HERITAGE ASSESSMENT
AND
DESIGN AND ACCESS STATEMENT

To support an application for Full Planning and Listed Building Consent for minor restoration works and minor alterations at Alkrington Hall East, Alkrington Hall Road North, Middleton, Manchester, M24 1WD.

On behalf of:	The owner
Document version:	Application
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Architects Registration Board

Prepared by
Ian Bright Architects
RIBA Accredited Conservation Architects

RIBA
Chartered Practice

December 2022

“Heritage Assessment” and “Design and Access Statement”

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Project Title: Alkrington Hall East

Site Address: Alkrington Hall East
Alkrington Hall Road North
Middleton
Manchester
M24 1WD

Client: Sarah Wood

IBA Ref Number: 2529

Report subject: Heritage Assessment and D+A Statement

Prepared by: Ian Bright Architects Ltd
Short House
1 – 5 Short Street
Macclesfield
Cheshire
SK11 6JY
Telephone: 0777 56 88825
Email: ib@ianbrightarchitects.com

Author: Ian Bright TDip BA(Hons) Architecture BArch ARB RIBA CA
RIBA Chartered Architect
RIBA Accredited Conservation Architect

Cover image: Figure 1: North-east elevation of Alkrington Hall East (looking south-west).

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1.0 INTRODUCTION

1.1 Alkrington Hall is a three storey (plus basement) mid-eighteenth-century manor house. Constructed c.1735-6 in the Classical Palladian style. Designed by Giacomo Leoni for Sir Darcey Lever. Grade II star listed from 15th March 1957. Refer to chapter 7 for further historical details.

1.2 In the 1990's the main house and its two wings were divided into four separate dwellings. The subject of this report is one of the larger of the dwellings, Alkrington Hall East, which was purchased by the current owners and occupiers, Mr Parker and Miss Wood, in April 2021.

1.3 The subdivision of the original internal layout of the main house inevitably resulted in creating some internal party walls between the individual dwellings. This division was never fully completed which has left some minor details unresolved.

1.4 The division of the external garden areas has resulted in alternative discrete access arrangements to each of the separate dwellings. The access to Alkrington Hall East is via an entrance door on the east elevation of the main house and the private garden is to the north, the east and the south. This land division has also resulted in some awkward details and arrangements.

1.5 Prior to the purchase by Mr Parker and Miss Wood the previous owners have carried out some inappropriate repairs to some of the original details of the building. This includes the wood panelling in one of the second-floor bedrooms.

1.6 Mr Parker and Miss Wood were aware that the building is grade II star listed when the house was purchased, and that formal consent may have been required to carry out these minor works. In 2022 they met with the Local Authority Conservation Officer (Catherine Fenghour) and she confirmed that they would need to submit an application, and obtain approval, for Listed Building Consent prior to commencing the works on site.

1.7 In May 2022, Ian Bright Conservation Architects was commissioned by Sarah Wood to prepare an application for planning and listed building consent, to Rochdale Borough Council, for the minor restoration works and alterations to the fabric of the building. This document is a site specific and objective Heritage Assessment and Design and Access Statement to support the application.

2.0 PURPOSE OF THIS REPORT

2.1 The advice provided by Rochdale Borough Council at the on-site meeting (ref: item 1.6) included confirmation that the documentation submitted in support of the application should include an assessment of the impact of the proposed works upon the significance the building as a designated heritage asset.

2.2 This document is a Heritage Assessment and Design and Access Statement which has been prepared in response to the advice from Rochdale Borough Council Conservation Officer.

2.3 This Heritage Assessment and Design and Access Statement is intended to satisfy this requirement of Rochdale Borough Council's Planning and Listed Building Consent Application "Validation Checklist".

2.4 This document will confirm the relevant planning policy guidelines against which the application will be assessed by the Local Authority in the decision-making process. It will assess the impact that the proposed development would have upon the significance of the relevant heritage asset within the context of the relevant planning policies. It will provide a review of the results and draw conclusions.

2.5 The outcome of this assessment will inform Rochdale Borough Council of the effect and impact of the proposals upon the relevant heritage asset and will assist them with the processing of the application and in determining a decision of the application.

3.0 SUMMARY OF ASSET – KEY INFORMATION

3.1 In summary, key information regarding the building is as follows: -

Heritage Asset:	Alkrington Hall, incorporating Alkrington Hall East and setting.
Location:	Alkrington Hall East, Alkrington Hall Road North, Middleton, Manchester, M24 1WD
National Grid Reference:	SD 86590 05179
Designation:	Grade II star Listed Building nationally designated heritage asset.
Date first listed:	15th March 1957
Building type:	Manor House, subdivided.
Date:	Originally constructed mid-18th century (c.1736-6) with late 20th century alterations and subdivision.
Application proposal:	Planning and Listed Building Consent for minor restoration work and minor alterations.

3.2 Official Listing Entry Description for Alkrington Hall

"MIDDLETON ALKRINGTON HALL SD 80 NE ROAD NORTH 2/1 Alkrington Hall 15/3/57 G.V. II* House, now flats. 1735-6. By Giacomo Leoni for Darcy Lever. Brick with ashlar dressings and C20 tile and slate roofs. 9-bay 3-storey double-pile plan with single-storey 3-bay wings to either side. Classical style. A well composed elevation, the central 3 bays being slightly advanced and having giant Ionic pilasters above a rusticated stone ground floor. Otherwise the elevation is brick with rusticated quoins, first floor band and a coped parapet with recessed panels in the outer bays and balustrades in the inner above a cornice. Central door with overlight and dropped keystone with date and coat of arms below a pedimented window on the first floor. All the windows of the central 3 bays have stone surrounds whereas those in the outer bays have fiat brick arches, keystones and stone sills. Glazing bars have been removed from windows on all but the top floor and some of the side windows. The hipped roof has 2 ridge chimney stacks. Wings to either side of later elates. Semi-circular arched stair windows to each of the side elevations which retain elaborate lead rainwater heads and downpipes. Flat rear with 9 windows on each floor and a central pedimented door with coat of arms and pilasters. Interior: several of the rooms have been split by C20 partitions but much of the original deep relief plaster ceilings, stone flooring and timber fittings remains. One stair has a deep moulded rail on column-on-vase balusters, column newels and a cut string whereas the other, which is C19, has a swept rail, plain square balusters, a cut string and a wreathed stop to the rail. The house is an important and imposing example of Leoni's work. It is one of only a few which survive in the North-West of England. Victoria Country History of Lancashire, 1911." [1]

Figure 2: North elevation. [1]

1 Extract from Historic England Listed Buildings List (refer to appendix 5)

4.0 PLANNING POLICY GUIDANCE

4.1 Relevant National Planning Policy Guidelines

4.1.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied.

4.1.2 The decision-making process requires the Local Authority to thoroughly assess a Planning and Listed Building Consent application in terms of the requirements of the relevant planning policies to determine its suitability and acceptance.

4.1.3 National guidance policies governing the historic environment is contained within National Planning Policy Framework (July 2021) at Section 16 "Conserving and Enhancing the Historic Environment."

