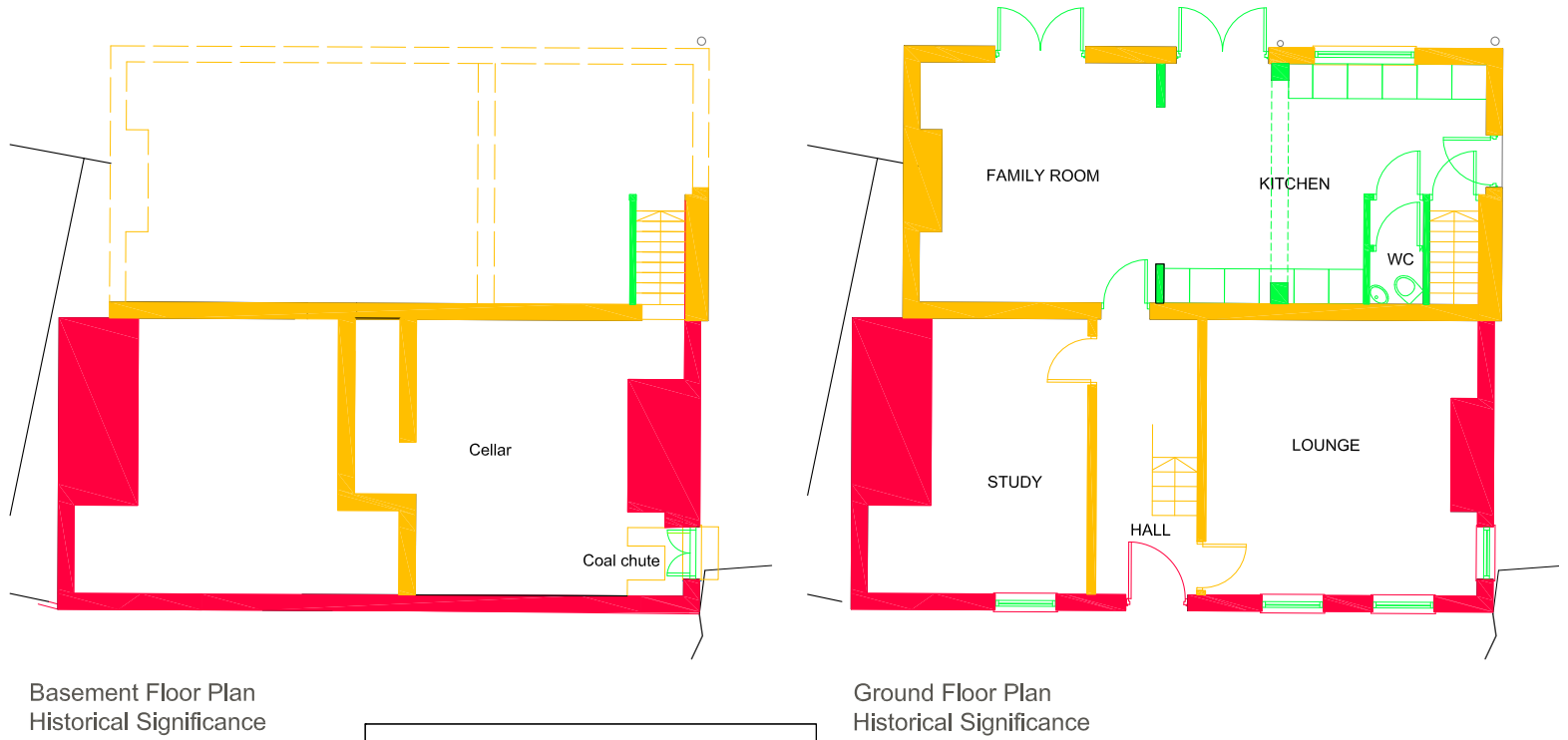
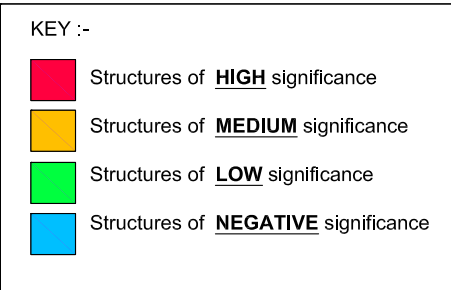
Although the north wing is an earlier construction than the Georgian south wing, the north wing is functional in nature and lacks any details considered of high significance. The north wing does however provide evidence of the evolution of the dwelling and is considered to be of medium level of significance.

