2 Manchester Road, Chorlton-cum-Hardy, Manchester Significance Assessment



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January 2026

2 Manchester Road, Chorlton
Significance Assessment

Prepared for Olivia Edge

by

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January 2025

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1 EXECUTIVE SUMMARY

This report was commissioned from Jenny Wetton Conservation in 2025 by Olivia Edge. Its purpose is to assess the contribution which the site makes to the Wilbraham Road / Edge Lane Conservation Area and to the setting of the nearby Grade II-listed Church of St Clement, the Roman Catholic Church of Our Lady and St John and its associated presbytery and the Chorlton War Memorial to the north, and to assess the impact of proposals to demolish a building and construct additional accommodation for the School's Early Years Centre.

Section 3 summarises the development of the site which is shown as an empty plot on the 1848 map, with orchards either side of Manchester Road and open fields to the south. Oban House had been built on the site by 1891 as a detached house in its own grounds, with another detached house to the north-west and semi-detached houses to the north of Edge Lane and High Lane. Oban House was built by William Mee, the farmer of Hobson Hall and is one of a number of properties he built in the area. The first tenant at the house appears to have been Lachlan McLachlan, a well-known local photographer. Although both he and his wife Elizabeth soon after arriving at Oban House, his daughters Ada and Florence were able to stay at the house for the next two decades by taking in boarders.

Section 4 assesses the significance of the site. Oban House **has been considered by the Council in pre-application advice to make a positive contribution to the conservation area** and this assessment supports that conclusion, although its **very poor condition and the overgrown nature of the site diminish this contribution**.

The setting is considered to make an **overall positive** contribution to the significance of both churches although the poor condition of number 2 Manchester Road and its overgrown hedges have a negative effect on this contribution. The application site is considered to **form a major part of the setting of both churches but a minor part of the setting of the War Memorial.**

Section 5 outlines the heritage planning policy context. The 1990 Planning (Listed Buildings and Conservation Areas) Act is the primary legislative document; there is a presumption in favour of preserving and enhancing heritage assets. The NPPF provides national policy on heritage assets and development and sets out a proportionate approach taking account of significance. The public benefits of a proposal likely to affect the character of a designated asset should be balanced against the harm to heritage assets.

This report could be added to the Historic Environment Record as a permanent publicly accessible record, in keeping with the requirements of Policy 199.

2 INTRODUCTION

2.1 Background to the Report

This report was commissioned from Jenny Wetton Conservation in 2025 by Olivia Edge. Its purpose is to assess the contribution which the site makes to the Wilbraham Road / Edge Lane Conservation Area and to the setting of the nearby Grade II-listed Church of St Clement, the Roman Catholic Church of Our Lady and St John and its associated presbytery and the Chorlton War Memorial to the north, and to assess the impact of proposals to demolish a building and construct additional accommodation for the School's Early Years Centre. The NPPF requires significance to be assessed when changes are proposed to heritage assets, and for the impact of proposals to be assessed in relation to significance.

2.2 Acknowledgements

The author would like to thank the staff of Manchester Archives and Local History and of the Greater Manchester Historic Environment Record for their help with the research for this report.

2.3 Purpose of the Report

The report is designed to provide the author's professional opinion of:

- A summary of the history and development of the site;
- An assessment of its contribution to setting of the listed building and to the Conservation Area;
- An assessment of the impact of proposals to demolish a building and construct additional accommodation for the School's Early Years Centre.

This report has been written by Jenny Wetton, BA MSc (Arch Cons) IHBC, Consultant based on evidence from documentary sources and a survey of the site.

2.4 Copyright

This report is the copyright of Jenny Wetton as a self-employed person and is for the sole use of the individuals or organisations to which it is addressed. Jenny Wetton grants these individuals or organisations a licence to use the report for planning purposes or for the sale of the property covered by the report. Jenny Wetton does not accept liability for any loss or damage arising from any unauthorised use of this report.
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3 HISTORY AND DESIGN

3.1 History of Site

By the mid-19th century, Chorlton-cum-Hardy was still a rural area with only the lanes of Edge Lane and Manchester Road in existence and one or two properties. Information on the Conservation Area states:

> 'The arrival of the railway at Stretford in 1849, allowing ready access to the city centre and the creation of the commuter, brought forward the development of the area for residential and associated uses.[1]'

After the arterial route of Wilbraham Road was constructed in 1861, the character of the area changed from open fields to that of a suburban area. The Lloyd and Platt Hotel was built at the junction of Wilbraham Road and Manchester Road in 1870. The opening of a railway station at Chorlton in 1880 accelerated this change.

The application site is shown as an empty plot on the 1848 map, with orchards either side of Manchester Road and open fields to the south.

To the south, along St Clement's Road and at Chorlton Green, was the old Parish Church of St Clement. By 1860, this had become too small for the growing population and Dickens states that Lord Egerton donated land on the corner of Edge Lane for the construction of a new church[2] with sufficient land for a burial ground[3]. Members of the congregation were unhappy with this move and the old chapel continued as the Parish Church until it was demolished in 1949. Architects Pennington and Bridgen were appointed to design the new church in 1861 and it was opened in 1866, with a capacity of 650 people. It was extended to seat 900 in the 1890s and was consecrated by the Bishop of Manchester in 1896, after the opening of the new south transept.