4.2 The following relevant NPPF policies are under the sub-heading of "Proposals affecting heritage assets":

4.2.1 Paragraph 194 of the National Planning Policy Framework states that:

> *"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary."* [2]

4.2.2 Paragraph 195 of the National Planning Policy Framework states that:

> *"Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal"* [2]

4.2.3 Paragraph 197 of the National Planning Policy Framework states that:

> *"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."* [2]

4.3 The following relevant NPPF policies are under the sub-heading of "Considering potential impacts":

4.3.1 Paragraph 203 of the National Planning Policy Framework states that:

> *"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 affect directly or indirectly 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."* [2]

4.4 Relevant Local Planning Policy Guidelines

4.4.1 The Rochdale Borough Council website currently states:

> "The Rochdale Core Strategy (adopted October 2016)
>
> *The Core Strategy for Rochdale borough was adopted on 19 October 2016. It's the lead document in the Local Plan. All other documents that make up or support the Local Plan need to meet the vision, strategies and policies outlined in the Core Strategy."* [3]

4.4.2 The Rochdale Core Strategy policy P2 sets out the local policy for Protecting and enhancing character, landscape and heritageas follows:

> ***"P2 - Protecting and enhancing character, landscape and heritage***
>
> 1. *We will protect and enhance the borough's character, the distinctiveness of its town centres, housing areas and countryside, and the qualities of its landscapes, utilising the considerable potential of these assets in development and regeneration schemes. We will do this by:*
>
> a. *Requiring new development to integrate successfully with the key natural features of the borough, e.g. river valleys and the Pennine landscape;*
> b. *Requiring new development to take opportunities to protect and open up important views of hills and valleys which are part of the borough's unique character;*
> c. *Restoring the River Roch and other water bodies to their place as key and attractive features of the borough, including opening up waterways where they have been covered, and enhancing their setting, heritage assets and biodiversity potential;*
> d. *Protecting, enhancing and utilising outstanding cultural landscapes, such as the Cheesden Valley area and around Littleborough and Hollingworth Lake; and*
> e. *Conserving and enhancing townscape character.* [3]

2. *We will protect the borough's heritage by:*

a. *Conserving, enhancing and promoting key heritage assets, both statutory and non-statutory, including consideration of their wider settings. Key heritage assets of the borough include:*
   i. *Four outstanding conservation areas: Central Rochdale, Middleton and Littleborough town centres and Rock Nook / Summit;*
   ii. *Other designated assets such as listed buildings, conservation areas, registered parks and scheduled ancient monuments;*
   iii. *The heritage of the Co-operative movement, the Rochdale Pioneers and the Labour movement;*
   iv. *The Edgar Wood and J. H. Sellers cultural heritage;*
   v. *The heritage of the seventeenth and eighteenth century vernacular tradition; and*
   vi. *The engineering heritage, including mills, canals and railways.*

b. *Conserving, enhancing and utilising other non-statutory heritage assets of local interest, be they buildings, parks, gardens or archaeological sites, including promoting their sensitive restoration;*

c. *Using heritage assets positively and intelligently to strengthen identity and image and support the visitor economy, particularly in development and regeneration schemes; and*

d. *Prioritising the conservation of heritage assets at risk from decay, giving special attention to designated heritage assets in this regard.* [3]

2 Extract from The National Planning Policy Framework (July 2021)
3 Extract from “Rochdale Core Strategy” (adopted October 2016)

5.0 METHODOLOGY OF THIS REPORT

5.1 The proposal site is Nationally Designated by Historic England as a grade II star listed historic asset (reference Appendix 5 listing description). Therefore, in accordance with the policies of the NPPF and the Rochdale Core Strategy, there is a requirement to assess the impact that the proposed works would have upon the heritage asset.

5.2 Historic England (HE) is generally accepted as being the authority for good practice guidance for the conservation of historic assets in England and the assessment of heritage assets in the conservation process.

5.3 In its "Summary Introduction" the Historic England Guidance document "The Setting of Heritage Assets – Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)" states that:

> "*This document sets out guidance, against the background of the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guide (PPG), on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes. It gives general advice on understanding setting, and how it may contribute to the significance of heritage assets and allow that significance to be appreciated, as well as advice on how views contribute to setting. The suggested staged approach to taking decisions on setting can also be used to assess the contribution of views to the significance of heritage assets. The guidance has been written for local planning authorities and those proposing change to heritage assets. It replaces The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 – 1st edition, (2015) and Seeing the History in the View: A Method for assessing Heritage Significance within Views (English Heritage, 2011).*" [4]

5.4 The methodology employed by this Heritage Assessment has followed the guidance as set out within the Historic England Guidance document "The Setting of Heritage Assets – GPA 3" which states as follows:

> *"Amongst the Government's planning policies for the historic environment is that conservation decisions are based on a proportionate assessment of the particular significance of any heritage asset that may be affected by a proposal, including by development affecting the setting of a heritage asset.*
>
> *Historic England recommends the following broad approach to assessment, undertaken as a series of steps that apply proportionately to the complexity of the case, from straightforward to complex:*
>
> *Step 1: Identify which heritage assets and their settings are affected.*
>
> *Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated*
>
> *Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it*
>
> *Step 4: Explore ways to maximise enhancement and avoid or minimise harm*
>
> *Step 5: Make and document the decision and monitor outcomes."* [5]

5.5 The Historic England document then continues to consider each of the above steps in more detail.

5.6 In order to prepare an assessment of the impact of the proposal upon the relevant heritage asset to inform the decision for the application, this Heritage Assessment has employed a methodology in accordance with the above Historic England's guidance. The detail of the methodology and how it relates to the HE guidance is as follows:

HE Step 1: Identify which heritage assets and their settings are affected

a) An initial evaluation of the location and setting of the site to identify and establish which heritage assets could potentially be affected by the proposal (Chapter 6).

HE Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated

b) Documental historic research using readily available local historical information sources, to give an understanding of the identified relevant asset in its historical context. Including a brief summary of the history Alkrington Hall to give an understanding of the site in its historical context. (Section 7).

c) A description of the proposal to give an understanding of the design solution in the context of the preceding Sections. (Chapter 8) and the Design and Access Statement to provide a more detailed description for the proposal (Chapter 9).

d) An assessment of the significance of the relevant historic asset to inform the later assessment of the impact of the proposal upon the significance of the asset (Chapter 10).

HE Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it

e) An assessment of the impact of the proposal upon the significance of the identified relevant asset and its setting. (Chapter 11).

HE Step 4: Explore ways to maximise enhancement and avoid or minimise harm

f) A review of the findings of the preceding sections to give an understanding of how the design solution has enhanced and avoided or minimised harm (Chapter 12).

HE Step 5: Make and document the decision and monitor outcomes.

g) A conclusion of the findings of the report (Chapter 12).

4 Historic England Guidance document "The Setting of Heritage Assets-GPA 3" Summary Introduction
5 Historic England Guidance document "The Setting of Heritage Assets-GPA 3" p.8

6.0 LOCATION AND SETTING OF THE SITE

6.1 The following section provides an initial evaluation of the location and setting of the site to assist in understanding the situation.

6.2 <u>The Site Location and setting</u>

6.2.1 Alkrington Hall is located to the south of the centre of the town of Middleton, in the Metropolitan Borough of Rochdale, Greater Manchester, England, on the River Irk 5 miles (8.0km) southwest of Rochdale and 5 miles (8.0 km) northeast of Manchester city centre.

6.2.2 The property is set within open land to the north, which is the remaining landscape from the original Alkrington Estate (now part of Alkrington Woods local nature reserve). To the south and east is a large residential housing estate.

6.2.3 A single track road through the housing estate provides access to north side of the Hall and leads to the front of Alkrington Hall East, on the east side of the building.

6.2.4 The whole of Alkrington Hall is under one Grade II star listing and all four of the individual dwellings appear to be relatively well maintained.

6.2.5 The access elevation (front door) of Alkrington Hall East faces east and has a front and side garden area with gated access, and a later built contemporary flat roofed brick garage.

6.2.6 The site area for Alkrington Hall East (only) including the private gardens is approximately 0.06 Hectares (0.148 Acres).

