Design & Heritage Statement (P0254_HS_REP001)

Clayton Hall, Manchester

Roof & Fabric Repairs

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1.0 Introduction / Purpose of Document

1.1 This Design & Heritage Statement has been prepared by BB Heritage Studio to accompany the listed building consent application for roof repairs and associated fabric repair works at Clayton Hall, Clayton, Manchester.

1.2 BB Heritage Studio provides built heritage advice and consultancy services. It is led by Bernadette Bone who is a qualified architect with over 25 years experience of designing in historic environments. Bernadette is an RIBA Accredited Specialist Conservation Architect (RIBA SCA) and has a Post Graduate Diploma in Building Conservation (GradDiplConsAA).

1.3 Clayton Hall is a Grade II* listed building on a moated platform which is the site of a scheduled ancient monument. The moated platform is accessed via a separately Grade II listed stone bridge. As such a Heritage Assessment is required to satisfy the requirements of the National Planning Policy Framework (NPPF) and the Planning (Listed Buildings and Conservation Areas) Act 1990. As required by the NPPF the statement will consider the characteristics of the heritage assets in sufficient detail to understand the potential impact of the proposals on their significance.

1.4 Clayton Hall is owned by Manchester City Council and has been in use as a Living History Museum by the Friends of Clayton Park since 2009. The southern section was in residential use until it was vacated in May 2014 and brought into the Museum.

1.5 The principal aim of the proposed works which are the subject of this application is to fully repair the existing stone roof which is in poor and deteriorating condition. There are also other repair works which will be carried out during this phase of works including repairs to the roof structure, eaves and verge timbers and leadwork. In addition the window repairs are proposed to be undertaken as part of this phase.

1.6 Positive pre-app discussions have been held with both Manchester City Council Conservation team and Historic England. This Heritage Statement concludes that the works do not cause harm to the heritage asset and are necessary and beneficial to the long term use and conservation of the asset.

2.0 Description of the Site

2.1 Clayton Hall is located within Clayton about 3km east of Manchester City Centre. The hall is a Grade II* listed structure and is located on a moated platform which is a Scheduled Ancient Monument. The moated platform is accessed via a separately listed Grade II bridge and the site is set within Clayton Park accessed via Ashton new Road and Clayton Hall Road.