By 1891, Oban House had been built on the site, as a detached house in its own grounds, with another detached house to the north-west and semi-detached houses to the north of Edge Lane and High Lane. Simpson records information based on the rate books, that Oban House

> '…was built by William Mee, the farmer of Hobson Hall and is one of the properties he built across swathes of the township and beyond….William became a very wealthy man. When he died at Bryncliffe Lodge, Llandudno, North Wales on 25th October 1898 he left an estate valued at £41,579- 10s-10d…'

He also records that the first tenant appears to have been Lachlan McLachlan, a local photographer, and he is listed at Oban House in the 1891 census return. Although his wife Elizabeth died later the same year, his daughters Ada and Florence were able to stay at the house for the next two decades by taking in boarders. They are recorded in the 1901 census with two Italian students and a German merchant shipper boarding there.

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[1] Manchester City Council. *Wilbraham Road / Edge Lane Conservation Area* [online]. Available at: http://www.manchester.gov.uk/info/511/conservation_areas/1398/wilbraham_road_edge_lane_conservation_area [accessed 30.12.25]

[2] Dickens, S. *Chorlton-cum-Hardy Through Time* (Stroud: Amberley, 2018), 6

[3] Simpson, A. and Topping, P. *Chorlton-cum-Hardy: Churches, Chapels, Temples, Synagogues nd a Mosque* (Manchester: Topper, 2018), 78

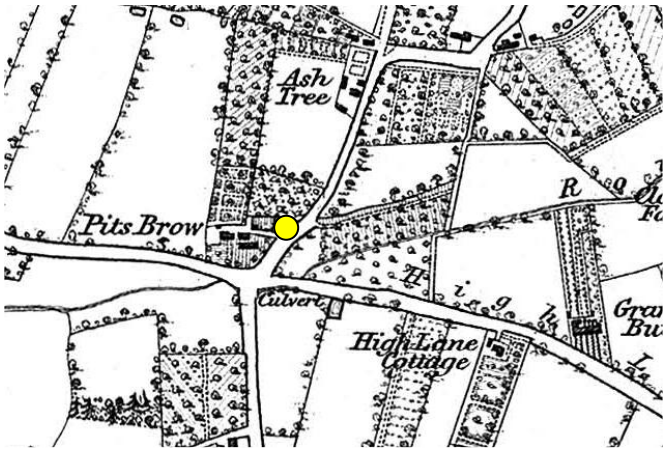
St Clement's Church and Cavendish House – the present presbytery - are shown to the south, with a Methodist chapel and Sunday School to the north. Development had also taken place along the north side of Edge Lane and south along St Clement's Road, with large detached and semi-detached properties in spacious gardens, including the rectory opposite the church.

In 1901, a new church school was built to the south of St Clement's (now the Chorlton CE Primary School), with the earlier school in Chorlton Green being used for infants and juniors[4].

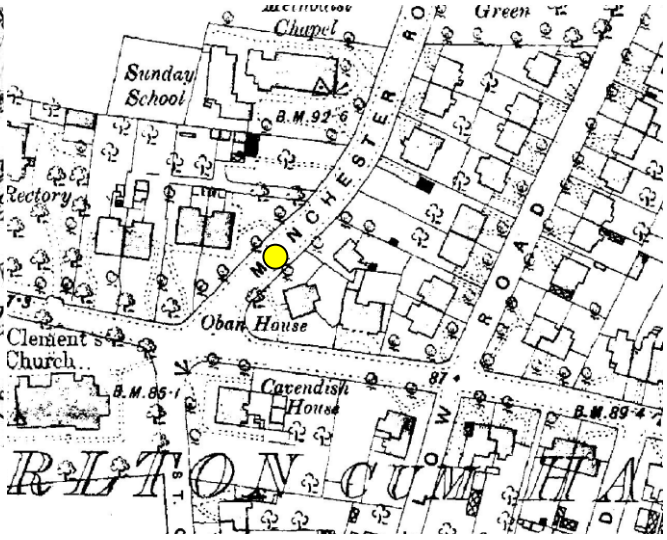
Simpson goes on to record that

'In September 1916, …. Oban House became the home of Edmund William Horobin, a commercial letter press printer…'

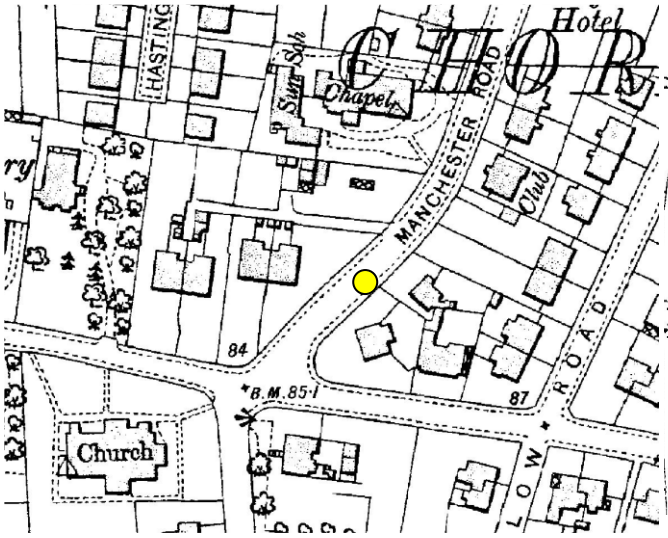
who remained in Oban House until 1921. There were several tenants at Oban House in the 1920s.