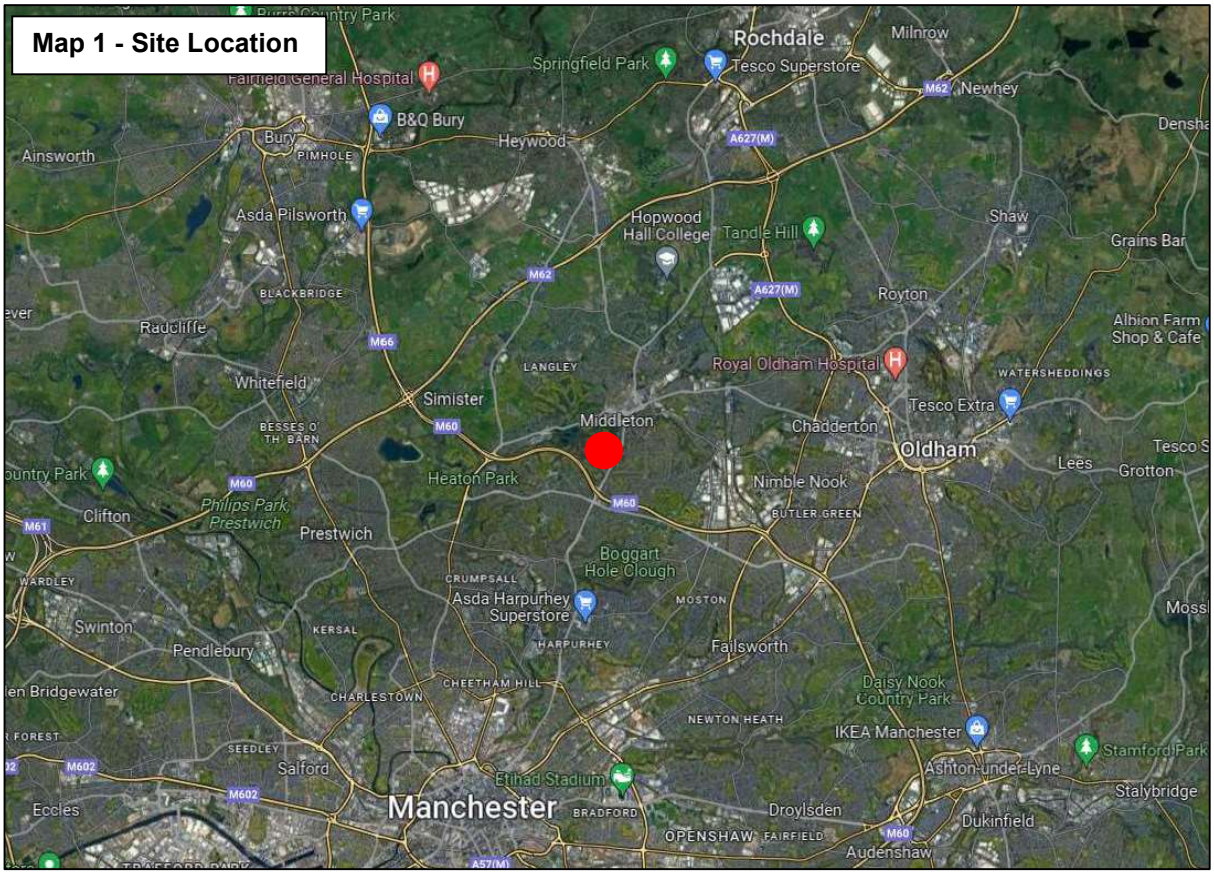


Figure 3: Map 1: Indicating the location of the site (red dot). [6]

Figure 4: Map 2: Indicating the location of the site within Middleton (red dot). [6]

Figure 4: Map 3: Indicating the location of the site. Approximate boundary indicated by the red line. [6]

6.3 <u>Setting of the Site</u>

6.3.1 To the north of the site is the remaining area of the original house grounds and Alkrington Woods local nature reserve.

6.3.2 To the south and east of the site is a large housing estate.

6.3.3 The only other listed asset within 150 metres radius of Alkrington Hall East is "Home Farm Dairy, Alkrington hall Road North, which is grade II listed. The proposals will not be visible from this asset and will have no impact.

6 – Base map extracts sourced from Google Maps

7.0 HISTORICAL CONTEXT

7.1 This chapter provides a brief summary of the history of Alkrington Hall to give an understanding of the site in its historical context.

7.2 A Brief History of Alkrington Hall

7.1 The Manor of Alkrington was first documented at the end of the 12th Century when it was owned by Adam de Prestwich. It later passed by marriage to the family of Cardinal Thomas Langley, three times Lord Chancellor of England. The Lever family of Bolton purchased the Manor and its hall in 1627. [7]

7.2 The Levers were a merchant family who had acquired large estates in the Manchester and Middleton areas during the Renaissance period of the 1600s. [8] Sir Darcy Lever acquired further family wealth and went on to serve as High Sheriff of Lancashire. [7]

7.3 In 1736, Sir Darcy Lever decided to rebuild his family home, Alkrington Hall. Rather than going to local builders, he employed an Enlightenment architect of international importance, an Italian from Venice called Giacomo Leoni. [8]

7.4 In Italy Giacomo Leoni studied the work of Andrea Palladio, an architect whose designs emulated ancient Rome's noble buildings. When Leoni came to Britain in 1715, he published his English translation of Palladio's Four Books of Architecture. It was a huge success and set off an architectural revolution that swept the English-speaking world. [8]

7.5 Alkrington Hall is the oldest surviving Palladian style house in Lancashire and is grade II star listed by Historic England. Darcy's' son, Sir Ashton Lever extended the wings of the Hall in 1771 to house what was one of the first Natural History Museums in the world. At one stage, he had 4,000 live birds in a sanctuary. [8]

7.6 The estate was developed by the Lever family to support 13 tenant farms, a water mill, 5 cottages and several coal pits. Its boundaries were formed by water courses; the River Irk in the west and Wince and Boardman Brooks in the north and south and comprised of 790 Acres of land. During 1804, Manchester New Road was built through the estate to service the growing cotton town of Middleton and still bisects the Garden Village. By the 1820's, the River Irk had more mill seats and textile factories than any other waterway in the world. [8]

7.7 The Lever family sold the estate to the Lees brothers of Oldham in 1834. [7]

7.8 At the start of the 20th century, a co-operative was formed with Middleton Corporation and the Lees Family Trustees to develop the Alkrington farmland into a housing suburb for the growing population of Manchester. The Garden City Association designed the layout insisting that *"every dwelling should have ample light and air, with a suitable garden and that public recreation ground and open space should be provided generously".* The development was to be limited to 12 houses per acre and farms and greenbelt were to remain on the perimeter of the village. [7]

7.9 After lying empty for some time, Alkrington Hall was subdivided and converted into four private dwellings in the 1990's. The factories along the Irk are now gone with the land regenerated into the Alkrington Woods local nature reserve of over 120 Acres. [7]

7 - Source from "Middleton Township – Friends of Alkrington Woods"
8 - Source from "Middleton Heritage" (December 2013)

8.0 DESCRIPTION OF THE EXISTING SITUATION AND THE PROPOSALS

8.1 This chapter provides a description of the relevant elements of the existing building which relate to this application and the restoration / works proposed to each element.

8.2 There are five distinct “mini-projects” in separate areas of the house which can be summarised as follows:

1. The insertion of a new stair down to the basement from inside the house.
2. A solution for securing the existing door access from the Lounge into next doors demise (into Alkrington Hall West).
3. A solution for securing the existing basement access from the basement into the basement below next door (under the East Wing).
4. Restoring the timber wall paneling in the first floor bedroom.
5. Provide more privacy and security and improve the appearance of the approach to the front door by replacing the existing low fence and gate between the garage and the East Wing corner, with a traditional brick wall in keeping with the main house. Including adding a greenhouse and a small area of paving within the garden.

8.3 Each of these “mini-projects” are described in detail below.

8.4 **Mini-project 1**
The insertion of a new stair down to the basement from inside the house.

Please refer to the existing and proposal drawings at appendix 1 of this report.

8.4.1 When the main house was sub-divided in the 1990’s to form the current separate four dwellings, the internal access down to the basement was within Alkrington Hall West, with the access to the basement for Alkrington Hall East being left to the exterior access only. Therefore, there is no interior access to the basement.

8.4.2 The proposed solution is to insert a new stair under the existing stair in the hall. This will require forming an opening in the existing ground floor which is a modern concrete beam and block construction. Please refer to the existing and proposed drawings at Appendix 2. The works include some minor alterations to move the existing WC. The new stair will not be visible from within the ground floor hall area.

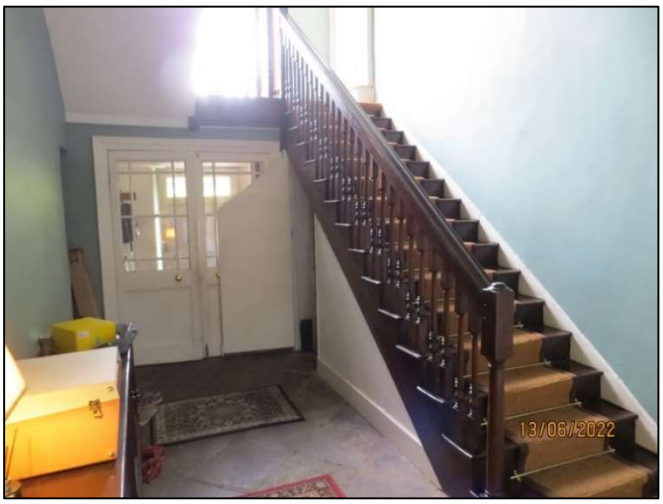


Figure 5: Photo of the existing stair with main entrance to LHS.