2.2 Adjacent to the moated platform is the Grade II* listed Church of St Cross.

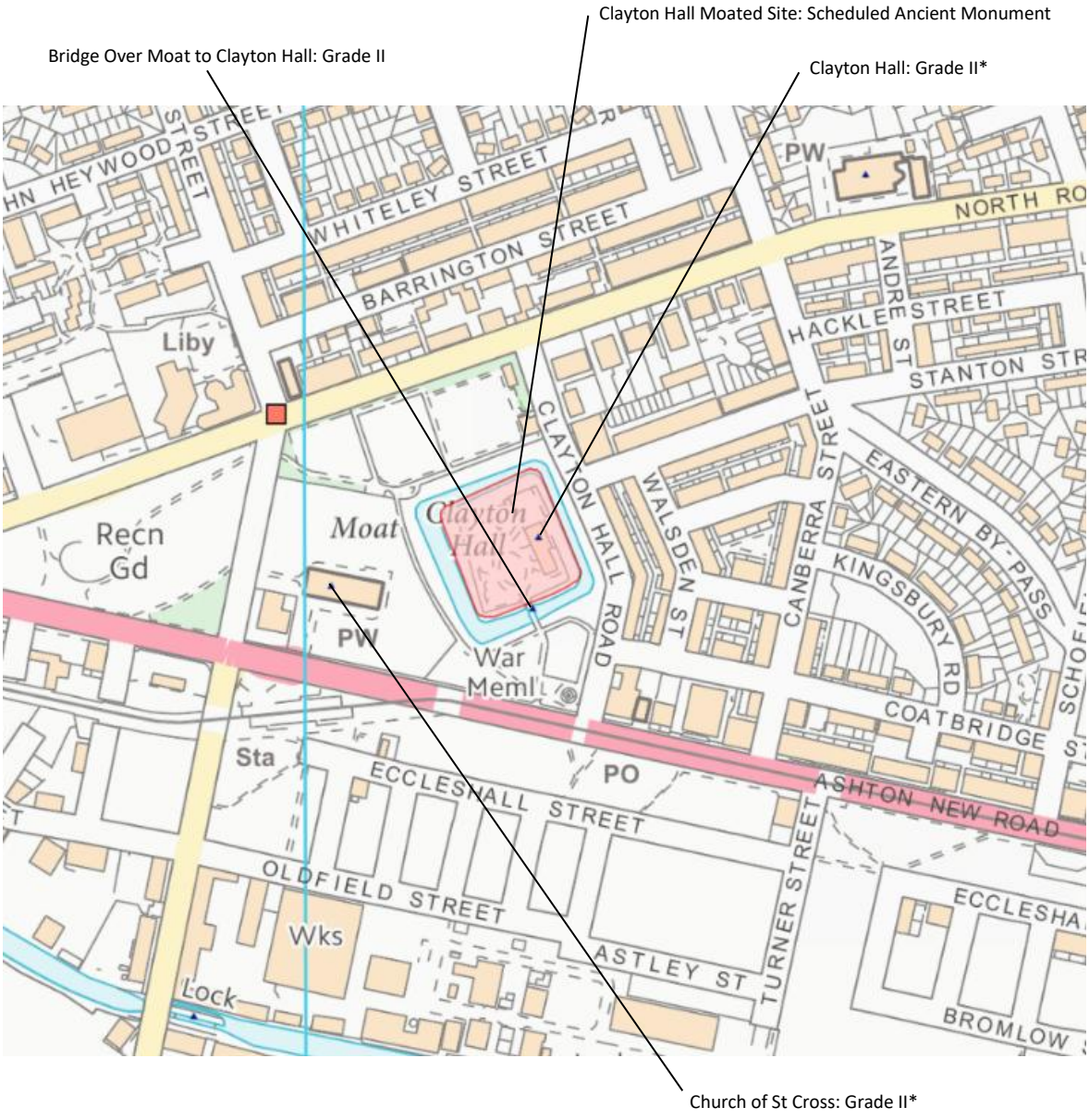


Fig 1: Proposed Site Location & Designated Heritage Assets

2.3 The listing notice for Clayton Hall contains the following information;

CLAYTON HALL
List Entry Number: 1197795
Location
CLAYTON HALL, ASHTON NEW ROAD
District: *Manchester*
District Type: *Metropolitan Authority*
Grade: II*
Date first listed: 25-Feb-1952

Remains of manor house, now two dwellings. Probably C15, altered in C16 and C17, partly rebuilt or enlarged in C18 and restored c.1900 and in C20. Red brick, some timber framing, stone slate roofs. Linear plan in 2 parts on north-south axis, the C15 or C16 southern half of 2 bays and single-depth plus a front corridor, and the later portion to the left double-depth and double-fronted. Two storeys, 3+3 windows. The earlier portion is of square-panelled timber-framing at 1st floor, probably formerly jettied but the ground floor rebuilt or enclosed in brick, and has a short gabled stair-turret offset right of centre with a bellcote on the ridge; the ground floor has a simple doorway to the left of the wing and a 2-light casement left of this; the upper floor has 3 wooden mullioned windows with diamond-pattern leaded glazing, 5 lights in the gable of the wing, 4 lights to the left, and 3 lights to the right, and a jettied gable with kingpost and raked struts. The right-hand gable wall has a very large external chimney stack of squared sandstone blocks, finished or rebuilt in brick at the top. The later portion to the left, of hand-made brick in English garden wall bond with stone quoins, has a segmental-headed doorway offset slightly left of centre with quoined stone surround, C19 diamond-paned casement windows of 3 and 3 lights to the left, 4 and 4 lights to the right, and 4, 2 and 5 lights at 1st floor, all with raised sills and rectangular stone lintels except that in the centre at 1st floor which has a brick label; rainwater heads dated 1900; and 2 ridge chimneys. Rear: southern portion has small-panelled timber-framing through both floors, and almost continuous wooden mullioned windows on both floors (probably insertions and recently restored). Interior: southern portion has small-framed partition walls of unusually high quality, with timbers of large scantling: an unusual longitudinal partition making a front corridor, and the lateral partition, with doorways which have nicked Tudor-arched lintels (including 2 blocked doorways at 1st floor of the partition); massive wallplates, that in the rear wall with motices of former wallposts and studs over the present windows; massive arch-braces to the tie-beams; rectangular stone fireplace in south gable wall with chamfered lintel (now blocked). Forms group with bridge over moat to south.