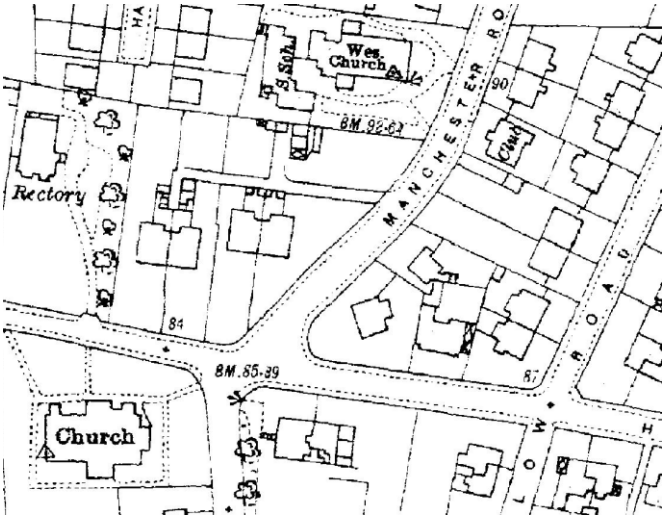
OS 1848 Showing Site



OS 1894 Showing Site

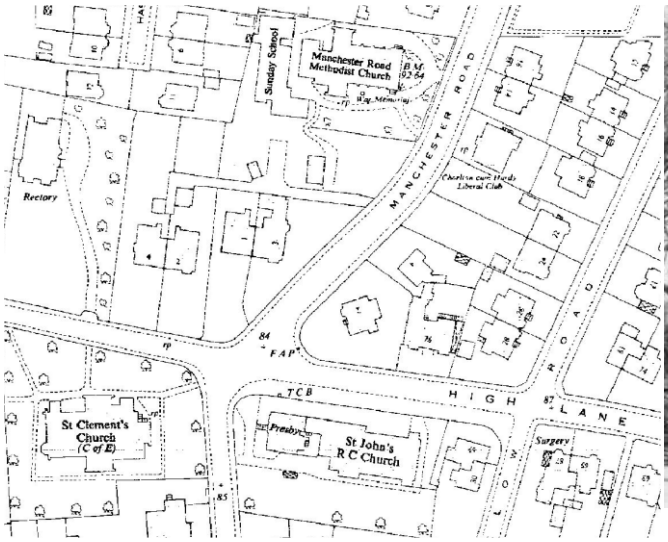


OS 1907



OS 1933

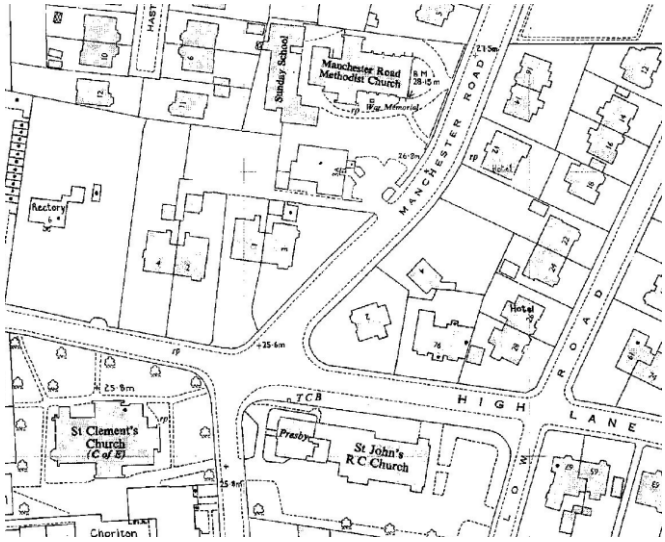
[4] Dickens, S. *Chorlton-cum-Hardy Through Time* (Stroud: Amberley, 2018), 9



OS 1952-56



Oban House 1959 (Image courtesy of Manchester Libraries, ref. GB127.m18009)



OS 1990

There is no change on the application site by 1934 and, although not shown, the Roman Catholic Church of Our Lady and St John had been built in 1926-1927, to a design by Harold Greenhalgh. The church was built attached to the east side of Cavendish House in place of the service yard and outbuildings and is shown on the 1952-56 map.

There was no change on the application site by 1990 and little change in the area.

3.2 Planning History

Listed below are related records from the Council's online planning portal:
Ref. No: 097975/TCA/2011/S1 Application Validated Tue 29 Nov 2011. Address 2 Manchester Road Chorlton Manchester M21 9JG. ProposalWorks to trees as per schedule. Decision Approved. Decision Issued Date Mon 09 Jan 2012

3.3 Architectural Assessment

Number 2 Manchester Road is a two-three-storey brick building, which retains a central entrance porch with a cracked stone head now approached by an offset set of brick steps and a stairlift. A projecting gable on the right side retains a two-storey rectangular bay now very overgrown but topped by a bracketed cornice. The left side retains a canted bay on the ground floor with timber-framed casement windows and two similar windows with stone heads on the first floor. The bracketed cornice continues as an eaves detail.

Views of the north-west elevation are very constrained by the property boundary and this elevation is similarly overgrown but a rectangular ground-floor bay with a cornice can be discerned with a narrow casement window with a stone head beyond. The first floor retains a brick mullioned window and the second floor a further casement window, both under stone heads.



Front Elevation



North-west Elevation, Lower Part



North-west Elevation, Upper Part



Rear East Elevation



South-east Elevation

The rear east elevation retains a wide outrigger with two single pane sash widows on the ground floor under brick segmental arched heads, of which there is structural movement evident in one. The fist floor retains two casement windows.

Views of the south-east elevation are also constrained by the boundaries and the left side is again very overgrown but the right side retains a projecting three-storey gable with a 3-light brick mullioned window with casements under a stone head on the ground floor, a 2-light window on the first floor and a single window on the second floor, both with stone heads and a stone sill course at the first floor. A bracketed cornice similar to that on the front elevation can be seen to the left.