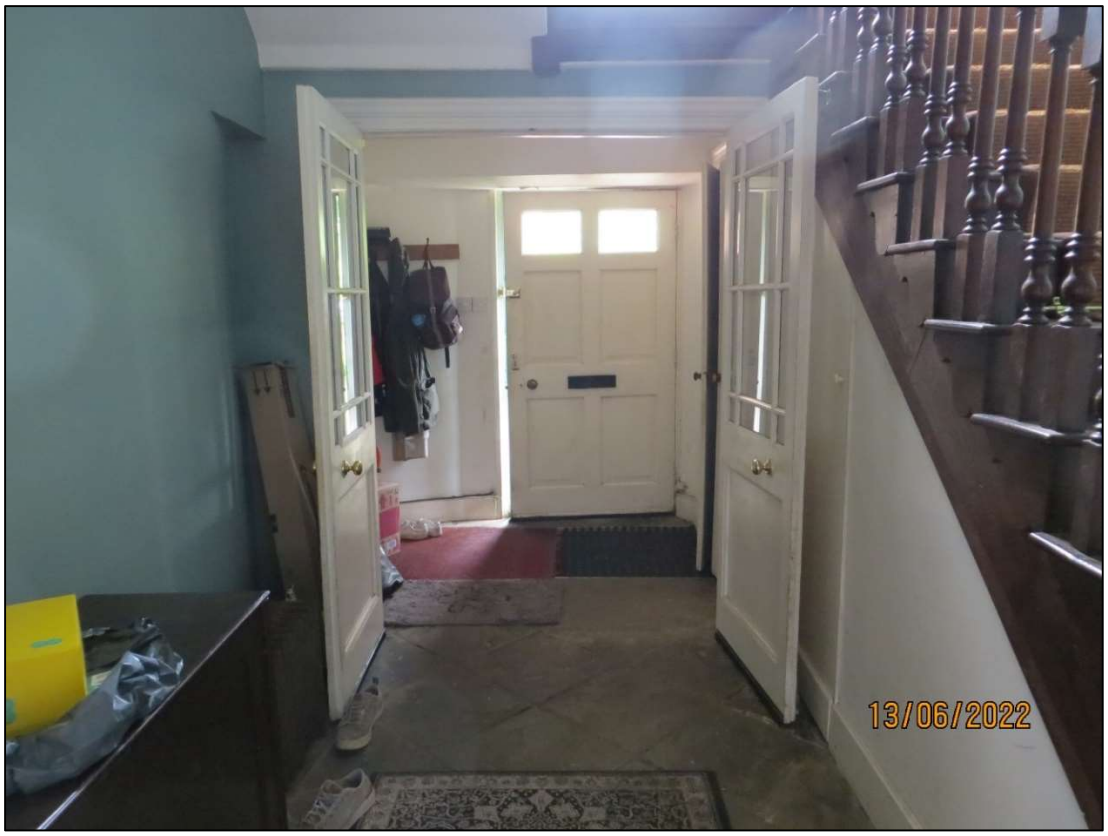


Figure 6: Main entrance lobby, front door to outside with the internal double doors open. The WC doors are within the lobby to the RHS under the stair.

Figure 7: Photo of the WC under the stairs within the main entrance lobby. The head of the new stair will be within this space behind a door.

Figure 8: The existing basement space where the proposed stair will be with the foot of the new stair in the foreground. Note the non-original concrete ceiling (which is the floor of the hall above) and modern supporting brick piers and steel beams.

Figure 9: The existing basement space where the proposed stair will be. The new opening will be formed in the non-original concrete floor of the hall above.

8.5 **Mini-project 2**

A solution for securing the existing door access from the Lounge into next doors demise (into Alkrington Hall West).

Please refer to the existing and proposal drawings at appendix 2 of this report.

8.5.1 When the main house was sub-divided in the 1990's to form the current separate four dwellings, the ground floor was split roughly halfway down the centre of the plan to form the east and west dwellings. However, a door between two ground floor rooms has remained in place and accessible from the west dwelling directly into the east dwelling. This is a security issue and also does not comply with fire separation and sound transference regulations.

8.5.2 The door is original to the house and is a double door, ie one door opens into the west side and another separate door within the same door opening opens into the east side with a small space of approximately 600 deep between the two doors.

8.5.3 The proposal is to retain all the extant features including both doors and the associated extant architraves, mouldings, panelling etc, and insert a lightweight partition between the two doors. This will provide the necessary security, fire separation and sound insulation between the two properties. The partition will be completely demountable so that the work will be fully reversible conserving all the original features.

Figure 10: The Lounge of Alkrington Hall East with the connecting door through to the adjacent dwelling of Alkrington Hall West circled in red.

Figure 11: The connecting door through to the adjacent dwelling opened revealing the second door through to the adjacent property of Alkrington Hall West and the small space between with the panelling detail.

8.6 **Mini-project 3**
A solution for securing the existing basement access from the basement into the basement below next door (under the East Wing).

8.6.1 When the main house was sub-divided in the 1990's to form the current separate four dwellings, the basement was also sub-divided to give each dwelling a private discrete part of the basement. However, the basements for Alkrington Hall East and the attached "East Wing" (separate dwelling) were never adequately subdivided.

8.6.2 The proposal is to insert a lockable door in an existing door opening to provide a secure division. This will provide the necessary security and fire separation between the two properties. This solution retains all the existing extant original features and building material so that the work will be fully reversible conserving all the original features. This door opening is within the ownership of the applicants.

Figure 12: The connecting open doorway through to the adjacent "East Wing" dwelling basement space. The proposal is to put a lockable door in this existing opening.

8.7 **Mini-project 4**
Restoration of the original oak wall paneling in the bedroom.

Please refer to the existing photographs at appendix 3 of this report.

8.7.1 The first-floor bedroom has oak wall paneling to three walls. Some of the panels have been replaced with inappropriate materials such as plywood. There are also several damaged panels with missing parts. It is assumed that the damage may have occurred during the years that the hall was left empty and water penetration may have caused damage to the interior finishes.

8.7.2 The proposal is a sensitive, accurate restoration of all the missing and damaged panels and features of the oak paneling. The new panels and framing moldings and materials will be matched as close as possible to the original extant features and timber.

Figure 13: A typical example of a section of the wall panelling. Note the panels that have been inappropriately replaced with plywood (marked with a red dot in this picture).

8.8 **Mini-project 5**

8.8.1 Replacing the existing inappropriate low fence and gate between the garage and the East Wing corner, with a traditional brick wall and gate to be in keeping with the main house. Insert a new small traditional greenhouse.

Please refer to the existing and proposal drawings at appendix 4 of this report.

8.8.2 The sub-division of Alkrington Hall in the 1990's to form the current separate four dwellings included allocating sections of the garden areas to each of the properties. The development inevitably has resulted in some insufficient or inappropriate details.

8.8.3 The garden space for the dwelling Alkrington Hall East is to the south and east of the main building and includes a lawned garden, and a paved area in front of a contemporary block of flat roofed garages. The two areas are currently separated by a low picket fence and a gate.

8.8.4 The style, quality and scale of the fence are wholly inappropriate for the setting of the manor house. This type of fence is intended for a small-scale house and garden such as a cottage.

8.8.5 Additionally the fence does not provide any privacy or security for the rear lawned garden area.

8.8.6 The proposed solution is to replace the inappropriate picket fence with an appropriately scaled and suitably detailed high quality brick wall and access gate, which will be more in keeping with the setting of the Manor House. The wall will be just high enough to provide the security and privacy for the garden at approximately 2 metres in height and the high-quality materials and detailing will be similar, but remain subservient to, the main house. The wall will not physically touch the original house or it's adjacent East Wing.