LOW SIGNIFICANCE

The internal walls within the north wing are considered to be of low significance as they are modern partitions installed in the early 2000’s and do not enable the character and detail of the original farmhouse to be legible.

NEGATIVE SIGNIFICANCE

The cement based render system to the east, north and west elevation is considered to have a negative impact on the historical significance by preventing the building fabric from breathing and holding moisture internally within the historic structure. This will expedite the rate of deterioration of the historic structure.



2.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

2.1 UNDERSTANDING THE FORM AND HISTORY OF A HERITAGE ASSET

2.1.11 STATEMENT OF SIGNIFICANCE

EVIDENTIAL VALUE

The Georgian extension to Ford Lane with its higher level and considered proportions, Flemish bond brickwork, pilasters, vertically proportioned sliding sash windows and raised and fielded door are considered to be of HIGH EVIDENTIAL VALUE as an example of the Georgian style of architecture.

The former farm house provides primary evidence on the evolution of a working farm and the way in which single pile farmhouses developed with the addition of new extensions to the front to create the double pile plan. The internal floor plan enables the historical development to be clearly legible and is important in protecting the sites history. The Farm House and Georgian extension are therefore considered to be of MEDIUM EVIDENTIAL VALUE.

HISTORICAL VALUE

Northen House is a designated Grade II Listed building protected by Historic England. The building is therefore considered to be of 'special interest, warranting every effort to preserve it'. Northen House is therefore considered to be of MEDIUM HISTORICAL VALUE.

Although the Historic England Listing is limited in detail and focuses predominantly on the description of the Georgian extension dating from the early-mid 1800's, the original Farm House to the north is also considered to be of MEDIUM HISTORICAL VALUE in describing the evolution of the single pile farm house in the Georgian era.

AESTHETIC VALUE

Northen House plays an important role in defining the character of the Conservation Area and provides the setting for a variety of Listed Buildings including the Grade II* Listed St Wilfred's Church. Northen House, in particular the later Georgian south wing is considered to have a HIGH LEVEL OF AESTHETIC value in its contribution to the wider Conservation Area and the setting of the Listed Buildings.

The north wing, although of an earlier construction is not clearly visible from the primary frontage along Ford Lane with the exception of the eastern gable. The north wing therefore provides a backdrop against which the Listed Buildings are viewed and is therefore considered to be of LOW AESTHETIC VALUE in its contribution to the Conservation Area and the setting of the Listed Buildings.

The historical development of Northen House is clearly legible and is considered to be of MEDIUM AESTHETIC VALUE in the overall composition of the site.

COMMUNAL VALUE

Northen House is one of the earliest developments in the village of Northenden and the Georgian frontage to Ford Lane plays an important contribution to the character of the Conservation Area, the setting of the Listed Buildings and is considered to be of MEDIUM COMMUNAL VALUE in its contribution to the historic core of the village.

3.0 IMPACT ON SIGNIFICANCE

3.1 SUMMARY OF THE PROPOSED WORKS

The original farmhouse was functional in its character with limited decorative features and was originally designed as an open single pile space with a central aisle. The earlier farm house was reconfigured in the early 2000's to install a new kitchen and family room to the ground floor level and the creation of two bedrooms, house bathroom and en-suite to the master bedroom to the first floor level.

The later Georgian south wing of the building retains the original historical layout and feature details including chimney breasts, built in cupboards, feature staircase, covings, picture rails and skirtings.

The layout of the Georgian house is well proportioned with a generous Lounge area and a Dining Room to the Ground Floor level and two bedrooms to the first floor level with the stair located centrally.

The layout of the earlier north wing, in particular the layout created by the early 2000's intervention has created rooms that are limited in depth but tall in height with proportions and layout that do not enable the use of double beds within the bedrooms. The size of the bedrooms also limits there flexibility with limited storage area.

The current owners, since the Covid 19 pandemic, are now working from home and the current layout does not provide flexible accommodation or sufficient family living accommodation.

The family would like to continue to live in the house and retain it in residential use, however, the current layout is compromised and does not provide accommodation that suits their long-term living requirements.