4 SIGNIFICANCE

4.1 Assessing significance

Assessing significance is a key principle for managing change to heritage assets and is embedded within current government policy; NPPF policies 200 and 201 (CLG, *National Planning Policy Framework*, 2023). A key objective in the NPPF is 'the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation …' (NPPF Para. 203). The NPPF advises that the more significant the heritage asset the greater the presumption in favour of its conservation (policy 132). English Heritage issued *Conservation Principles* in 2008 to explain its philosophical approach to significance and managing change and identified four main aspects of significance: evidential, historical, aesthetic and communal. There are three levels of significance as well as neutral and an intrusive grade:

Exceptional Level of Significance

The element is relatively intact, has a special interest, and makes an important contribution to the wider significance of the site. This would correspond to an individual grade I or II* listing. The NPPF advises that substantial harm should be wholly exceptional.

High Level of Significance

A designated asset important at national and regional level, including Grade II listed buildings. The NPPF advises that substantial harm should be exceptional.

Medium Level of Significance

An undesignated asset important at a local to regional level, including locally (non-statutory) listed buildings and buildings which make a positive contribution to a conservation area. The element has been altered, has less special interest, and its contribution to the wider significance of the site is less important. May include less significant parts of listed buildings. Buildings and parts of structures in this category should be retained where possible, although there is usually scope for adaptation.

Low Level of Significance

An undesignated asset important at a local level. The element has been significantly altered, has a low level of integrity, the special interest has been lost and it makes little contribution to the wider significance of the site. Buildings and parts of structures in this category should be retained where possible, although there is more scope for adaptation.

Neutral

The element is historically unimportant but does not have a negative visual impact on the surrounding buildings. May include insignificant interventions to listed buildings and buildings that do not contribute positively to a conservation area. The removal or adaptation of structures in this category is usually acceptable where the work will enhance a related heritage asset.

Intrusive

The element is historically unimportant and has a negative visual impact on the surrounding buildings. Wherever practicable, removal of negative features should be considered, taking account of setting and opportunities for enhancement.

4.2 Setting and Contribution of Site to Significance of Conservation Area

The Conservation Ara is summarised by the information available online:

> 'The junction of Wilbraham Road, a major arterial route within the City of Manchester, and Edge Lane in Chorlton has long been recognised as possessing buildings and spaces of character and quality dating back to the late 19th century. The buildings continue to be complimented by a substantial and mature tree coverage.[5]'

It includes three Grade II listed buildings, including St Clement's, the others being Lloyd's Hotel on the junction of Wilbraham Road and Manchester Road and the St John's Church on High Lane, to the east of St Clement's, as well as the Grade II listed Chorlton War Memorial. Of unlisted buildings, the information states:

> 'Many of the buildings that line the streets within the area are architecturally impressive and most of them can be regarded as making a positive contribution to the conservation area.
>
> 'It is the relationship of these various buildings to each other, to their sites and to the streets that mostly determine the character of the area, rather than individual buildings of high architectural or historic quality.'

The trees and garden hedges to the front of properties are identified as contributing to the character of the area, as are trees planted within private gardens and on streets and rear gardens. Also 'Spatially, the area behind street fronting properties is often ignored, but this is often a space of great significance…'

Number 2 Manchester Road is approached via a gateway with moulded stone gate posts retaining the name 'Oban House', metal gates and a historic stone threshold. The boundaries along the road are defined by a historic stone wall with stone copings, in poor condition in places and topped by a very overgrown hedge. The property is also accessed from High Lane via a metal side gate which retains stone gateposts although these are very overgrown.

[5] Manchester City Council. *Wilbraham Road / Edge Lane Conservation Area* [online]. Available at: http://www.manchester.gov.uk/info/511/conservation_areas/1398/wilbraham_road_edge_lane_conservation_area [accessed 30.12.25]



Entrance Gateway



Stone Boundary Wall



Side Gate



View Across Front Garden



Access to Rear



View Across Side Garden



View Across Rear Garden, Looking North-west



View Across Rear Garden, Looking South-east

The front garden is planted around the boundaries but has been paved with inappropriate concrete slabs, although a stone kerb defines a step in the garden. Access to the rear is via a pathway which retains historic stone setts and the side garden is again overgrown.

The rear garden is at a raised level and retains planted beds and grassed areas. It is bounded by a timber fence with concrete posts along the north side and retains a historic brick structure, the function of which is not now evident, in the east corner.

The Historic England guidance *Conservation Area Designation, Appraisal and Management* contains a check list to identify elements in a conservation area which may contribute to the special interest. A positive response to one or more of the following may indicate that a particular element within a conservation area makes a positive contribution, provided that its historic form and value have not been eroded[6]:

- Is it the work of a particular architect or designer of regional or local note?
- Does it have landmark quality?
- Does it reflect a substantial number of other elements in the conservation area in age, style, materials, form or other characteristics?
- Does it relate to adjacent designated heritage assets in age, materials or in any other historically significant way?
- Does it contribute positively to the setting of adjacent designated heritage assets?
- Does it contribute to the quality of recognisable spaces including exteriors or open spaces within a complex of public buildings?
- Is it associated with a designed landscape, eg a significant wall, terracing or a garden building?
- Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?

[6] Historic England. *Conservation Area Designation, Appraisal and Management Historic England Advice Note 1* (English Heritage, 2016), 16

- Does it have significant historic associations with features such as the historic road layout, burgage plots, a town park or a landscape feature?
- Does it have historic associations with local people or past events?
- Does it reflect the traditional functional character or former uses in the area?
- Does its use contribute to the character or appearance of the area?