2.4 The scheduling list entry for Clayton Hall Moated Site contains the following information;

CLAYTON HALL MOATED SITE
List Entry Number: 1009330
Location
CLAYTON HALL, ASHTON NEW ROAD
District: *Manchester*
District Type: *Metropolitan Authority*
Date first scheduled: 08-Jan-1993

Reasons for Designation
Around 6,000 moated sites are known in England. They consist of wide ditches, often or seasonally water-filled, partly or completely enclosing one or more islands of dry ground on which stood domestic or religious buildings. In some cases the islands were used for horticulture.

The majority of moated sites served as prestigious aristocratic and seigneurial residences with the provision of a moat intended as a status symbol rather than a practical military defence. The peak period during which moated sites were built was between about 1250 and 1350 and by far the greatest concentration lies in central and eastern parts of England. However, moated sites were built throughout the medieval period, are widely scattered throughout England and exhibit a high level of diversity in their forms and sizes. They form a significant class of medieval monument and are important for the understanding of the distribution of wealth and status in the countryside. Many examples provide conditions favourable to the survival of organic remains.

Despite the loss of archaeological deposits from the surrounding moat Clayton Hall moated site survives well. Evidence of the earlier building phases of Clayton Hall will survive on the island as will further remains of the late 14th/early 15th century chapel.

2.5 The listing notice for the bridge over the moat contains the following information;

BRIDGE OVER MOAT TO CLAYTON HALL
List Entry Number: 1197796
Location
BRIDGE OVER MOAT TO CLAYTON HALL
District: *Manchester*
District Type: *Metropolitan Authority*
Grade: II
Date first listed: 06-June-1994

Bridge over moat to Clayton Hall. Probably C17. Coursed squared sandstone. Two segmental arches with arch-bands, central pier with triangular "cutwater" on each side making refuges to deck; stone bench along inner side of each parapet; stone gate posts at inner end. Forms group with Clayton Hall (q.v.).

EXISTING MUSEUM USE

2.6 Clayton Hall and its parkland setting is owned by Manchester City Council. The building has been in use as a Living History Museum by the Friends of Clayton Park since 2009. The southern timber framed section was in residential use until it was vacated in May 2014 and brought into the Museum.

2.7 Since 2009 the hall has been opened to the public as a Living History Museum between 11am and 4pm on the first and third Saturdays of each month, typically free of charge. The Friends also open the hall for school groups and adult groups by prior arrangement. In addition the hall is open for volunteer work every Tuesday and the second and fourth Saturdays of each month.

2.8 The Saturday open days typically attract an average of 40-50 people across the day and require 10 volunteers to be in attendance. There are no paid members of staff. The school and adult group visits are typically for around 30 visitors. Due to the size of the hall visitor numbers within the hall are restricted to a maximum of 60 people at one time, although externally the grounds can accommodate any waiting visitors.

2.9 Special events are held at key times in the Calendar, the busiest event is the Christmas open day which in the past has attracted 100 children plus their parents across the day.

2.10 The hall is very well served by public transport with Clayton Hall metro stop and bus stops in immediate proximity to the hall on Ashton New Road. There is off road parking to the streets around the hall. In addition there is a limited amount of parking on site to the area of hardstanding on the north west corner of the moated site. This provides circa 5 parking spaces for the volunteers and 3 parking spaces for disabled visitors.

2.11 In January 2014 Clayton Hall gained charitable status. The Charity 'Clayton Hall Living History Museum' is committed to ensuring that Clayton Hall is open to the public and that the story of the history of the Hall, its occupants and its place in the history of Clayton and Manchester is accessible to as wide a group as possible. The overarching objective of the Charitable Incorporated Organisation (CIO) is to preserve and protect Clayton Hall together with its moated site as a heritage centre for public benefit.

UNDERSTANDING THE SITE

2.20 In September 2014 BB Heritage Studio completed a Conservation Statement for Clayton Hall and its moated platform. The Conservation Statement drew together the various pieces of research previously undertaken and provided recommendations for further studies to enable a better understanding of the heritage asset and its site. This led to the production of a Desk Based Assessment (DBA) by Dr Peter Arrowsmith and a building record by Matrix Archaeology as well as structural and timber condition surveys and an initial feasibility study looking at landscape improvements and returning water to the moat. These studies have led to a much improved understanding of the development of the site, the potential for archaeology on the site and the significance of the standing buildings as well as their condition.