The brief is as follows :-

GROUND FLOOR LEVEL

- Improve the ground floor living accommodation by extending the building to the north to create a new Kitchen and Dining Space which will allows the existing Dining Room to be used as a Study.
- Partial removal of the north elevation between two existing door openings to create an open plan living/kitchen/family room space.
- Reconfiguration of the existing Kitchen to create a dedicated Laundry, ground floor WC and Shower/Boot Room.
- Retain the existing Lounge as existing.

FIRST FLOOR LEVEL

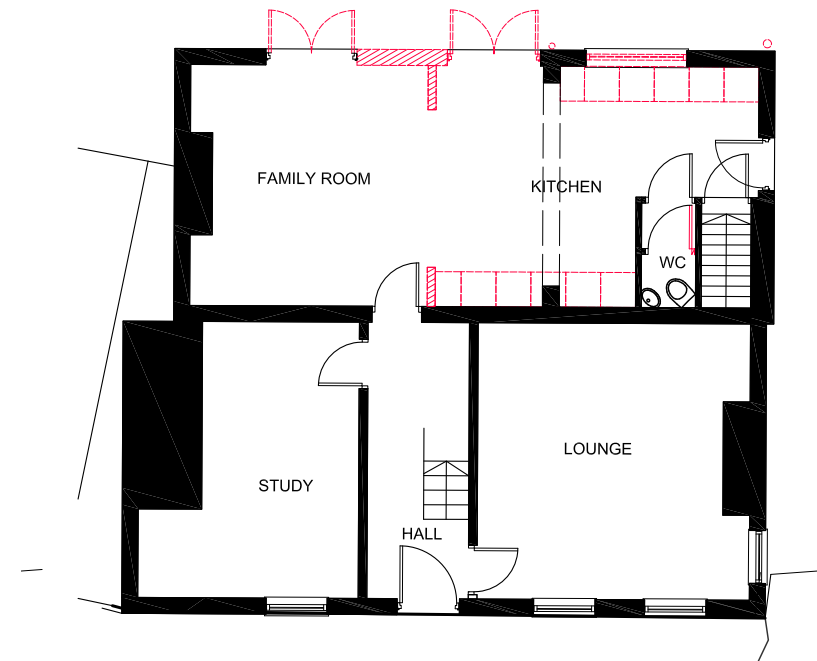
- Remove the existing lightweight internal walls within the north wing installed in the early 2000's to enable the reconfiguration of the bedrooms, bathroom and en-suites to improve the proportions of the bedroom and to provide additional en-suites .
- Create new openings where existing windows exist to the north elevation to allow the extension of the bedrooms to the rear and the creation of a first floor balcony area accessed off each bedroom.
- Re-use of the existing Bedroom 2 within the Georgian wing as a Guest bedroom.