In response to the above questions, it is considered that number 2 does not form a landmark but is notable in the streetscape due to its position on the corner; it does reflect a substantial number of other elements in the conservation area in age, style, materials and form; it does illustrate the development of the settlement in which it stands; it has a minor historic association with local people in that its first tenant was Lachlan McLachlan, a well-known Manchester photographer, although he died soon after moving to Oban House. One of his photographs, 'The Central Executive Cotton Famine Relief Committee, Manchester' (1862-69) is held by the Manchester Art Gallery[7], his photographs of the unpacking of Art Treasures at the Manchester Art Treasures Exhibition appeared as wood engravings in the *Illustrated London News* of 2nd May 1857[8] and he was elected as a member of the Royal Photographic Society in 1864. McLachlan's daughters, Ada and Florence, stayed at Oban House for another twenty years by taking in boarders. The building also reflects the traditional functional character or former uses in the area.

Oban House **has been considered by the Council in pre-application advice to make a positive contribution to the conservation area** and this assessment supports that conclusion, although its **very poor condition and the overgrown nature of the site diminish this contribution**.

4.3 Contribution to Significance of Listed Buildings and Structures

This section assesses the contribution which the site makes to the setting of the nearby Grade II-listed Church of St Clement, the Roman Catholic Church of Our Lady and St John and its associated presbytery and the Chorlton War Memorial to the north. The analysis will use the non-exhaustive checklist given in Step 2 of the Historic England guidance, *Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3*.

4.3.1 Significance of St Clement's Church, St John's and its associated presbytery and the Chorlton War Memorial

Church of St Clement

The Church is listed at Grade II and was built in 1861-66 to a design by Pennington and Bridgen of Manchester, with a north transept of 1883 and a south transept, chancel and Lady Chapel of 1895, all designed by Walter Higginbottom. Nathan Pennington was initially in partnership with Joseph Jervis and entered into partnership with Thomas Edward Bridgen in 1861[9]. Pennington was also responsible for designing

[7] Manchester Art Gallery catalogue Accession number: 1929.54

[8] Entry in discussion on the British Photographic History Forum [online]. Available at: https://britishphotohistory.ning.com/forum/topics/lachlan-maclachlan [Accessed 30.12.25]

[9] Neil Darlington + The Manchester Group of the Victorian Society. Architects of Greater Manchester database 2019 [online]. Available at

St Mary's Hospital on Quay Street, Manchester and the Oldham Lyceum and Art School (both 1855-56, the latter now listed at Grade II). With Bridgen, he also designed a number of Methodist and Anglican churches in Greater Manchester and Cheshire, together with an amount of residential and commercial work and hospitals including the Manchester Royal Eye Hospital (1883-6, listed at Grade II).

In partnership with his brother, Higginbottom also designed the Manchester and Salford Street Children Mission on Bridge Street (1896), the Ardwick Lads' and Men's Club in Ancoats (1898), Canada House on Chepstow Street in Manchester (1909) and a warehouse of the same date on Dale Street, both now listed at Grade II. St Clement is Higginbottom's only known contribution to a church.

The Church also retains notable stained-glass windows by Lavers, Barraud & Westlake (1870) and George Wragge of Manchester (1917).

In addition to holding a number of services every week, the church hosts other activities, including an annual beer and cider festival, the Chorlton Film Institute and events for children and young people.

The church is considered to be of architectural significance and also makes an important contribution to the local community.



Church of St Clement



Church of Our Lady and St John



Presbytery



Chorlton War Memorial

St John's Church and its associated presbytery

The Church of Our Lady and St John and its associated presbytery are stated to have been listed at Grade II for the following principal reasons:

Architectural interest:

* the interior of this otherwise modest church is richly embellished with fixtures and fittings of evident skill and craftsmanship, including intricately carved timber, Gothic, high altar reredos, side chapel reredoses, and Stations of the Cross all by Ferdinand Stuflesser, enriched, timber dados, decorative hammer-beam roof, and stained glass windows by Mayer of Munich;
* the sanctuary and east wall of the nave have an impressive mosaic scheme designed by Eric Newton of Ludwig Oppenheimer Ltd, a specialist mosaic company, which demonstrates a high degree of craftmanship and use of high-quality materials in their construction;
* the earlier presbytery has a grand timber staircase and traceried stair window inserted to give this later-C19 house a more ecclesiastical appearance in keeping with its new role, and also retains many original fixtures and fittings.

Historic interest:

* the high-quality fixtures and fittings were specifically sourced from across Europe by the incumbent priest, and include work by some of the best craftsmen of the day including Ferninand Stuflesser (sic) of Italy, Mayer of Munich, Germany, and Myeller of Landeck, Austria.

Group value:

* the presbytery has functional group value with the church.

The Chorlton War Memorial

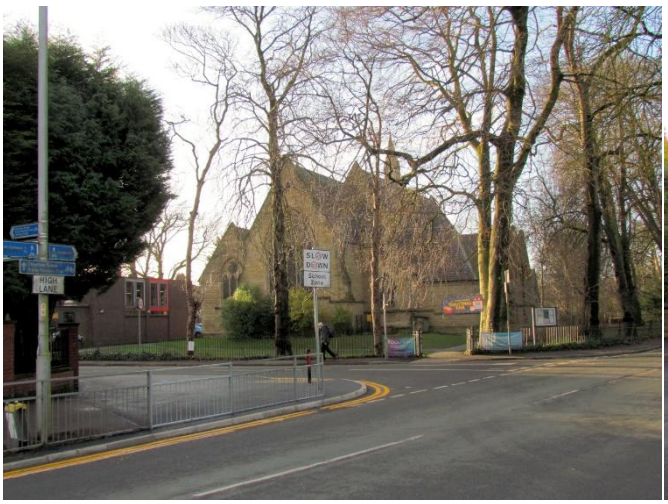
The Chorlton War Memorial, in the churchyard of Chorlton Methodist Church, is stated to have been listed at Grade II for the following principal reasons:

* Historic interest: as an eloquent witness to the tragic impact of world events on the local community, and the sacrifice it made in the conflicts of the C20;
* Design: a simple yet dignified granite memorial cross.

