2 Manchester Road, Chorlton-cum-Hardy, Manchester Heritage Statement



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2 Manchester Road, Chorlton
Heritage Statement

Prepared for Olivia Edge

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August 2026

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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 as a designated heritage asset 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 as further designated heritage assets, and to assess the impact of proposals to replace the existing house.

Section 3 summarises the development of the site. Oban House is listed in the 1891 census return and functioned as a dwelling since its construction.

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 in response to Historic England guidance[1] which can be a material consideration, although its **very poor condition and therefore currently unoccupied state and the overgrown nature of the site diminish this contribution**. It has not been identified by the Council as a non-designated heritage asset in its own right.

However, it is considered that the building at 2 Manchester Road is not 'architecturally impressive' as noted by the information published by the Council on the Conservation Area. There are two pairs of semi-detached brick and terracotta villas at the junction of Manchester Road with Edge Lane **which are considered to be 'architecturally impressive' and to make a more important contribution to the Conservation Area than number 2 Manchester Road**. **The application site itself is considered to be important within the Conservation Area** due to its location at a junction and its position jutting out into the junction.

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.

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

Policy 219 of the NPPF is particularly relevant to this application and 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.

The assessment of the impact on the heritage asset and its setting is set out in Section 6. Although the loss of the existing building would cause harm to the Conservation Area, this is considered to be less than substantial in planning terms and is justified by the very poor condition of the building, which has rendered it uninhabitable and its consequent vacancy, and the impracticability or economic unviability of reusing it in any form. Although it would be possible to stabilize the house, it would still have **sloping floors and leaning walls, in what is an unlisted building which makes a minor contribution to the Conservation Area.** Various options, from carrying out stabilisation works, rebuilding significant portions and demolishing the building and rebuilding it like for like have been examined in the accompanying *Design and Access Statement* and **conclude that a replacement dwelling is the most feasible approach.**

The proposed new house been developed following pre-application advice from the Council and an initial assessment of significance. The design has been substantially changed to follow the feedback from the Council and is **now considered to meet the Council's requirements**.

Heritage Panel Feedback	Design of Proposed House
• Same orientation	• Now positioned on same orientation
• Same approximate position	• Same position
• Simplified to a single mass	• Now occupies a single mass
• Define the corner as per the existing	• Relationship with the corner remains the same
• Existing has strong vertical emphasis with projecting chimneys	• New design has two gables at the front to achieve a strong vertical emphasis
• Scope to utilise the roof for accommodation	• New design uses height for additional accommodation
• More restrained plan form and height	• Occupies a single mass

There is a presumption in favour of sustainable development within the NPPF. The proposed design will add to rather than detract from the character of the area. Overall, the proposals will be **beneficial** to the significance of both the Conservation Area and listed church of St John and are considered to **preserve and enhance** the Conservation Area. The proposals will result in the optimum viable use of the site and will provide the **public benefits of a new house in a high-quality architectural design and will bring the very neglected site back into use. The proposals are considered to meet the requirements of national and local planning policy.**

This report could be added to the Historic Environment Record as a permanent publicly accessible record, in keeping with the requirements of NPPF Policy 206.

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 as a designated heritage asset 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 as further designated heritage assets, and to assess the impact of proposals to replace the existing house. 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 buildings and to the Conservation Area;
- An assessment of the impact of proposals to replace the existing house.

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

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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.[2]'

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[3] with sufficient land for a burial ground[4]. 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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[2] 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]

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

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

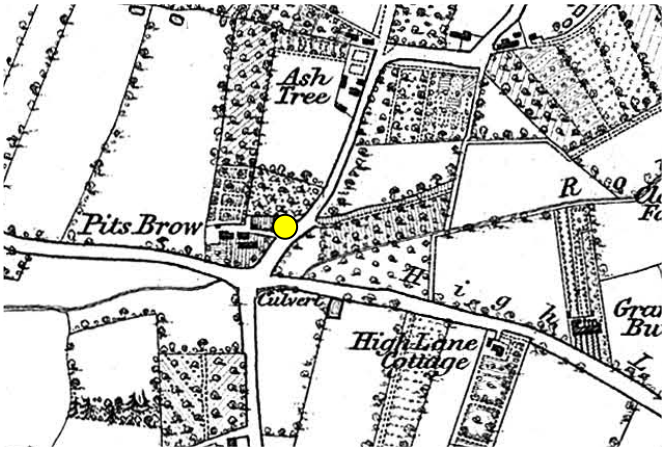
St Clement's Church and Cavendish House – the present presbytery - are shown to the south, with a Methodist chapel and Sunday School to the north. Development had also taken place along the north side of Edge Lane and south along St Clement's Road, with large detached and semi-detached properties in 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[5].