3.0 IMPACT ON SIGNIFICANCE

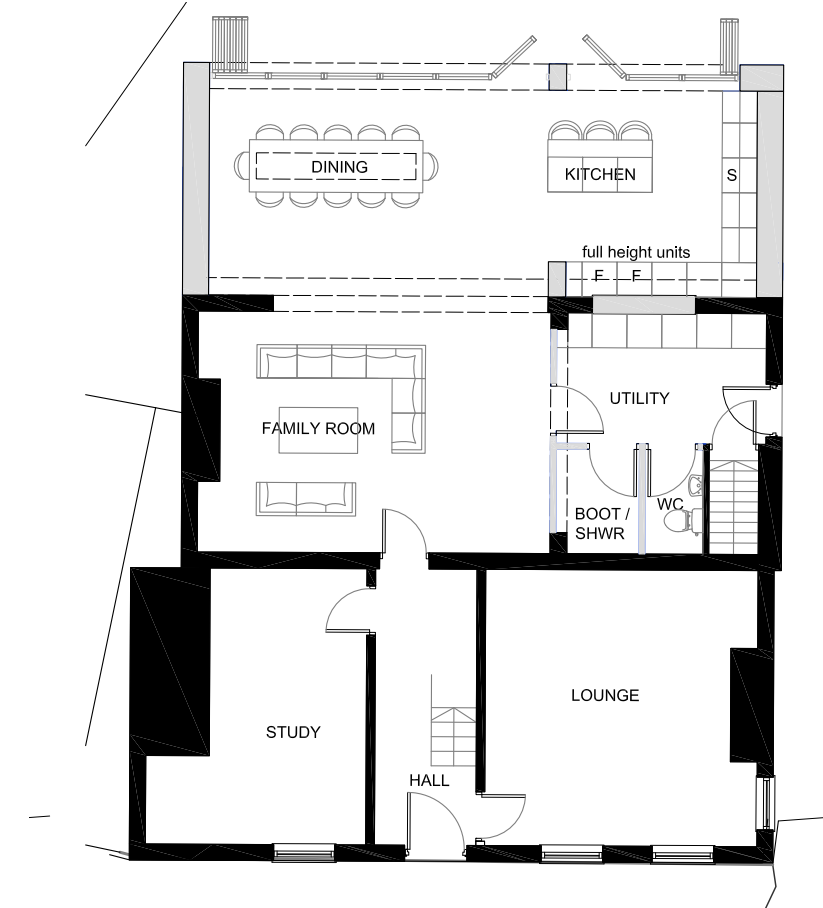
3.1 SUMMARY OF THE PROPOSED WORKS

The adjacent plans illustrate the extent of fabric to be removed as follows :-

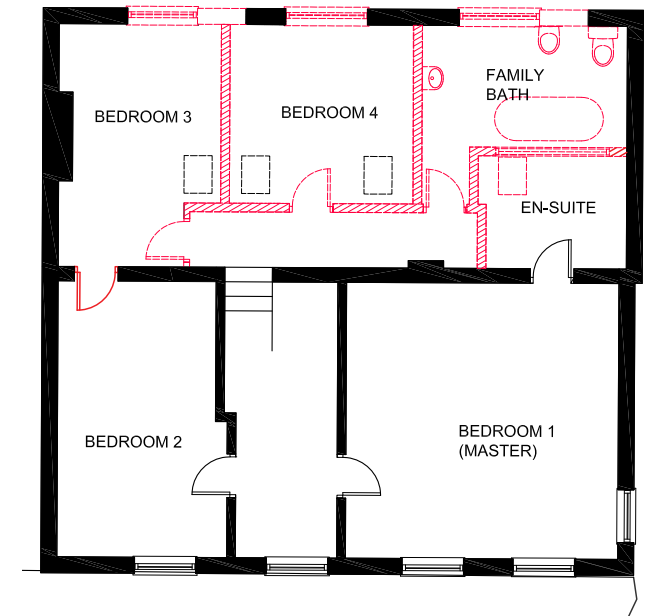
- Removal of the existing modern french doors and modern casement windows to the north elevation.
- Removal of the brickwork between the two existing doors to the north elevation to enable the ground floor level to be opened up to create an open plan Dining, Kitchen and Family Room.
- Removal of the modern kitchen fittings and partitions.
- Removal of the modern partitions to the first floor level of the northern wing to improve the proportions of the bedrooms and to extend the house to the north to create additional first floor area and external seating area to the bedrooms.
- Removal of the modern casement windows to the north elevation and the creation of full height openings to provide access into the study/en-suite areas to each bedroom.