2.21 The Desk Based Assessment and Building Record provide very detailed documentary and site analysis. As such this section summarises the understanding of the site providing the context for the following Assessment of Significance and Assessment of Impact. The reports can be provided separately for more detail.

2.22 Clayton Hall is a site of very considerable heritage significance and has a fascinating social, architectural and cultural history through its previous owners and occupiers.

2.23 From about 1200 until 1621 the manor of Clayton was in the possession of the Byron familly who would have been responsible for building the first hall possibly as early as the 13th century, and then probably the moat in the mid-14th century.

2.24 In 1621 Clayton Hall and other lands were purchased by the brothers George and Humphrey Chetham. After his brothers death Clayton became Humphrey Chetham's main residence and the place where he died in 1653. The hall then passed through the Chetham family and through various owners and occupiers, including the Hoare family who constructed the Church of St Cross and adjacent school.

2.25 In 1893 the hall and adjoining land were purchased by the Corporation of Manchester. Restoration works were undertaken in 1900 by the architect Alfred Darbyshire. Further works were carried out in the 1970s when the hall was converted for residential use. It was during these works that the building was split into two sections with existing doorways at ground and first floor blocked up.

2.26 The DBA and building record further reinforce, and provide evidence for, the long held view that the present Clayton Hall is only a part of what would have been a much larger complex of buildings.

2.27 The extant timber frame in the southern section contains the earliest surviving fabric which has been visually assessed to be circa 1350 – 1450 in date. This structure is thought to have been the service wing for a large courtyard house and there is physical evidence for the original configuration and elevational treatment of this

wing. Later phases of construction have altered the external appearance of this southern section, the most recent being extensive external repairs circa 1970.

2.28 The inventories of Humphrey Chetham and his heir, alongside other sources such as the hearth taxes, provide robust documentary evidence for the size of the hall in the mid to late 17th century at which time the hall appears to have been at its peak size. What remains unclear is the event that caused a substantial part of the hall to be lost.

2.29 The brick section is thought to date from the late 17th – early 18th century, although as it is sited to the likely location for an earlier wing it may contain earlier fabric.

3.0 Assessment of Significance

3.1 An assessment of significance is a requirement for any planning application that affects a heritage asset. This section of the report provides an assessment of the heritage merit of the application site and adjacent heritage assets. The assessment has been carried out with reference to the heritage values as defined in the English Heritage document *Conservation Principles, Policies and Guidelines* which can be summarised as follows;

- Evidential value – the potential of a place to yield evidence about past human activity (i.e. archaeological interest)
- Historical value – the ways in which past people, events and aspects of life are connected through a place.
- Aesthetic value – the ways in which people draw sensory and intellectual stimulation from a place (i.e. architectural and artistic interest)
- Communal value – the meanings of a place for the people that relate to it.

3.2 A statement of significance follows which uses the following 'grades' of significance

- Exceptional – the elements of the heritage asset which are of exceptional value (equivalent to Grade I)
- High – the elements of the heritage asset which are of high value (equivalent to Grade II*)
- Considerable – the elements of the heritage asset which are of moderate value (equivalent to Grade II)
- Some – the elements of the heritage asset which are of some value (equivalent to local listing status)
- Neutral – the elements of the heritage asset which have neutral value
- Negative – the elements of the heritage asset which have a negative impact or are visually intrusive
- Undefined – any elements which could be of heritage value but have yet to be determined due to lack of available information

CLAYTON HALL MOATED SITE

3.3 Clayton Hall moated site is a scheduled ancient monument of national importance and exceptional significance.

The importance of the site is due to (but not necessarily limited to) the following;

- It is a rare example of an extant moated site in the Greater Manchester region.
- The moated site, its structures, and the surrounding area provide a rare physical link to the occupation and development of Clayton from the 13th century onwards.
- It is a rare example of a moated site that has retained evidence of its historic occupation with the retention of the structures on the site, including the Grade II* Clayton Hall and the Grade II bridge.
- The moated site, and potentially some of the surrounding area, will contain evidence relating to how successive generations occupied the site, including potentially significant below ground remains.