8.8.7 The owners also wish to erect a small green house within the lawned area and this is also indicated on the proposal drawings at appendix 4 of this report.

Refer to photographs overleaf…

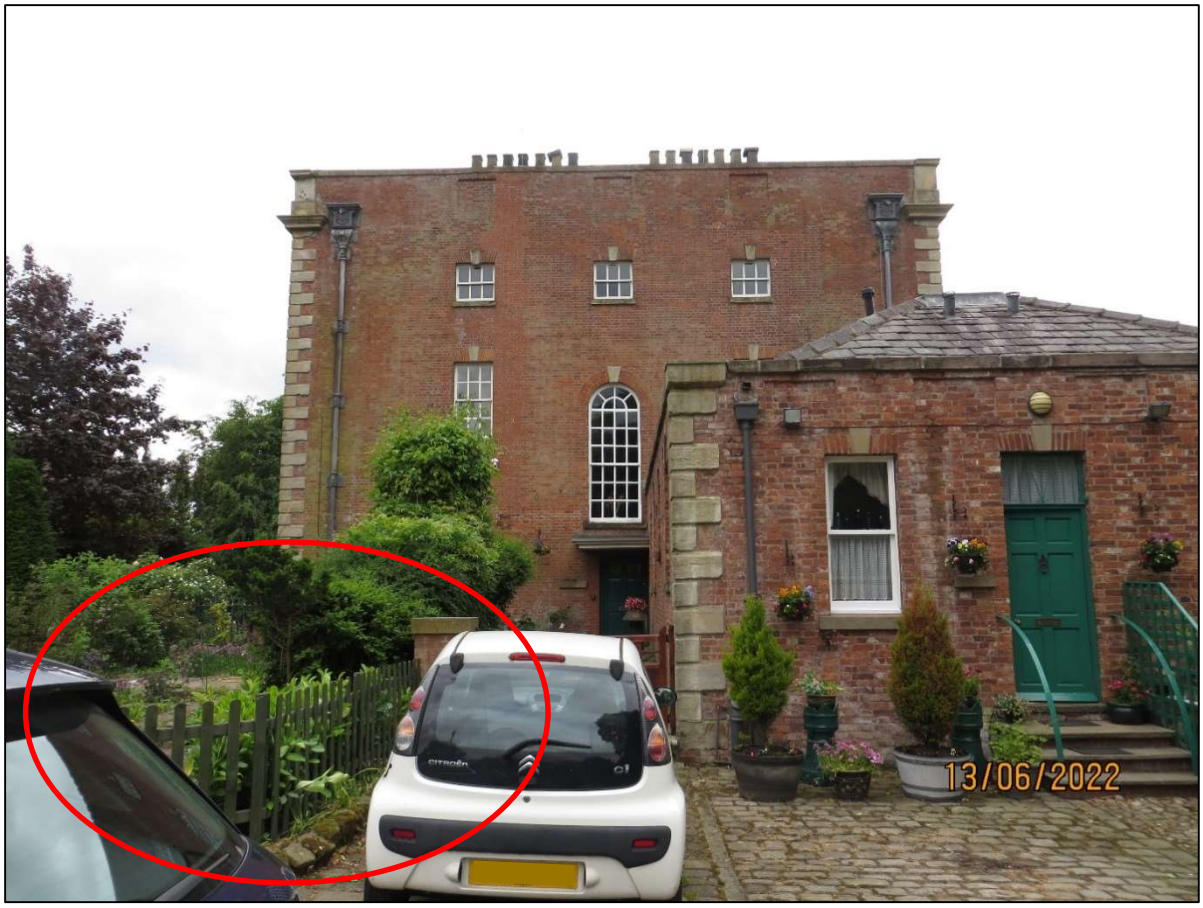


Figure 14: East elevation with main access front door for Alkrigton Hall East at centre (distance). Inappropriate style and scale picket fence circled. "East Wing" separate dwelling to RHS.

Figure 15: paved area in front of the contemporary block of flat roofed garages with lawned garden to far RHS separated by the inappropriate low picket fence (circled).

9.0 DESIGN AND ACCESS STATEMENT (DAS)

9.1 Design

9.1.1 The “design” and the extent of the restoration proposals are described in detail in Section 8 of this report and the accompanying set of existing and proposed drawings (appendix 1 to 4).

9.2 Highway Considerations

9.2.1 There are no proposals for alterations to any highway.

9.3 Trees and Hedges

9.3.1 No trees or hedges on the site will be affected.

9.4 Planning Policies

9.4.1 The proposal has been designed with due regard to all the relevant Planning Policies which are listed at Chapter 4 of this report.

9.5 Access

9.5.1 The existing access will be retained.

9.5.2 The current accessibility of the property will not been compromised by the proposed works.

9.5.3 The proposal will provide additional access to the basement making it accessible from within the property.

9.6 Conclusion of DAS

9.6.1 The application presents a scheme that is appropriate, sympathetic, and respectful to the existing building and is in accordance with all relevant planning policies.

10.0 ASSESSMENT OF SIGNIFICANCE OF ALKRINGTON HALL

10.1 The whole site of Alkrington Hall, including all four dwellings and the associated external areas is grade II star listed and is all considered to be one historic asset under one overall listing. This assessment is therefore required to relate to the whole site. However, the proposed works for this application only relate to Alkrington Hall East. This chapter will provide an assessment of the significance of the relevant asset of the whole site to later inform the assessment of the impact of the proposals upon the significance of the identified relevant heritage asset of the whole site (Chapter 11).

10.2 Relevant planning policy

10.2.1 Paragraph 195 of the National Planning Policy Framework states that

> *"Local planning authorities should identify and assess the particular significance of the heritage asset, including its setting, and take this into account when considering the impact of a proposal in order to avoid or minimize conflict between the heritage asset's conservation and any aspect of the proposal."* [9]

10.3 Objective/methodology

10.3.1 Historic England is generally accepted as being the authority for good practice guidance for the conservation of historic assets in England and the assessment of significance of heritage assets in the conservation process.

10.3.2 In its "Introduction" the Historic England Guidance document "Managing Significance in Decision Taking in the Historic Environment – (Historic Environment Good Practice Advice in Planning: 2)" states that:

> *"The purpose of this Historic England Good Practice Advice note is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guidance (PPG). These include; assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness."* [10]

10.3.3 The methodology employed by this Heritage Assessment in the assessment of the significance of the relevant heritage assets has followed the guidance as set out within the Historic England Guidance document "Managing Significance in Decision Taking in the Historic Environment - GPA 2" which states as follows:

> *"Conservation Principles and assessment*
> *The reason why society places a value on heritage assets beyond their mere utility has been explored at a more philosophical level by English Heritage in Conservation Principles (2008). Conservation Principles identifies four types of heritage value that an asset may hold: aesthetic, communal, historical and evidential value. This is simply another way of analysing its significance. Heritage values can help in deciding the most efficient and effective way of managing the heritage asset so as to sustain its overall value to society."* [10]

9 – Extract from the National Planning Policy Framework (July 2021)
10 - Extract from Historic England Guidance document "Managing Significance in Decision Taking in the Historic Environment -GPA 2"

10.3.4 This means of evaluating the significance of the identified relevant historic asset will be applied by using the following the criteria: -

- Evidential value - derives from the potential of a place to yield evidence about past human activity by its material record.

- Historical value - derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be *illustrative* or *associative*.

- Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place. Can include consideration of *Design value, Fortuitous value and Setting.*

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

10.3.5 Using these criteria, the significance of the relevant heritage asset will be assessed, to guide the design and planning processes.

10.4 <u>Assessing significance</u>

10.4.1 Assessing significance is a key principle for managing change to heritage assets and is embedded within current government policy; NPPF policy 194 (National Planning Policy Framework, 2021).

10.4.2 The NPPF 2021 advises that the more significant the heritage asset the greater the presumption in favour of its conservation (policy 199).

10.4.3 There are four levels of significance as well as neutral and an intrusive grade as follows:

10.4.4 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.

10.4.5 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.

10.4.6 Medium Level of Significance
An undesignated asset important at a local to regional level, including locally (non-statutory) listed buildings. 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.