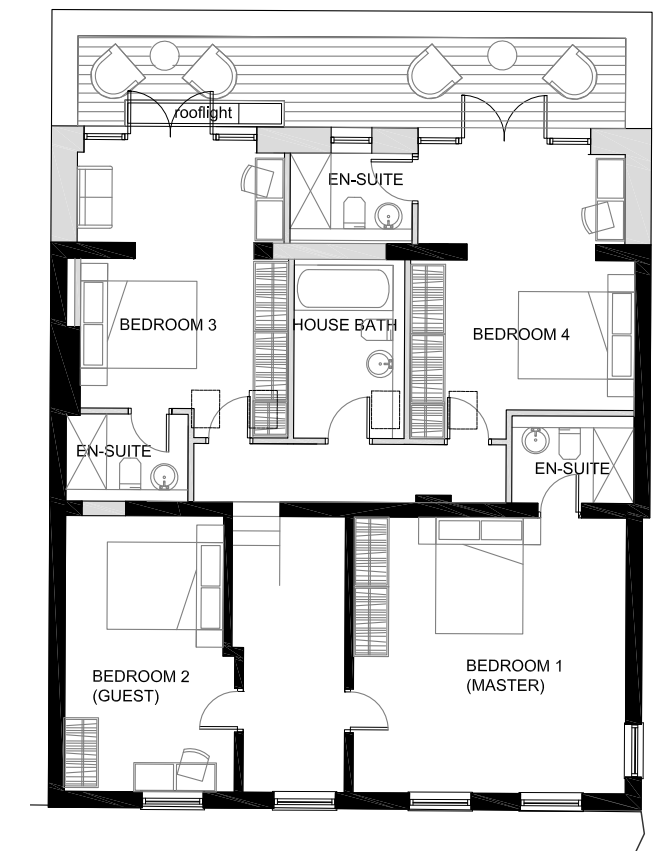
Ground Floor Plan
Removals



Ground Floor Plan
Proposed



First Floor Plan
Removals



First Floor Plan
Proposed

3.0 IMPACT ON SIGNIFICANCE

3.1 SUMMARY OF THE PROPOSED WORKS

The adjacent elevations show the south context elevation and the removals show that the impact of the development on the primary elevation.

The works proposed do not include any modifications to the south elevation and retain the configuration of the south Georgian wing in its current configuration.



South elevation fronting Ford Lane showing the lack of impact of the Removals on the primary frontage



South elevation fronting Ford Lane showing the lack of impact of the Proposals on the primary frontage

3.0 IMPACT ON SIGNIFICANCE

3.1 SUMMARY OF THE PROPOSED WORKS

The adjacent Removals and Proposed Elevations show the extent of the proposed works to the east, north and south elevations.

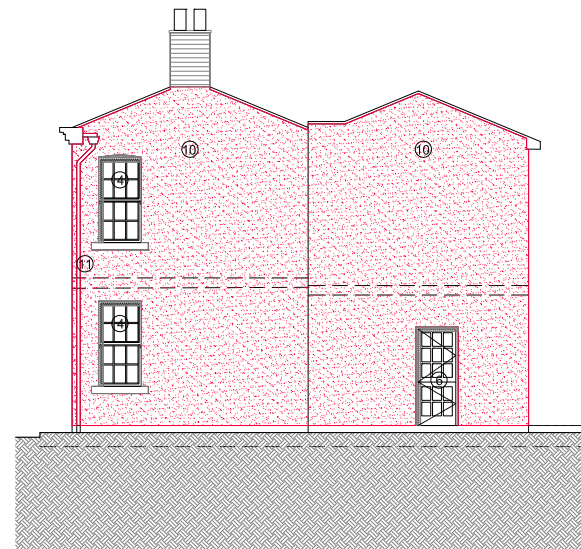
The existing cement based render to the east elevation is considered to be causing harm to the historical fabric by preventing the fabric from breathing. The proposals will therefore include the removal of the existing render system and the replacement with a new lime render system that will improve the breathability of the fabric.

The existing metal rain water pipe to the east elevation is also to be removed and replaced with a new cast iron rainwater pipe.

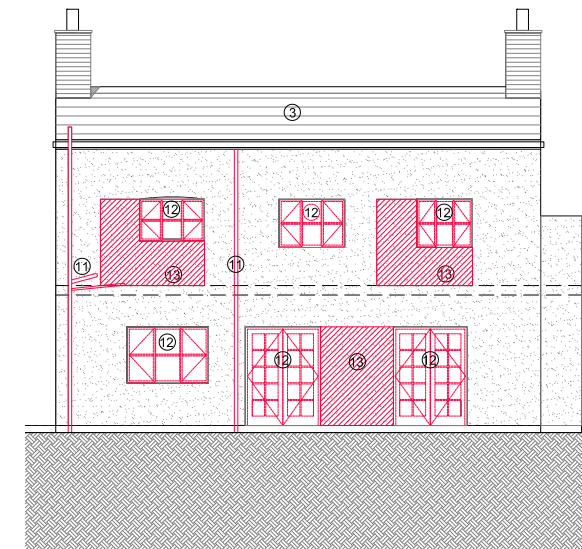
The existing UPVC rainwater goods to the north elevation are to be removed and new cast iron rainwater goods installed to provide drainage to the existing north range and the north extension.

The existing modern casement windows and double doors are to be removed and areas of existing brickwork removed to create full height openings and lintels installed.