The site is considered to hold the potential for exceptional evidential value, as it is highly likely that there will be significant remains of previous structures. In addition the site has potential for considerable to exceptional historical value, dependant on the extent of below ground remains. The site has considerable aesthetic value, visually communicating the nature of a moated site and high communal value.

CLAYTON HALL

3.4 Clayton Hall is a Grade II* listed structure of national importance and high significance.

The importance of the building is due to (but not necessarily limited to) the following;

- it is a rare example in the Greater Manchester area of a manor house that has historic connections to the medieval period and extant fabric from the 14th / 15th centuries.

- The extant early fabric provide a rare example of a lodging wing which, whilst having experienced later phases of development, retains the principal form of its original construction.
- It was owned and occupied by successive families who have significance connections to local, regional and national history.
- The different ages of fabric provide evidence relating to how the successive generations occupied the site.

Clayton Hall is of considerable to high evidential value. Some of the evidential value has been partly diminished by later changes but the building still has the potential to yield significant evidence about past activity on the site. It is of high to exceptional historical value, having significant connections to key figures who were influential in local, regional and national history. It is of considerable to high aesthetic value and has exceptional communal value.

BRIDGE OVER MOAT TO CLAYTON HALL

3.5 As a structure, probably of the 17th century, the bridge is significant in its own right and is of considerable importance. It is a rare example of an extant stone bridge located in its original setting to an extant moat. This importance is enhanced by the group value of the bridge with the moat and Clayton Hall which is considered further to section 3.6.

GROUP VALUE & SETTING

3.6 The group of designated assets can be considered as being collectively of exceptional significance. Extant moated sites which have retained their access and evidence of the early buildings are very rare. At Clayton Hall this significance is enhanced by the park setting which has retained a unique feel within the moated enclosure. This has the potential to be further enhanced through considered landscape management and design and further assessment of the setting should include the wider park area. The relationship of the adjacent church which is linked to Clayton Hall through the Hoare family should not be overlooked.

Some ancillary structures within the moated site, including the mounting block are important and warrant further consideration. Others have neutral or negative impact including the outbuildings to the north.

4.0 Outline of Proposed Works & Assessment of Impact

4.1 INTRODUCTION

4.1.1 The principal aim of the proposed works which are the subject of this application is to fully repair the existing stone roof which is in poor and deteriorating condition.

4.1.2 The roof has been noticeably deteriorating over a number of years. BB Heritage Studio undertook condition surveys in 2014 and 2022 and The Morton Partnership undertook condition surveys in 2015 and 2022, all of which recommended high level inspections of the roof to be carried out to assess the performance and longevity of the roof.

Stone roofing specialist, WJ Conservation, undertook investigatory opening up works in September 2025. These revealed that both the east and west pitches of the northern section of the roof and the western pitch of the southern section are in very poor and deteriorating condition. Deterioration of the stone, as well as the poor fixings to the slates and the battens means that there are a significant number of slates that are known to not be securely fixed and a large number unknown.

NORTHERN SECTION

Both the east and west facing pitches of the northern section have been completely relaid, probably in the 1950's. The stone has been laid onto felt which is significantly deteriorated (particularly to the eaves) and is trapping moisture in the slates. The slates appear to have been laid working from right to left leading to the left-hand side of the west facing pitch in particular having very poor laps. The slates are fixed with nails which are too small for the peg hole and therefore held in place with washers which are failing. The weight of the stone slates is starting to put pressure on and rotate the fixings, in some places these have failed but the extent of this cannot fully be known without stripping the roof. This poses a significant risk.

SOUTHERN SECTION

The east facing pitch of the southern section is thought to have been retained and repaired insitu. It is fully torched and to the majority of the roof the slates are held in place with oak pegs. There have been poor remedial repairs undertaken to this roof, patch repairs generally but also on removal of a chimney (circa 1958) and to the gable end which has seen continued structural movement. Because the full torching is a rare survival it is proposed to retain this pitch insitu and to undertake patch repairs.

The west facing pitch has had significant work undertaken to it and is in poorer condition that the east facing pitch. The extent of stone slates being held in place with wires means that it is not economical to undertake patch repairs. It is therefore proposed that this pitch is stripped and relaid.

4.1.3 The investigation works carried out in September 2025 which required small areas of opening up established that it may be that the salvage rate is circa 30% due to the poor and friable condition of the existing stone slates.