4.3.2 Contribution made by Setting to Significance of Listed Buildings and Structures

The asset's physical surroundings

- Aspect: St Clements Church faces east, towards the earlier St Clement's Road, St John's faces north onto High Lane and both have a relationship with the historic road layout. The War Memorial lies in the grounds of Chorlton Methodist Church.
- Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains): The unlisted Chorlton Methodist Church was opened in 1873.
- Definition, scale and 'grain' of surrounding streetscape, landscape and spaces: The two churches and Chorlton CE School are the largest buildings in the area and other development largely consists of detached or semi-detached houses following the historic road layout.
- Historic materials and surfaces: According to the information on the Conservation Area, 'Most of the buildings in the area are constructed in Manchester red/orange brick, sometimes in conjunction with buff coloured sandstone dressings.' Road and pavement surfaces are generally asphalt, although some setted areas have been retained.
- Green space, trees and vegetation: There are historic grassed areas to the front, north and behind St Clements crossed by pathways, with mature trees providing some screening.
- Openness, enclosure and boundaries: The churches' boundaries are defined by iron railings or a low brick wall with metal railings and follow the road layout. St Clements shares a southern boundary with the School, separated by tall railings.
- Functional relationships and communications: There is a historic functional relationship with Chorlton Green, along the road to the south, where the first St Clement's church was located and where the Grade-II listed late 18-century gatehouse has survived. There is a further functional relationship between St John's and its late-19th century presbytery.
- History and degree of change over time: Since the construction of St Clements, the Church of Our Lady and St John was constructed in the mid-1920s, the primary school has been extended upwards and on the north side, there has been residential development further south on the west side of the road and replacement buildings on the north side of Edge Lane, opposite the church. However, elsewhere mid-19th century detached and semi-detached houses have survived.



View Towards Church from Junction with Manchester Road



View East along Edge Lane



View South along Manchester Road



Mid-19th century Semi-detached Houses House on Junction with Manchester Road



View West along High Lane

Experience of the asset

- Surrounding landscape or townscape character: The area is residential in character, with a larger plot sizes north of the churches and a tighter grain towards the south.
- Views from, towards, through, across and including the asset: Views towards the front of St Clements from High Lane and the junction with Manchester Road and eastwards along Edge Lane are largely obscured by mature trees in summer but clearer in winter, allowing appreciation of its architectural design. The church is included in important wider views eastwards along Edge Lane, towards the presbytery and the application site. A view southward along Manchester Road includes both St Clements and the application site and a further important view westwards along High Lane includes St John's and the application site and allows appreciation of the architectural design of the more recent church and its relationship with the presbytery. Although the application site is visible in views south-west from the War Memorial, this is through mature trees and partially obscured, even in winter.
- Intentional intervisibility with other historic and natural features: N/A
- Visual dominance, prominence or role as focal point: Although St Clements is sited on a junction, it is not prominent because of the screening by mature trees. St John's church is prominent along High Lane due to its height, masing and position close to the road. The application site is prominent in three views towards the junction, due to the forward position of the site.
- Noise, vibration and other nuisances: Edge Lane/High Lane is a busy road with frequent traffic.
- Tranquillity, remoteness, 'wildness': N/A
- Busyness, bustle, movement and activity: Due to its position on a busy road junction and adjacent to a school, St Clements has a sense of busyness, movement and activity. The church itself has two halls and a youth centre, having been converted in 1971 for greater community use[10].
- Diurnal changes: At night, light comes from streetlamps and from occupied buildings, including the churches.
- Sense of enclosure, seclusion, intimacy or privacy: There is a sense of enclosure within grounds of St Clements, enhanced by the boundary railings and mature trees.
- Land use: The land to the south and east of St Clements is used for the school, with a playground and open grassed area beyond. Adjacent to the application site is the Kadampa Meditation Centre.
- Accessibility, permeability and patterns of movement: The grounds of St Clements are accessible via gates in the boundary fences and pathways provide clear access within the grounds. Tall fences surround the primary school's land and access is controlled for security reasons.
- Degree of interpretation or promotion to the public: Both churches have their own websites, promoting their use to the public, although there is no information about the history of St Clements.
- Rarity of comparable survivals of setting: N/A
- Cultural associations: N/A

[10] Simpson, A. and Topping, P. *Chorlton-cum-Hardy: Churches, Chapels, Temples, Synagogues and a Mosque* (Manchester: Topper, 2018), 78

- Celebrated artistic representations: A number of historic photographs of St Clements survive from the early years of the 20th century and have been reproduced in local histories.

Summary of Contribution to Significance

The setting is considered to make an **overall positive** contribution to the significance of both churches although the poor condition of number 2 Manchester Road and its overgrown hedges have a negative effect on this contribution. The application site is considered to **form a major part of the setting of both churches but a minor part of the setting of the War Memorial.**

5 HERITAGE PLANNING CONTEXT

5.1 National Planning Policy Framework (Dec. 2023)

The national legislative framework for development affecting listed buildings and conservation areas is provided by the Planning (Listed Buildings and Conservation Areas) Act 1990; often referred to as the Listed Buildings Act. This sets out the duty on local planning authorities with regard to listed buildings and any buildings or land within a conservation area, when determining applications for planning permission. It is essential that these legal duties are considered, alongside the contents of the NPPF and other planning policies and guidance.

For listed buildings, the planning authority '*shall have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest which it possesses'* (section 66).

Listed building consent is required for alterations which are likely to affect the character and special interest (significance) of the building. It is not required for like-for-like repairs, nor for alterations to modern fixtures and fittings which will not affect historic fabric, such as the removal of a modern partition.