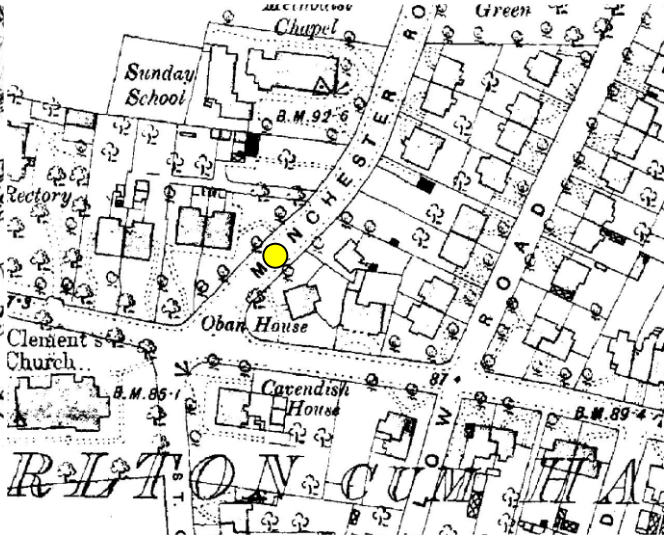
Simpson goes on to record that

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

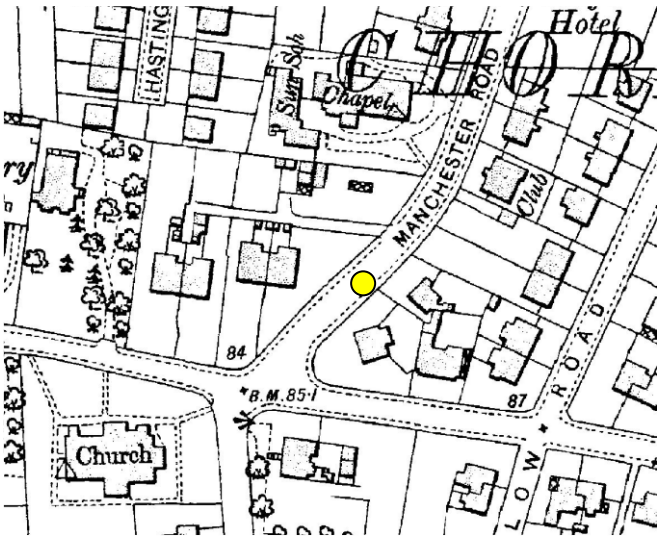
who remained in Oban House until 1921. There were several tenants at Oban House in the 1920s.