10.4.7 Low Level of Significance
An undesignated asset important at a local level, including buildings which make a positive contribution to a conservation area. 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.

10.4.8 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.

10.4.9 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.

10.4.10 An assessment of the significance of the identified relevant asset of Alkrington Hall (including Alkrington Hall East) follows. Note that interior access was only granted to Alkrington Hall East for the assessment.

10.5 **Assessment of the Significance of Alkrington Hall (including Alkrington Hall East)**

10.5.1 The significance of Alkrington Hall relates to each of the above criteria as follows:

10.6 Evidential value

10.6.1 The evidential value derives from the potential of a place to yield evidence about past human activity by its material record.

10.6.2 The original exterior of the whole building currently remains mostly unaltered, other than a few minor alterations from the internal subdivision in the 1990's.

10.6.3 The original internal layout of interior of Alkrington Hall has been subdivided into the four separate dwellings. Most of the original rooms remain unaltered although there are some material alterations at the imposed lines of demise.

10.6.4 The structural and material interior of Alkrington Hall East (only) is mostly unaltered and provides a good record of its previous use, although it is now physically isolated from the rest of the Hall.

10.6.5 It is a place with potential to yield evidence about past human activity by its material record, although compromised by the subdivision.

10.6.6 Its evidential value is assessed to be "high".

10.7 Historical value

10.7.1 Historical value is derived from the ways in which past people, events and aspects of life can be connected through a place to the present.

10.7.2 The exterior of Alkrington Hall and the interior of Alkrington Hall East are mostly unaltered other than those mentioned above.

10.7.3 Whilst the extant structural layout of the building is associated with the way in which past people used the building, most of the original day to day internal objects do not remain. However, it is still possible to imagine how the building was used by the previous inhabitants and the ways in which past people would have used the spaces.

10.7.4 Its historical value is assessed to be "high".

10.8 Aesthetic value

10.8.1 Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place. This can include consideration of *Design value, Fortuitous value and Setting.*

10.8.2 *Design value*
Alkrington Hall was designed by Giacomo Leoni, an Italian architect of international significance. Commissioned and owned by historically significant, highly successful mill owner and Sheriff of Lancashire, Sir Darcy Lever. One of the earliest surviving Palladian style houses in Lancashire and is grade II star listed by Historic England.

10.8.3 The design value is assessed as "exceptional".

10.8.4 *Fortuitous value*
The fortuitous value of this asset is derived from its degree of survival, due to the near-complete retention of its original external appearance and features and much of the interior.

10.8.5 The fortuitous value is assessed as “exceptional”.

10.8.6 *Wider Setting*
For the wider setting, Alkrington Hall was bult as a prestigious private manor house set within its own large estate of gardens, woodland and open land. The wider setting has been reduced dramatically and impacted by the construction of the housing estate to the south and east. However, some of the original estate land remains to the north and provides the setting for the original rear elevation.

10.8.7 The wider setting value is assessed as “high”.

10.8.8 *Immediate Setting*
The immediate setting of Alkrington Hall has been substantially altered and mostly lost due to the subdivision of the area around the hall into the separate four dwellings in the 1990’s. However, there are still some remaining features.

10.8.9 The immediate setting of Alkrington Hall East is part of Alkrington Hall and recorded under the same grade II listing.

10.8.10 Whilst much of the immediate setting has been lost, due to its obvious connection with the main hall the immediate setting is assessed as being of “high” significance.

10.9 Communal value

10.9.1 Communal value is derived from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

10.9.2 Alkrington Hall is locally and nationally recognised as an important historic asset. The housing of the local community has been built upon the land of the hall and most of the local community are aware of its importance.

10.9.3 It is therefore assessed as having “exceptional” communal value.

10.10 **Outcome of Assessment of Significance of Alkrington Hall (including Alkrington Hall East)**

10.10.1 **Alkrington Hall (including Alkrington Hall East) is recognized as having special architectural or historic interest as being designated a grade II star historic asset. It has been assessed as holding “exceptional” significance.**

11.0 ASSESSMENT OF THE IMPACT OF THE PROPOSALS UPON THE SIGNIFICANCE OF ALKRINGTON HALL

11.1 This chapter will provide an assessment of the impact of the proposals upon the significance of the identified heritage asset Alkrington Hall (including Alkrington Hall East) and its setting.

11.2 **Assessment of the impact of the proposals upon the significance of Alkrington Hall**

11.2.1 The assessment of the impact of each of the Mini-project proposals upon the significance of Alkrington Hall relates to each of the above criteria as follows:

11.3 **Evidential value**

11.3.1 The evidential value derives from the potential of a place to yield evidence about past human activity by its material record.

11.3.2 The original exterior of the whole building currently remains mostly unaltered, other than a few minor alterations from the internal subdivision in the 1990's. The original internal layout of interior of Alkrington Hall has been subdivided into the four separate dwellings. Most of the original rooms remain unaltered although there are some material alterations at the imposed lines of demise. The structural and material interior of Alkrington Hall East (only) is mostly unaltered and provides a good record of its previous use although it is now physically isolated from the rest of the Hall.

11.3.3 Assessment of Impact of Mini-project 1 upon the Evidential Value

Proposal: The insertion of a new stair down to the basement from inside the house.

11.3.3.1 The works involve forming an opening from ground floor to basement. When the building was converted in the 1990's the ground floor of the hall area was replaced with a modern concrete block and beam floor. The proposed stair opening will be formed through this floor. The 1990's alterations included converting the original side (staff and deliveries) entrance of Alkrington Hall proper into the main front door entrance for Alkrington Hall East. This has resulted in some alterations to this area and a WC has been inserted into the internal lobby (under the stair). The only areas that will be altered by the proposal are to non-original spaces and non-original material.

Outcome: The assessed evidential value of "high" will not be affected by Mini-project 1.

11.3.4 Assessment of Impact of Mini-project 2 upon the Evidential Value

Proposal: A solution for securing the existing door access from the Lounge into next doors demise (into Alkrington Hall West).

11.3.4.1 The works involve installing a removable partition between the two extant doors. The work will be fully reversable.

Outcome: The assessed evidential value of "high" will not be affected by Mini-project 2.

11.3.5 Assessment of Impact of Mini-project 3 upon the Evidential Value

Proposal: A solution for securing the existing basement access from the basement into the basement below next door (under the East Wing).

11.3.5.1 The works involve installing a new door within an existing door opening in the basement. The work will be fully reversable.

Outcome: The assessed evidential value of "high" will not be affected by Mini-project 3.

11.3.6 Assessment of Impact of Mini-project 4 upon the Evidential Value

Proposal: Restoring the timber wall paneling in the first-floor bedroom.

11.3.6.1 The works only involve the restoration of an original feature which has been poorly repaired.

Outcome: The assessed evidential value of "high" will not be affected by Mini-project 4.

11.3.7 Assessment of Impact of Mini-project 5 upon the Evidential Value

Proposal: Provide more privacy and security and improve the appearance of the approach to the front door by replacing the existing low fence and gate between the garage and the East Wing corner, with a traditional brick wall in keeping with the main house. Including adding a greenhouse and a small area of paving within the garden.

11.3.7.1 The works involve replacing a non-original low-quality fence with a more appropriate high quality wall solution and to erect a small traditional greenhouse. This will be in keeping, but remain subservient to, the main building and will not impact upon the evidential value of the Hall.

Outcome: The assessed evidential value of "high" will not be affected by Mini-project 5.

11.4 Historical value

11.4.1 Historical value is derived from the ways in which past people, events and aspects of life can be connected through a place to the present.

11.4.2 The exterior of Alkrington Hall and the interior of Alkrington Hall East are mostly unaltered (other than the subdivision). Whilst the extant structural layout of the building is associated with the way in which past people used the building, most of the original day to day internal objects do not remain. However, it is still possible to imagine how the building was used by the previous inhabitants and the ways in which past people would have used the spaces.

11.4.3 Assessment of Impact of Mini-project 1 upon the Historical Value

Proposal: The insertion of a new stair down to the basement from inside the house.

11.4.3.1 The spaces and materials that will be altered by the proposal works as described at 11.3.3.1 are to non-original spaces and non-original material.