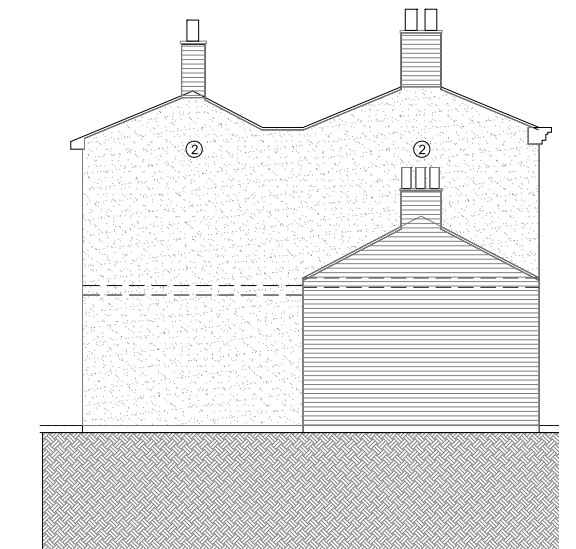
A new part two/part single storey extension is proposed to the north of the building. A rendered finish is proposed to minimise the visual impact of the development on the Conservation Area and to create a consistent palette of materials that reinforces the prominence of the south elevation as the primary frontage.



Elevation B (East Elevation)

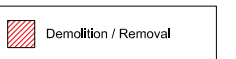


Elevation C (North Elevation) to rear garden



Elevation D (West Elevation)

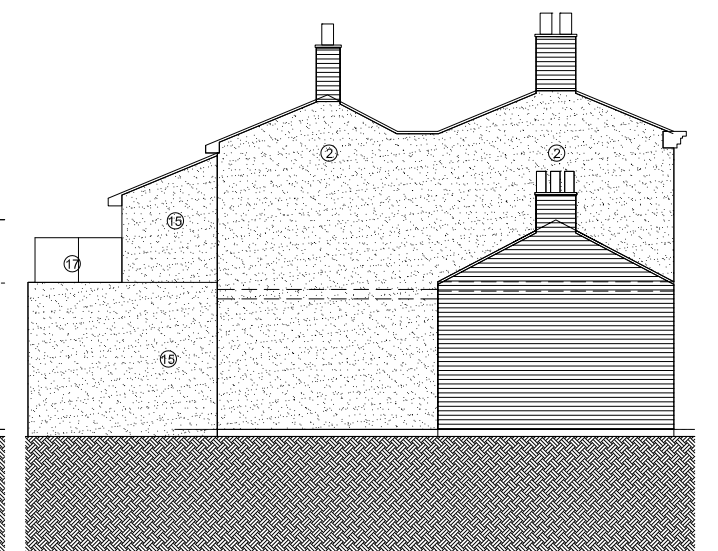
Proposed removal works to the west, north and east elevation



Elevation B (East Elevation)



Elevation C (North Elevation) to rear garden



Elevation D (West Elevation)