4.1.4 Options for sourcing new replacement stone, and the particular requirements of the construction sequence and methodologies were considered. This included some liaison with Historic England on suitable sources of new stone however due to increasing limited supply and closure of Ladycross Quarry it has been concluded that we will need to use reclaimed stone not new stone.

4.1.5 The methodology for the works is described to the Schedule of Works documents by BBHS and TMP. In outline it consists of;

Stage 1 (S1) Tree survey and isolated tree works to cut back trees directly adjacent to the Hall.
Stage 2 (S2) Building recording of the whole roof prior to scaffold and careful removal.
Stage 3 (S3) Fully tented scaffold.
Stage 4 (S4) Careful removal of the stone slates to the northern section (both pitches) and southern (west facing pitch only) including beneath the bell tower. Sorting and storage of the stone.
Stage 5 (S5) Detailed inspections of roof timbers, further building recording and sourcing of salvaged stone once quantity is known.
Stage 6 (S6) Timber repairs and relaying.
Stage 7 (S7) Ancillary repairs which include eaves level masonry repairs, reinstatement of render bands at high level, cleaning & repointing of brickwork, cleaning and repair to gutters and rainwater goods, reinstatement of eaves netting, repairs to flat roof areas of projecting windows, window repairs, insulation to the ceiling, lightning protection.
Stage 8 (S8) Repairs to the southern east facing pitch with salvaged stone from the existing roof.

4.1.6 All of the works will be undertaken following best practice conservation led methodologies. As such although there will be some loss of fabric – particular to the stone roof slates and requirement for replacement stone - as this is an increasingly urgent condition issue overall the works are considered to be beneficial for the long term conservation and use of the heritage asset.

5.0 Statutory Requirements

5.1 It is necessary to demonstrate that the proposed works meet the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework (NPPF).

Planning (Listed Buildings and Conservation Areas) Act 1990

5.2 Section 66 requires that: *In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or is setting it any special features of special architectural or historic interest which it possesses.*

Response: In their careful consideration of the features of special architectural interest that both the building and the site as a whole possesses, the proposals have given special regard to the desirability of preserving those elements. The proposals have sought to ensure that best practice approaches are taken to the repair and conservation of the roof and general building fabric.

NPPF: CONSERVING AND ENHANCING THE HISTORIC ENVIRONMENT

5.3 Section 16 (paras 189 - 208) of the NPPF is specific to conserving and enhancing the historic environment.

5.4 Para 197 states *'In determining planning applications, local planning authorities should take account of:*

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

5.5 Para 199 states: '*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'.*

5.6 Para 200 states: '*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'.*

5.7 Response: In its careful consideration of the key elements of heritage significance the proposed works ensure that they sustain and enhance the significance of the heritage asset and make a positive contribution to the character of the setting. This is evident in the retention insitu of areas of the roof fabric wherever this has assessed to be of the most significance and possible to repair insitu. The proposals seek to ensure that critical fabric repairs are undertaken giving weight to the asset's conservation. The areas where full removal of the roof slates are proposed are considered to have been replaced in the 1950s as such it has been assessed that there is no harm or loss of significance caused by the proposed works.

CONCLUSIONS

5.8 Clayton Hall is a Grade II* listed building on a moated platform which is the site of a scheduled ancient monument. The moated platform is accessed via a separately Grade II listed stone bridge. As such a Heritage Assessment is required to satisfy the requirements of the National Planning Policy Framework (NPPF). This report meets the requirements of the National Planning Policy Framework (NPPF). As required by the NPPF the statement considers the characteristics of the heritage assets and their setting in sufficient detail to understand the potential impact of the works on their significance.

5.9 Clayton Hall is owned by Manchester City Council and has been in use as a Living History Museum by the Friends of Clayton Park since 2009. The southern section was in residential use until it was vacated in May 2014 and brought into the Museum. The roof has been in poor and deteriorating condition for a number of years and now reached a critical point where full repair works are required.

5.10 Options for the sourcing of stone have been considered and discussed with Manchester City Council and Historic England and it has been concluded that we will need to use reclaimed stone alongside the stone that can be salvaged from the roof areas during the works.

5.11 This Statement concludes that the proposals do not have a harmful impact on the designated heritage assets or their setting. The works are in accordance with Historic England guidance, the planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.