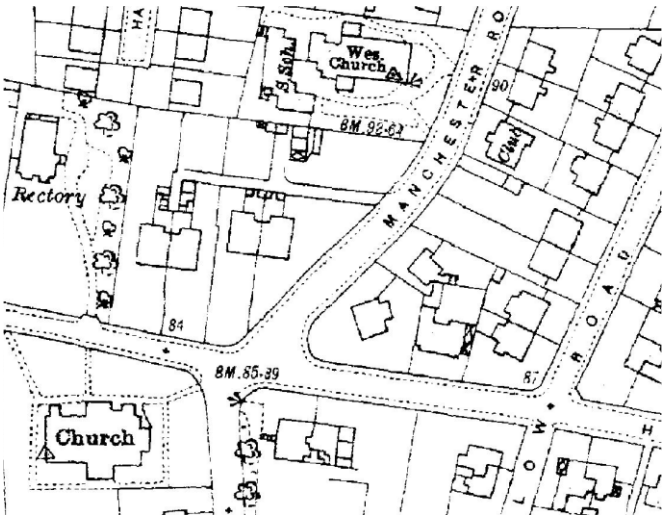
OS 1848 Showing Site



OS 1894 Showing Site

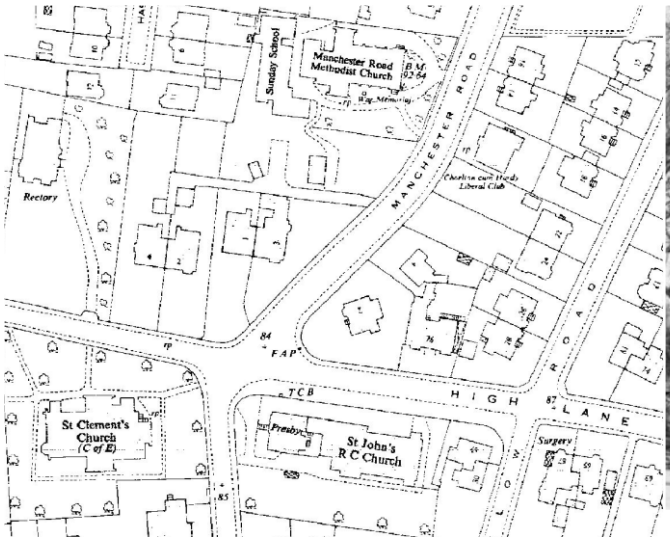


OS 1907



OS 1933

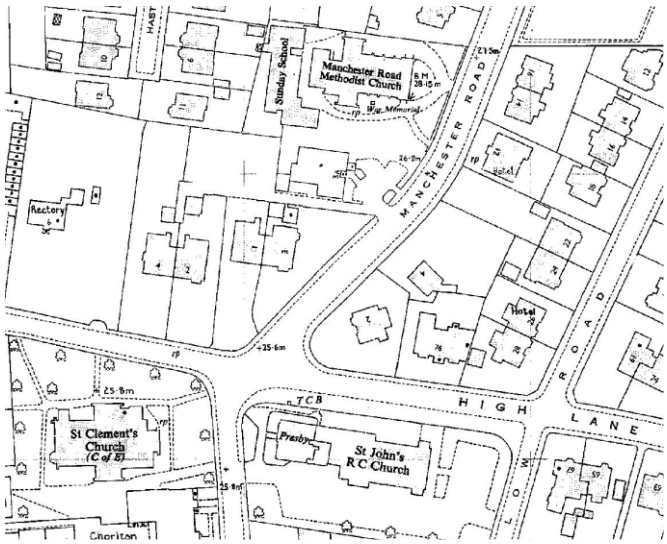
[5] Dickens, S. *Chorlton-cum-Hardy Through Time* (Stroud: Amberley, 2018), 9



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 207 and 208 (CLG, *National Planning Policy Framework*, 2024). 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. 210). 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 Area is a designated heritage asset and 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.[6]'

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.

[6] 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 concrete slabs which is an inappropriate material for use in a conservation area, 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[7]:

- 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?

[7] 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[8]. The building also reflects the traditional functional character or former uses in the area.

However, Oban House is in a very poor condition and has been assessed by three structural engineers. It has consequently not been occupied for at least five years and **is uninhabitable and unusable**.

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 in response to the Historic England guidance which can be a material consideration, although its **very poor condition and therefore currently unoccupied state and the overgrown nature of the site diminish this contribution**. It has not been identified by the Council as a non-designated heritage asset in its own right

As before, within the information provided by the Council about the Conservation Area, it states:

> 'Many of the buildings that line the streets within the area are architecturally impressive…'

It is considered that the building at 2 Manchester Road is not one of these. There are **two pairs of semi-detached brick and terracotta villas at the junction of Manchester Road with Edge Lane which are considered to be 'architecturally impressive' and to make a more important contribution to the Conservation Area than number 2 Manchester Road**. They are shown on the 1894 map and retain classical revival frontages with projecting bays, tripartite windows with arched heads and hipped roofs. Although research for this report has not revealed the architect who design the pair of villas, they appear to have been designed by the same architect.