Outcome: The assessed historical value of “high” will not be affected by Mini-project 1.

11.4.4 Assessment of Impact of Mini-project 2 upon the Historical Value

Proposal: A solution for securing the existing door access from the Lounge into next doors demise (into Alkrington Hall West).

11.4.4.1 The works involve installing a removable partition between the two extant doors. The work will be fully reversable.

Outcome: The assessed historical value of “high” will not be affected by Mini-project 2.

11.4.5 Assessment of Impact of Mini-project 3 upon the Historical Value

Proposal: A solution for securing the existing basement access from the basement into the basement below next door (under the East Wing).

11.4.5.1 The works involve installing a new door within an existing door opening in the basement. The work will be fully reversable.

Outcome: The assessed historical value of “high” will not be affected by Mini-project 3.

11.4.6 Assessment of Impact of Mini-project 4 upon the Historical Value

Proposal: Restoring the timber wall paneling in the first-floor bedroom.

11.4.6.1 The works involve restoration of an original feature which has been poorly repaired.

Outcome: The assessed evidential value of “high” will not be affected by Mini-project 4.

11.4.7 Assessment of Impact of Mini-project 5 upon the Historical Value

Proposal: Provide more privacy and security and improve the appearance of the approach to the front door by replacing the existing low fence and gate between the garage and the East Wing corner, with a traditional brick wall in keeping with the main house. Including adding a greenhouse and a small area of paving within the garden.

11.4.7.1 The works involve replacing a non-original fence with a more appropriate wall solution and to erect a small traditional greenhouse. This will be in keeping, but remain subservient to, the main building and will not impact upon the historical value of the Hall.

Outcome: The assessed historical value of “high” will not be affected by Mini-project 5.

11.5 **Aesthetic value**

11.6 Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place. Can include consideration of *Design value, Fortuitous value and Setting.*

11.7 **Design value**
Alkrington Hall was designed by Giacomo Leoni, an Italian architect of international significance. Commissioned and owned by historically significant, highly successful mill owner and Sheriff of Lancashire, Sir Darcy Lever. One of the earliest surviving Palladian style houses in Lancashire and is grade II star listed by Historic England.

11.7.1 Assessment of Impact of Mini-project 1 upon the Design Value

Proposal: The insertion of a new stair down to the basement from inside the house.

11.7.1.1 The spaces and materials that will be altered by the proposal works as described at 11.3.3.1 are to non-original spaces and non-original material.

Outcome: The assessed design value of “exceptional” will not be affected by Mini-project 1.

11.7.2 Assessment of Impact of Mini-project 2 upon the Design Value

Proposal: A solution for securing the existing door access from the Lounge into next doors demise (into Alkrington Hall West).

11.7.2.1 The works involve installing a removable partition between the two extant doors. The work will be fully reversable.

Outcome: The assessed design value of “exceptional” will not be affected by Mini-project 2.

11.7.3 Assessment of Impact of Mini-project 3 upon the Design Value

Proposal: A solution for securing the existing basement access from the basement into the basement below next door (under the East Wing).

11.7.3.1 The works involve installing a new door within an existing door opening in the basement. The work will be fully reversable.

Outcome: The assessed design value of “exceptional” will not be affected by Mini-project 3.

11.7.4 Assessment of Impact of Mini-project 4 upon the Design Value

Proposal: Restoring the timber wall paneling in the first-floor bedroom.

11.7.4.1 The works involve restoration of an original feature which has been poorly repaired.

Outcome: The assessed design value of “exceptional” will not be affected by Mini-project 4.

11.7.5 Assessment of Impact of Mini-project 5 upon the Design Value

Proposal: Provide more privacy and security and improve the appearance of the approach to the front door by replacing the existing low fence and gate between the garage and the East Wing corner, with a traditional brick wall in keeping with the main house. Including adding a greenhouse and a small area of paving within the garden.

11.7.5.1 The works involve replacing a non-original fence with a more appropriate wall solution and to erect a small traditional greenhouse. This will be in keeping, but remain subservient to, the main building and will not impact upon the design value of the Hall.

Outcome: The assessed design value of "exceptional" will not be affected by Mini-project 5.

11.8 **Fortuitous value**

The fortuitous value of this asset is derived from its degree of survival, due to the near-complete retention of its original external appearance and features and much of the interior plan arrangement.

11.8.1 Assessment of Impact of Mini-project 1 upon the Fortuitous Value

Proposal: The insertion of a new stair down to the basement from inside the house.

11.8.1.1 The spaces and materials that will be altered by the proposal works as described at 11.3.3.1 are to non-original spaces and non-original material.

Outcome: The assessed fortuitous value of "exceptional" will not be affected by Mini-project 1.

11.8.2 Assessment of Impact of Mini-project 2 upon the Fortuitous Value

Proposal: A solution for securing the existing door access from the Lounge into next doors demise (into Alkrington Hall West).

11.8.2.1 The works involve installing a removable partition between the two extant doors. The work will be fully reversable.

Outcome: The assessed fortuitous value of "exceptional" will not be affected by Mini-project 2.

11.8.3 Assessment of Impact of Mini-project 3 upon the Fortuitous Value

Proposal: A solution for securing the existing basement access from the basement into the basement below next door (under the East Wing).

11.8.3.1 The works involve installing a new door within an existing door opening in the basement. The work will be fully reversable.

Outcome: The assessed fortuitous value of "exceptional" will not be affected by Mini-project 3.

11.8.4 Assessment of Impact of Mini-project 4 upon the Fortuitous Value

Proposal: Restoring the timber wall paneling in the first-floor bedroom.

11.8.4.1 The works involve restoration of an original feature which has been poorly repaired.

Outcome: The assessed fortuitous value of “exceptional” will not be affected by Mini-project 4.

11.8.5 Assessment of Impact of Mini-project 5 upon the Fortuitous Value

Proposal: Provide more privacy and security and improve the appearance of the approach to the front door by replacing the existing low fence and gate between the garage and the East Wing corner, with a traditional brick wall in keeping with the main house. Including adding a greenhouse and a small area of paving within the garden.

11.8.5.1 The works involve replacing a non-original fence with a more appropriate wall solution and to erect a small traditional greenhouse. This will be in keeping, but remain subservient to, the main building and will not impact upon the fortuitous value of the Hall.

Outcome: The assessed fortuitous value of “exceptional” will not be affected by Mini-project 5.

11.9 **Wider Setting**

For the wider setting, Alkrington Hall was bult as a prestigious private manor house set within its own large estate of gardens, woodland and land. The wider setting has been reduced dramatically and impacted by the construction of the housing estate to the south and east. However, some of the original estate land remains to the north and provides the setting for the original rear elevation.

11.9.1 Assessment of Impact of Mini-project 1 upon the Wider Setting

Proposal: The insertion of a new stair down to the basement from inside the house.

11.9.1.1 The works are all internal and cannot therefore affect the setting.

Outcome: The assessed wider setting value of “high” will not be affected by Mini-project 1.

11.9.2 Assessment of Impact of Mini-project 2 upon the Wider Setting

Proposal: A solution for securing the existing door access from the Lounge into next doors demise (into Alkrington Hall West).

11.9.2.1 The works are all internal and cannot therefore affect the setting.

Outcome: The assessed wider setting value of “high” will not be affected by Mini-project 2.

11.9.3 Assessment of Impact of Mini-project 3 upon the Wider Setting

Proposal: A solution for securing the existing basement access from the basement into the basement below next door (under the East Wing).

11.9.3.1 The works are all internal and cannot therefore affect the setting.

Outcome: The assessed wider setting value of “high” will not be affected by Mini-project 3.

11.9.4 Assessment of Impact of Mini-project 4 upon the Wider Setting

Proposal: Restoring the timber wall paneling in the first-floor bedroom.

11.9.4.1 The works are all internal and cannot therefore affect the setting.

Outcome: The assessed wider setting value of “high” will not be affected by Mini-project 4.

11.9.5 Assessment of Impact of Mini-project 5 upon the Wider Setting

Proposal: Provide more privacy and security and improve the appearance of the approach to the front door by replacing the existing low fence and gate between the garage and the East Wing corner, with a traditional brick wall in keeping with the main house. Including adding a greenhouse and a small area of paving within the garden.