The National Planning Policy Framework (NPPF) was updated in December 2023 replacing all former planning policy statements (previous editions NPPF etc). *The Planning Practice Guide: Conserving and Enhancing the Historic Environment* should be read in the light of the NPPF and does not comprise policy.

The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. The Government has three interdependent objectives to sustainable development: economic, social and environmental. The latter objective includes contributing to 'protecting and enhancing our natural, built and historic environment.' So that sustainable development is pursued in a positive way, at the heart of the Framework is a **presumption in favour of sustainable development**. Chapter 16 is related to conserving and enhancing the historic environment.

The *Planning Practice Guide* states: 'In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time.'

Policy 199 states: 'Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.'

Policies 200 and 201 of the NPPF require planning applicants and local planning authorities to assess the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be appropriate to the assets' importance and no more than sufficient to understand the potential impact of

the proposal on their significance. Local planning authorities should take this assessment into account when the potential impact of proposed development to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Policy 202 states: Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

The *Planning Practice Guide* gives further guidance:

> 'Disrepair and damage and their impact on viability can be a material consideration in deciding an application. However, where there is evidence of deliberate damage to or neglect of a heritage asset in the hope of making consent or permission easier to gain the local planning authority should disregard the deteriorated state of the asset (National Planning Policy Framework paragraph 202). Local planning authorities may need to consider exercising their repair and compulsory purchase powers to remedy deliberate neglect or damage[11].'

Policy 203 states: 'In determining planning 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.'

Policy 205 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 (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.'

Policy 206 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. 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.

Policy 207 states: '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

[11] Paragraph: 014 Reference ID: 18a-014-20190723

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.'

The *Planning Practice Guide* gives guidance on how to assess if there is substantial harm:

> 'In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.
>
> While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm[12].'

Policy 208 states; '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.'

Policy 209 states: 'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'

The *Planning Practice Guide* defines a non-designated heritage asset:

> 'Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.

[12] Paragraph: 018 Reference ID: 18a-018-20190723

> 'A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets[13].'

Policy 211 states: 'Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.'

Policy 212 states: 'Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.'

5.2 Manchester City Council Core Strategy (2012)

Policy CC 9

Design and Heritage

Design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character.

Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

The Council will support high density and mixed use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

Policy EN 1

Design Principles and Strategic Character Areas

All development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and listed above and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes. Design and Access Statements submitted with proposals for new development must clearly detail how the proposed development addresses the design principles, reinforces and enhances the local character of that part of the City and supports the achievement of the Core Strategy Strategic Objectives.

Policy EN 3

[13] Paragraph: 039 Reference ID: 18a-039-20190723

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.

5.3 Addendum to Manchester Core Strategy 2024

The 'Places for Everyone Joint Development Plan Document for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 To 2039' was adopted on 21 March 2024.

The following Core Strategy (CS) policies have been partially replaced by Places for Everyone (PfE) policies. Any part of the policy that is not replaced remains part of Manchester's Core Strategy.
CS Policy EN3 Heritage
Section to be replaced:

- 2nd paragraph

Replaced by PfE Policy JP-P2

Policy JP-P2: Heritage
We will proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct character, identity and sense of place.

Local Plans will set out the key elements which contribute to the district's identity, character and distinctiveness and which should be the priority for conserving and enhancing in the future and demonstrate a clear understanding of the historic environment and the heritage values of sites, buildings or areas and their relationship with their surroundings. This knowledge should be used to inform the positive management and integration of our heritage by:
1. Setting out a clear vision that recognises and embeds the role of heritage in place-making;
2. Ensuring that the heritage significance of a site or area is considered in accordance with national planning policy in the planning and design process and opportunities for interpretation and local engagement are optimised;
3. Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place;

4. Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing; and
5. Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.

Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include historic town centres, places of worship, historic transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings, and areas of identified archaeological, architectural, artistic and/or historic value.

Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy.

Where heritage assets have been identified as being at risk, Local Plans should identify specific opportunities for them to contribute to regeneration and placemaking, and they should set out strategies for their repair and re-use. Development proposals which will help safeguard the significance of and secure a sustainable future for Greater Manchester’s heritage at risk will be supported in principle, provided they are not contrary to national policy or other policies in the development plan.

Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process.

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1952-6	1:10560	Ordnance Survey
1990	1:1250	Ordnance Survey

Appendix 1: Listed Building Descriptions

20.16.1988 Church of St Clement

II

Church. 1861, by Pennington and Bridgen, with south transept and chancel of 1895 by W.Higginbottom. Coursed squared, sandstone rubble, slate roof with bands of fishscale slates. Geometric Gothic Revival style. Five-bay aisled nave with south-west tower, north-west porch, north and south transepts, 2-bay chancel. The tower has an octagonal belfry stage with shafts to trefoil-headed windows, and a short spire divided in to 2 stages by an arcade of lucarnes. The west end has a cusped west doorway moulded in 2 orders, with foliated caps to the shafts (now flanked by inserted windows). The aisles have 2-light windows, the north aisle has a timber-framed gabled porch of muscular design, and the nave has a clerestory of multifoiled oculi. The transepts have 3-light windows; and the chancel has a 5-light east window with a large multifoil in the head and a hoodmould with figured stops. Interior: altered, the west bays enclosed and a floor inserted, the remainder re-oriented; aisle arcades of 2-centred arches on alternately round and octagonal columns; clustered piers to former chancel; open-truss roofs to nave and chancel; very colourful stained glass in east window.

Summary
Roman Catholic church, 1926-1927 to designs by Harold Greenhalgh. Presbytery, late C19.