[8] Manchester Art Gallery catalogue Accession number: 1929.54



Mid-19th Century Nos 1 and 3 Manchester Road



Mid-19th Century Nos 2 and 4 Edge Lane

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 as further designated heritage assets. 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 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.

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

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.
Much of the special interest is considered to be internal to the church and presbytery, although the church was built to a design by Harold Greenhalgh, whose practice became one of the most prolific Catholic architects in the region[10] and the external design is significant.

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

<u>The asset's physical surroundings</u>

- 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.'

[10] Harold Greenhalgh [online]. Available at: https://manchestervictorianarchitects.org.uk/architects/harold-greenhalgh [Accessed 13.08.26]

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 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.



View Towards Church from Junction with Manchester Road



View East along Edge Lane



View South along Manchester Road



Mid-19th century Semi-detached Houses 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[11].

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

- 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.

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. 2024)

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.

The National Planning Policy Framework (NPPF) was updated in December 2024 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 206 states: 'Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.'

Policies 207 and 208 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 210 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 212 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 213 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 215 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 219 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.

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
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.

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.

6 IMPACT ASSESSMENT

6.1 Summary of the Proposals

CB3 Design has designed a scheme for the demolition of the existing house and for a replacement dwelling.

There are further details in the Design and Access Statement and the drawings which accompany the application, and which should be read with this report.

6.2 Impact of Changes on the Significance of the Listed Buildings and the Conservation Area

This analysis is based on the guidance given within the Historic England *Advice Note 2: Making Changes to Heritage Assets*. In Chapter 3 *Addition and Alteration*, and under *General Points*, the guidance states:

> 'The main issues to consider in proposals for additions to heritage assets, including new development in conservation areas, aside from NPPF requirements such as social and economic activity and sustainability, are proportion, height, massing, bulk, use of materials, durability and adaptability, use, enclosure, relationship with adjacent assets and definition of spaces and streets, alignment, active frontages, permeability and treatment of setting. Replicating a particular style may be less important, though there are circumstances when it may be appropriate. It would not normally be good practice for new work to dominate the original asset or its setting in either scale, material or as a result of its siting.[12]'

6.2.1 Impact of Loss of Existing House

Number 2 Manchester Road lies within the Wilbraham Road / Edge Lane Conservation Area and is considered to make a positive although limited contribution to the Conservation Area and the NPPF advises that substantial harm should be exceptional. 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. The question to be addressed is how far the proposed change impacts on the designated asset and, in that respect, what effect it would have on its significance.

It is the degree to which the change of environment would impact on the values identified in the sections above.

The proposals would result in the loss of the existing building, which has been identified as making a positive although limited contribution to the Conservation Area and its loss would cause some harm, which is considered to be less than substantial in planning terms. The harm is justified by the very poor condition of the building, which has rendered it uninhabitable and its consequent vacancy, and the impracticability or economic unviability of reusing it in any form.

[12] Historic England. *Making Changes to Heritage Assets: Historic England Advice Note 2* (Historic England, February 2016), parag. 41

There have been three structural inspections of the property, latterly by the conservation registered Blackett Ord practice, as required in pre-application feedback from the Council. This concluded that:

> 'The principal defect is the foundations. There has been differential settlement of up to around 250 mm such that the floors slope a similar amount across the building. As well as the whole building having tipped to the north there is a line of failure through the building on the line of the hallway/stairs. There is no reason to believe that the movement has stopped, although long term monitoring would confirm this, because there have clearly been ongoing repairs over many years. The photograph of 1959 clearly shows distortion having occurred before that date. It is indeed probable that the movement started shortly after construction. As a timeline assessment suggests: the building was built around 1880, the photo shows a problem in 1959, eighty years later, and the movement is still continuing 65 years after that.
>
> Over the years window cills and lintels have been reset to take account of movement, a chimney has been rebuilt straight, and floors have been made up to level by overlaying. All this will be a continuing process unless the foundations are stabilised. Stabilisation will not of course put the house back to where it was. The floors will still slope, and the walls will still lean.[13]'

It is **unreasonable to expect the required amount of repairs to be carried out and to expect occupants to live with sloping floors and leaning walls, in what is an unlisted building which makes a minor contribution to the Conservation Area**.