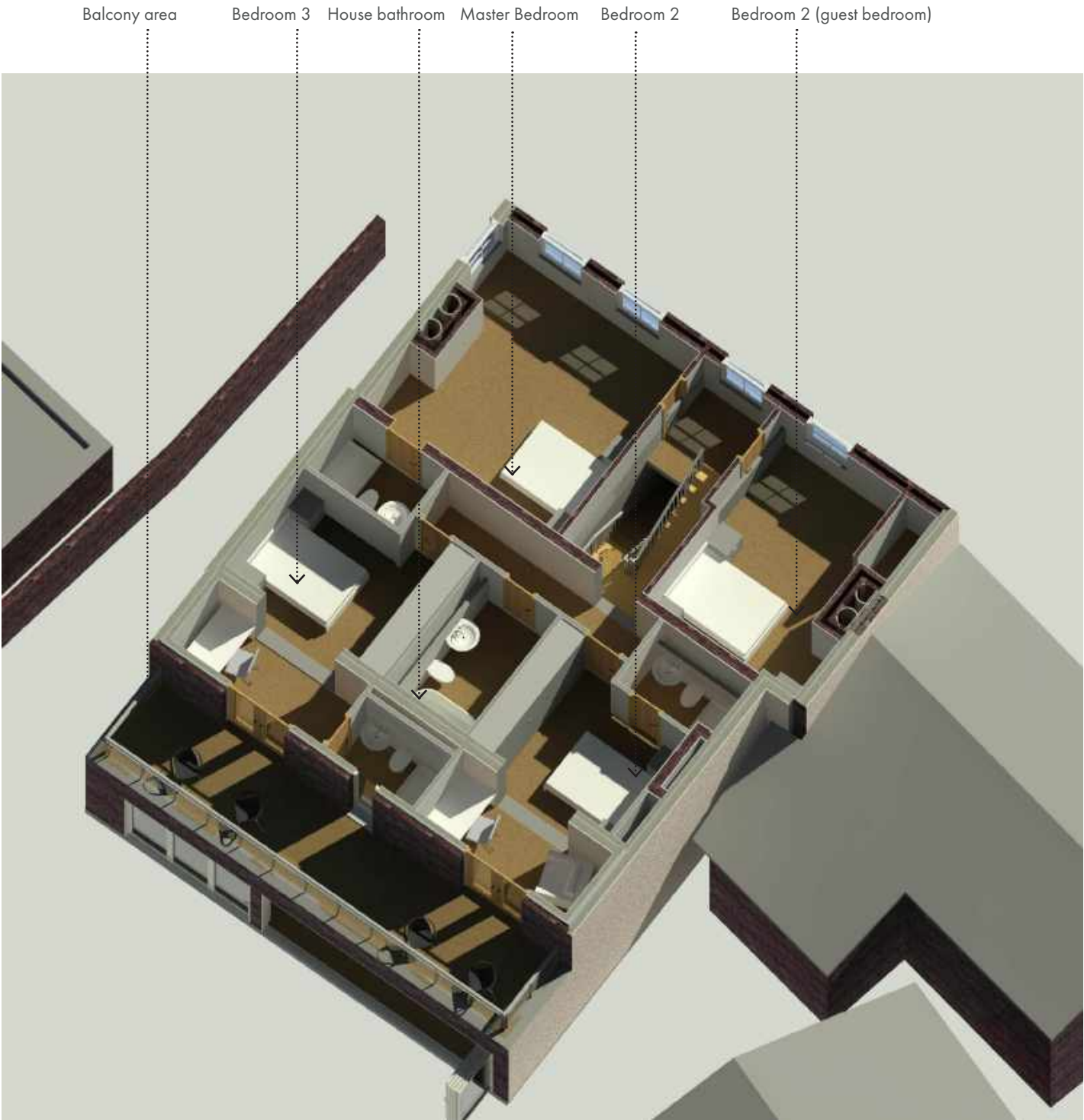
Proposed west, north and east elevation

3.0 IMPACT ON SIGNIFICANCE

3.1 SUMMARY OF THE PROPOSED WORKS



Axonometric view of Ground Floor Level



Axonometric view of First Floor Level

3.0 IMPACT ON SIGNIFICANCE

3.1 SUMMARY OF THE PROPOSED WORKS

The adjacent views show the proposed extension in relation to the key views from Ford Lane and the view from the rear garden towards the proposed rear extension.



Proposed view looking east towards Northen House from the junction of Boat Lane and Ford Lane



Proposed view looking west towards Northen House from Ford Lane



Proposed view looking west towards Northen House from the rear garden

3.0 IMPACT ON SIGNIFICANCE

3.2 ASSESSMENT OF IMPACT ON SIGNIFICANCE

The following sets out the assessment of impact of the proposed development based on the assessment of significance identified in Section 2.

EVIDENTIAL VALUE

The Georgian extension to Ford Lane with its higher level and considered proportions, Flemish bond brickwork, pilasters, vertically proportioned sliding sash windows and raised and fielded door are considered to be of HIGH EVIDENTIAL VALUE as an example of the Georgian style of architecture.

The former farm house provides primary evidence on the evolution of a working farm and the way in which single pile farmhouses developed with the addition of new extensions to the front to create the double pile plan. The internal floor plan enables the historical development to be clearly legible and is important in protecting the sites history. The Farm House and Georgian extension are therefore considered to be of MEDIUM EVIDENTIAL VALUE.

The proposed massing is designed to ensure that the legibility of the historic floor plan is maintained. The new intervention is an independent structure that is removable at a future date to enable the continued evolution of the site whilst maintaining the historical double pile design. Although it is recognised that the proposals require the removal of historical brickwork to the north elevation, it is considered that this has a limited impact on the evidential value.

The proposed works do not have any impact on the internal or external fabric of the Georgian south wing considered to be of HIGH EVIDENTIAL VALUE and ensures that the evidential value of the south wing is maintained therefore having no impact on the evidential value of the south wing.

HISTORICAL VALUE

Northern House is a designated Grade II Listed building protected by Historic England. The building is therefore considered to be of

‘special interest, warranting every effort to preserve it’. Northern House is therefore considered to be of MEDIUM HISTORICAL VALUE.