Reasons for Designation
The Roman Catholic Church of Our Lady and St John of 1926-1927 by Harold Greenhalgh, and associated late-C19 presbytery, Chorlton-cum-Hardy, are listed at Grade II for the following principal reasons:

Architectural interest:

* the interior of this otherwise modest church is richly embellished with fixtures and fittings of evident skill and craftsmanship, including intricately carved timber, Gothic, high altar reredos, side chapel reredoses, and Stations of the Cross all by Ferdinand Stuflesser, enriched, timber dados, decorative hammer-beam roof, and stained glass windows by Mayer of Munich;

* the sanctuary and east wall of the nave have an impressive mosaic scheme designed by Eric Newton of Ludwig Oppenheimer Ltd, a specialist mosaic company, which demonstrates a high degree of craftmanship and use of high-quality materials in their construction;

* the earlier presbytery has a grand timber staircase and traceried stair window inserted to give this later-C19 house a more ecclesiastical appearance in keeping with its new role, and also retains many original fixtures and fittings.

Historic interest:

* the high-quality fixtures and fittings were specifically sourced from across Europe by the incumbent priest, and include work by some of the best craftsmen of the day including Ferninand Stuflesser of Italy, Mayer of Munich, Germany, and Myeller of Landeck, Austria.

Group value:

* the presbytery has functional group value with the church.

EXTERIOR Church: the church stands on the south side of High Lane. It is built of red brick in stretcher bond with cream terracotta dressings, a plinth and slate roofs. The six-bay nave has a projecting porch in the first bay of the south elevation. It has a wide, segmental arched doorway with a terracotta surround incorporating a hoodmould, and plank and batten double doors. Above is a gabled parapet with terracotta quoins, coping with an embellished cross to the gable apex and a panel with the relief letters AMDG (Ad Majorem Dei Gloriam) in the tympanum. To the rear there is the upper part of a large, arched window with reticulated tracery. The second to fifth bays are separated by buttresses and have large, arched windows of three lights with similar reticulated tracery. The sixth bay is a gabled transept with terracotta coping and an embellished cross at the gable apex, and a large, arched window of five lights with reticulated tracery. Attached to the east side of the transept are the five-bay, single-storey, parapetted sacristies. The elevation has four two-light mullion windows with terracotta sill and lintel bands with a doorway at the right-hand end. The doorway has a plank and batten door with a rectangular, stained glass overlight. The right-hand end is attached to the presbytery. To the rear of the sacristies, projecting from the east wall of the transept, is a single-bay chapel with an east gable and a raised and glazed lantern to the ridge. Behind is the sanctuary with a tall window of three traceried lancets.

The gabled west end has outer buttresses with panelled terracotta caps and terracotta coping with an embellished cross at the apex. There is a wide, segmental arched doorway with terracotta frame and hoodmould, and plank and batten double doors. To each side is a narrow, traceried lancet and above is a large, segmental arched window of five lights with a terracotta surround with blind tracery-panelled apron and hoodmould, flanked by vertical, moulding detail rising to two projecting finials. At the gable apex is an enriched niche containing a statue of St John. On the left-hand side of the elevation is the baptistery and on the right-hand side is the side elevation of the porch. Both are similarly treated, being a small, single bay with a gabled parapet and a single, narrow, rectangular lancet with sill and lintel bands. To the rear of the baptistery parapet is a sanctus bell.

The north elevation is similar to the south elevation with a nave with a gabled transept containing a large, arched, traceried window in the first bay, second to fifth bays separated by buttresses with large, arched, traceried windows and the projecting baptistery in the sixth bay. It has a gabled parapet to the north elevation and a window of two traceried lancets. Attached to the east side of the transept is a recessed, single-bay chapel with an east gable and a raised and glazed lantern to the ridge. Attached to the east gable wall is a small, single-bay, modern boiler house designed in keeping with the original building.

The gabled east end of the sanctuary is blind with three ventilation slots at the gable apex.

Presbytery: the presbytery is built of red brick in Flemish bond with occasional horizontal lines of blue brick, a narrow stone string between ground and first floors, a plinth, slate roofs and brick stacks. The windows are one-over-one pane hung sashes. It is designed in a Gothic style with irregular elevations, detailing and roofs. The west, front elevation is set back, but faces onto St Clements Road. It is of three bays with a central doorway reached by a flight of stone steps, irregular gables to the first and second bays, and a recessed third bay with a gabled dormer window. The arched doorway has a gabled door canopy with moulded stone consoles and stone coping. The door has a reverse-shouldered, timber doorcase with an elaborate overlight with stained glass quatrefoil in dentil roundel with stained glass spandrels. The door has a lower panel and an upper light of decorative, coloured etched glass. The bays to each side have canted-bay windows on the ground floor. The first and third bays on the first floor have segmental-arched, two-light windows with timber mullions and the second bay has a single-light window. The second floor has smaller segmental-arched, single-light windows in all three bays.

The south, side elevation is of two bays with double gables and irregular fenestration. The left-hand side has a single-light ground-floor window with reverse-shouldered lintel, and a cellar opening. The right-hand side has a slight projection with lean-to roof, cellar and two-light, ground-floor window, with a segmental-arched window on both of the floors above. The north, side elevation has a lower, two-storey bay on the left-hand side with an east gable. This bay contains a reverse-shouldered doorway with segmental-arched overlight with a segmental-arched window to the left, and a single first-floor window. The second bay has a two-light window on the ground floor with a segmental-arched window on both the floors above. The right-hand bay is gabled with a projecting, corbelled stack.

The west, rear elevation has irregular fenestration with a gabled, projecting right-hand bay and a lean-to ground-floor outshot with a large timber and glazed, square bay. In between is the arched, traceried stair window.

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