SN Estimating Services Ltd has advised that the **costs associated with stabilising and making good the existing building exceed the costs of rebuilding it, rendering reuse not economically feasible.** There is also a significant concern that this work would result in a refurbishment that could not be made compliant with the building regulations.

Various options, from carrying out stabilisation works, rebuilding significant portions and demolishing the building and rebuilding it like for like have been examined and found to be either not practical or not economically feasible. These **options are examined in the accompanying *Design and Access Statement***, Section 1.21, and **conclude that a replacement dwelling is the most feasible approach**.

6.2.2 Impact of New Development

The design of the new dwelling has been developed following pre-application advice from the Heritage Panel of the Council, which advised that:

> '…the proposed building should be in the same orientation and approximate position as the existing… that the form and layout was simplified to a single mass to scale back the footprint and define the corner as per the existing, so that the landscaping setting and relationship with the corner remained the

[13] Blackett-Ord Conservation Engineering. Structural Appraisal of 2 Manchester Road Chorlton-cum-Hardy (Ref: B116. January 2026), 5

> same… The Panel noted the existing property having a strong vertical emphasis with projecting chimneys and suggested that there would be scope to utilise the roof for accommodation and look at a more restrained plan form and height rather than increasing the footprint with lower elements.[14]'

The revised design has also been based on an initial assessment of significance by the present author.

The design for the new house has now positioned it on the same orientation and position as the existing house, it is largely on the existing footprint and the front building line has been moved back so that it is largely on the existing building line, so the relationship with the corner remains the same. The design now occupies a single mass and has also used height for additional accommodation, as per the feedback. The design now presents as a three-storey brick building using two gables at the front to achieve a strong vertical emphasis, in line with the feedback. The design has been thoroughly revised to present a simple and contemporary design, in keeping with good practice for new development in historic areas, and with no traditional elements. Consistent materials are to be used across all the elevations and historic bricks and slates will be reused where possible or sourced to match where necessary.

In the important views highlighted above, the proposed house will be lower than the St John's presbytery and the border hedge will be retained so that only the first floor upwards are visible above it; the house is not considered to distract from or dominate the listed St John's or its presbytery. The south side elevation is simple and is not considered to distract in views northwards along High Lane, which include the important villas straddling the corner of Manchester Road and Edge Lane. The rear elevation, away from the important views, has been used to house solar panels and a roof balcony.



Modelled View East along Edge Lane

[14] Pers. Comm. Manchester City Council Planning Officer, 17.07.25



Modelled View West along High Lane

The design includes a recessed room on the north-west boundary at basement level with a planted roof, which will be obscured from Manchester Road by the boundary wall and hedge. The stone boundary wall will be retained and repaired, the existing side gate onto High Lane will be retained and repaired and the access from Manchester Road will be surfaced with stone setts. The main gate will be repaired or replaced as existing. It is recommended that resin bound gravel of an appropriate colour is used for the parking area.

There are existing mature trees along the road boundaries and within the grounds which are in fair to good condition. One tree (T1) will be removed, although others are to be retained with additional planting.

A landscape design has been developed to provide a naturalistic and contemporary approach incorporating informal seating areas, layered planting, high-quality materials and sensitive lighting to create an attractive, biodiverse and functional garden setting.

6.3 Overall Impact on Significance

Although the loss of the existing building would cause harm to the Conservation Area, this is considered to be less than substantial in planning terms and is justified by the very poor condition of the building, which has rendered it uninhabitable and its consequent vacancy, and the impracticability or economic unviability of reusing it in any form. Although it would be possible to stabilize the house, it would still have **sloping floors and leaning walls, in what is an unlisted building which makes a minor contribution to the Conservation Area.** Various options, from carrying out stabilisation works, rebuilding significant portions and demolishing the building and rebuilding it like for like have been examined in the accompanying *Design and Access Statement* and **conclude that a replacement dwelling is the most feasible approach.**

The proposed new house been developed following pre-application advice from the Council and an initial assessment of significance. The design has been substantially changed to follow the feedback from the Council and is **now considered to meet the Council's requirements**. The proposals will result in the optimum viable use of the site and will provide the public benefits of a new house in a high-quality architectural design and will bring the very neglected site back into use.