Although the Historic England Listing is limited in detail and focuses predominantly on the description of the Georgian extension dating from the early-mid 1800’s, the original Farm House to the north is also considered to be of MEDIUM HISTORICAL VALUE in describing the evolution of the single pile farm house in the Georgian era.

The proposals will bring the dwelling up to current living standards and involve modifications to the northern wing only with no impact on the Georgian south wing. The internal walls to be removed are of modern construction and are to be removed and the layout reconfigured to bring the dwelling up to modern day standards, improving the proportion of the bedrooms and providing additional en-suite bathroom accommodation. Although the proposals involve the limited removal of historical brickwork to the north elevation, this is considered to have a less than substantial harm and ensures the long term use of the house for residential use.

AESTHETIC VALUE

Northern House plays an important role in defining the character of the Conservation Area and provides the setting for a variety of Listed Buildings including the Grade II* Listed St Wilfred’s Church. Northern House, in particular the later Georgian south wing is considered to have a HIGH LEVEL OF AESTHETIC value in its contribution to the wider Conservation Area and the setting of the Listed Buildings.

The proposed modifications are considered to have NO IMPACT ON THE AESTHETIC SIGNIFICANCE of the aesthetic value of the Georgian south wing, the setting of the Listed Buildings and the Conservation area.

The north wing, although of an earlier construction is not clearly

visible from the primary frontage along Ford Lane with the exception of the eastern gable. The north wing therefore provides a backdrop against which the Listed Buildings are viewed and is therefore considered to be of LOW AESTHETIC VALUE in its contribution to the Conservation Area and the setting of the Listed Buildings.

The proposals will maintain the northern elevation internally to enable it to be protected and revealed in the future. The massing of the proposals are designed to be subservient, taking the geometry and proportions of the heritage asset to inform the proposals and to minimise the visual impact of the development.

The historical development of Northern House is clearly legible and is considered to be of MEDIUM AESTHETIC VALUE in the overall composition of the site.

The proposals will enable the historical development of the site to be clearly legible whilst ensuring that it is maintained in residential use and ensure the long-term maintenance and protection of the heritage asset.

COMMUNAL VALUE

Northern House is one of the earliest developments in the village of Northenden and the Georgian frontage to Ford Lane plays an important contribution to the character of the Conservation Area, the setting of the Listed Buildings and is considered to be of MEDIUM COMMUNAL VALUE in its contribution to the historic core of the village.

The proposed development is designed to be a subservient addition to the rear of the property and will continue to provide an important contribution to the setting of the Conservation Area. The proposals are considered to have NO IMPACT ON THE COMMUNAL VALUE OF THE BUILDING in its contribution to the wider setting of the Conservation Area.

4.0 CONCLUSION

4.1 EXECUTIVE SUMMARY

The proposed development will maintain the setting of the Conservation Area and will ensure the long-term use of Northen House for residential use by reconfiguring the internal floor areas to meet current living standards. The proposals will retain all of the existing historical features to the Georgian south wing and will have no impact on the special character of the Georgian wing, the character of the Conservation Area and the setting of the Listed Buildings within close proximity to the site.

The proposed addition is designed to be subservient to the historical massing, ensuring that the evolution of the house can be clearly legible and to ensure that the impact of the proposals on the wider area is minimised.

The proposed new addition will enable the creation of a high quality four bedroomed dwelling that is of a standard that befitting of the primary frontage.

The reconfiguration of the first floor level involves the removal of modern partitions that are of considered to be of low significance and the remodelling allows the proportions and layout of the bedrooms to be considerably improved.

Although the development requires the removal of limited areas of brickwork to the north elevation, this is considered to have LESS THAN SUBSTANTIAL HARM on the EVIDENTIAL, HISTORICAL, AESTHETIC AND COMMUNAL VALUE.

Seven Harrogate
Clarendon House
Victoria Avenue
Harrogate
North Yorkshire
HG1 1JD

Tel: 01423 709 807

Seven London
24 Greville Street
London
EC1N 8SS

Tel: 0203 036 0691

Seven Manchester
Unit 1.3 Waulk Mill
51 Bengal Street
Manchester
M4 6LN

Tel: 0161 236 5655

Seven Wales
Y Neuadd Lwyd
Church Street
Dolwyddelan
Conwy
LL25 0SJ

Tel: 07772 819 425

seven.