The proposed design will add to rather than detract from the character of the area. Overall, the proposals will be **beneficial** to the significance of both the Conservation Area and listed church of St John.

7 CONCLUSION

The information in Sections 3 and 4 of this report provides an assessment of the significance of the application site and the contribution it makes to the significance of both the Conservation Area and to that of the nearby listed buildings as designated heritage assets. Oban House is listed in the 1891 census return and Lachlan McLachlan, a local photographer, appears to have been its first tenant. 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 in response to Historic England guidance[15] which can be a material consideration, although its **very poor condition and therefore currently unoccupied state and the overgrown nature of the site diminish this contribution**.

However, it is considered that the building at 2 Manchester Road is not 'architecturally impressive' as noted by the information published by the Council on the Conservation Area. There are two pairs of semi-detached brick and terracotta villas at the junction of Manchester Road with Edge Lane **which are considered to be 'architecturally impressive' and to make a more important contribution to the Conservation Area than number 2 Manchester Road**. **The application site itself is considered to be important** within the Conservation Area due to its location at a junction and its position jutting out into the junction. It has not been identified by the Council as a non-designated heritage asset in its own right.

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 sets out the legislative and planning policy framework and gives guidance on the circumstances in which consent may be required. Policy 210 of the NPPF sets out the principles guiding the determination of applications for consent relating to heritage assets. This should take account of the desirability of sustaining and enhancing significance, the positive contribution that conservation of heritage assets can make to the establishment of sustainable communities and economic vitality and the desirability of new development making a positive contribution to local character and distinctiveness.

Policy 219 of the NPPF is particularly relevant to this application and 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.

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

The assessment of the impact on the heritage asset and its setting is set out in Section 6. Although the loss of the existing building would cause harm to the Conservation Area, this is considered to be less than substantial in planning terms and is justified by the very poor condition of the building, which has rendered it uninhabitable and its consequent vacancy, and the impracticability or economic unviability of reusing it in any form. Although it would be possible to stabilize the house, it would still have **sloping floors and leaning walls, in what is an unlisted building which makes a minor contribution to the Conservation Area.** Various options, from carrying out stabilisation works, rebuilding significant portions and demolishing the building and rebuilding it like for like have been examined in the accompanying *Design and Access Statement* and **conclude that a replacement dwelling is the most feasible approach.**

The proposed new house been developed following pre-application advice from the Council and an initial assessment of significance. The design has been substantially changed to follow the feedback from the Council and is **now considered to meet the Council's requirements**.

Heritage Panel Feedback	Design of Proposed House
• Same orientation	• Now positioned on same orientation
• Same approximate position	• Same position
• Simplified to a single mass	• Now occupies a single mass
• Define the corner as per the existing	• Relationship with the corner remains the same
• Existing has strong vertical emphasis with projecting chimneys	• New design has two gables at the front to achieve a strong vertical emphasis
• Scope to utilise the roof for accommodation	• New design uses height for additional accommodation
• More restrained plan form and height	• Occupies a single mass

There is a presumption in favour of sustainable development within the NPPF. The proposed design will add to rather than detract from the character of the area. Overall, the proposals will be **beneficial** to the significance of both the Conservation Area and listed church of St John and are considered to **preserve and enhance** the Conservation Area. The proposals will result in the optimum viable use of the site and will provide the **public benefits of a new house in a high-quality architectural design and will bring the very neglected site back into use. The proposals are considered to meet the requirements of national and local planning policy.**

This report could be added to the Historic Environment Record as a permanent publicly accessible record, in keeping with the requirements of NPPF Policy 206.

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1894	1:2500	Ordnance Survey Lancs Sheet CXI.1
1907	1:2500	Ordnance Survey Lancs Sheet CXI.1
1933	1:2500	Ordnance Survey Lancs Sheet CVI.1
1952-6	1:10560	Ordnance Survey
1990	1:1250	Ordnance Survey

Appendix 1: Listed Building Descriptions

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.

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.

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