11.9.5.1 The works involve replacing a non-original fence with a more appropriate wall solution and to erect a small traditional greenhouse. This will be in keeping, but remain subservient to, the main building and will not impact upon the wider setting of the Hall.

Outcome: The assessed wider setting value of “high” will not be affected by Mini-project 5.

11.10 **Immediate Setting**

The immediate setting of Alkrington Hall has been substantially altered and mostly lost due to the subdivision of the area around the hall into the separate four dwellings in the 1990’s. However, there are still some remaining features.

11.10.1 Assessment of Impact of Mini-project 1 upon the Immediate Setting

Proposal: The insertion of a new stair down to the basement from inside the house.

11.10.1.1 The works are all internal and cannot therefore affect the setting.

Outcome: The assessed immediate setting value of “high” will not be affected by Mini-project 1.

11.10.2 Assessment of Impact of Mini-project 2 upon the Immediate Setting

Proposal: A solution for securing the existing door access from the Lounge into next doors demise (into Alkrington Hall West).

11.10.2.1 The works are all internal and cannot therefore affect the setting.

Outcome: The assessed immediate setting value of “high” will not be affected by Mini-project 2.

11.10.3 Assessment of Impact of Mini-project 3 upon the Immediate Setting

Proposal: A solution for securing the existing basement access from the basement into the basement below next door (under the East Wing).

11.10.3.1 The works are all internal and cannot therefore affect the setting.

Outcome: The assessed immediate setting value of “high” will not be affected by Mini-project 3.

11.10.4 Assessment of Impact of Mini-project 4 upon the Immediate Setting

Proposal: Restoring the timber wall paneling in the first-floor bedroom.

11.10.4.1 The works are all internal and cannot therefore affect the setting.

Outcome: The assessed immediate setting value of “high” will not be affected by Mini-project 4.

11.10.5 Assessment of Impact of Mini-project 5 upon the Immediate Setting

Proposal: Provide more privacy and security and improve the appearance of the approach to the front door by replacing the existing low fence and gate between the garage and the East Wing corner, with a traditional brick wall in keeping with the main house. Including adding a greenhouse and a small area of paving within the garden.

11.10.5.1 The works involve replacing a non-original fence with a more appropriate wall solution and to erect a small traditional greenhouse. This will be in keeping, but remain subservient to, the main building and will not impact upon the immediate setting of the Hall.

Outcome: The assessed immediate setting value of “high” will not be affected by Mini-project 5.

11.11 Communal value

11.11.1 Communal value is derived from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

11.11.2 Alkrington Hall is locally and nationally recognised as an important historic asset. The local community has been built upon the land of the hall and most of the local community are aware of its importance.

11.11.3 Assessment of Impact of Mini-project 1 upon the Communal Value

Proposal: The insertion of a new stair down to the basement from inside the house.

11.11.3.1 The spaces and materials that will be altered by the proposal works as described at 11.3.3.1 are to non-original spaces and non-original material.

Outcome: The assessed communal value of “exceptional” will not be affected by Mini-project 1.

11.11.4 Assessment of Impact of Mini-project 2 upon the Communal Value

Proposal: A solution for securing the existing door access from the Lounge into next doors demise (into Alkrington Hall West).

11.11.4.1 The works involve installing a removable partition between the two extant doors. The work will be fully reversable.

Outcome: The assessed communal value of “exceptional” will not be affected by Mini-project 2.

11.11.5 Assessment of Impact of Mini-project 3 upon the Communal Value

Proposal: A solution for securing the existing basement access from the basement into the basement below next door (under the East Wing).

11.11.5.1 The works involve installing a new door within an existing door opening in the basement. The work will be fully reversable.

Outcome: The assessed communal value of “exceptional” will not be affected by Mini-project 3.

11.11.6 Assessment of Impact of Mini-project 4 upon the Communal Value

Proposal: Restoring the timber wall paneling in the first-floor bedroom.

11.11.6.1 The works involve restoration of an original feature which has been poorly repaired.

Outcome: The assessed communal value of “exceptional” will not be affected by Mini-project 4.

11.11.7 Assessment of Impact of Mini-project 5 upon the Communal Value

Proposal: Provide more privacy and security and improve the appearance of the approach to the front door by replacing the existing low fence and gate between the garage and the East Wing corner, with a traditional brick wall in keeping with the main house. Including adding a greenhouse and a small area of paving within the garden.

11.11.7.1 The works involve replacing a non-original fence with a more appropriate wall solution and to erect a small traditional greenhouse. This will be in keeping, but remain subservient to, the main building and will not impact upon the communal value of the Hall.

Outcome: The assessed communal value of “exceptional” will not be affected by Mini-project 5.

11.12 Summary of Impact of the proposals upon the Significance of Alkrington Hall (including Alkrington Hall East)

11.12.1 Alkrington Hall (including Alkrington Hall East) has been assessed as holding “exceptional” significance.

11.12.2 The outcome of each of the above assessments is that the proposal will not adversely affect the evidential, historical, aesthetic and communal value criteria.

11.12.3 Therefore, the summary of the impact of the proposal is that **it will have a “neutral” impact upon the significance of the heritage asset, Alkrington Hall (including Alkrington Hall East).**

12 REVIEW OF FINDINGS AND CONCLUSIONS DRAWN

12.1 This Heritage Assessment has been prepared in accordance with the appropriate current Historic England guidelines (Chapter 5).

12.2 The process undertaken in the preparation of this Heritage Assessment has provided an understanding of the following key aspects:

12.2.1 Established the relevant Planning Policies which will be referred to in the decision process (Chapter 4).

12.2.2 Described the location and setting of the site (Chapter 6).

12.2.3 Provided a summary of the history of asset to assist in understanding the historic significance of Alkrington Hall in its historical context (Chapter 7).

12.2.4 Described the proposal to give an understanding of the design solution in the context of the preceding chapters and the site itself (Chapter 8).

12.2.5 Provided a Design and Access Statement (Chapter 9) to give a more detailed understanding of the proposals compliance with the relevant planning policies.

12.2.6 Assessed the significance of the identified relevant historic asset of Alkrington Hall and Alkrington Hall East (Chapter 10).

12.2.7 Assessed of the impact of the proposals upon the significance of the identified relevant historic asset Alkrington Hall in the context of the relevant policies (Section 11).

12.2.8 The outcome of each of the above sections of the assessment has demonstrated that the proposal will have no detrimental effect to the intrinsic special architectural and historic interest of Alkrington Hall and Alkrington Hall East. The result of the impact assessment was that **it will have a neutral impact upon the significance of the heritage asset of Alkrington Hall and Alkrington Hall East.**

12.3 **<u>This Heritage Assessment has demonstrated the following:</u>**

12.3.1 There are five distinct “mini-projects” in separate areas of the house which can be summarised as follows:

1. The insertion of a new stair down to the basement from inside the house through a non-original concrete floor.

2. The insertion of a demountable partition to secure the existing door access from the Lounge into next doors demise (into Alkrington Hall West). This is fully reversable.

3. The insertion of a new door in an existing door opening in the basement to secure the existing basement access from the basement into the basement below next door (under the East Wing). This is fully reversable.

4. Restoring the timber wall panelling in the first-floor bedroom. This is restoration work to replace inappropriate and poor-quality previous repairs by others.

5. Replace the existing inappropriate later addition of the low picket fence and gate between the flat roofed garage and the East Wing corner, with a traditional brick wall in keeping with the main house. Including adding a small traditional greenhouse and a small area of paving within the garden. All to be high quality, traditional in style and subservient to the main house.

12.3.2 All these mini-projects have the general design concept to conserve and restore as much of the original building fabric and appearance as is possible.

12.3.3 The very minor alterations are as minimal an unintrusive as possible.

12.3.4 The proposal ensures that there will be no visual impact upon any nationally listed historic assets.

12.4 **In conclusion, all the above design considerations are in accordance with good conservation practice, principles and philosophy. The proposals will have a neutral impact upon the significance of Alkrington Hall and Alkrington Hall East and should therefore be supported.**

Appendix 1

Mini Project 1

The insertion of a new stair down to the basement from inside the house.

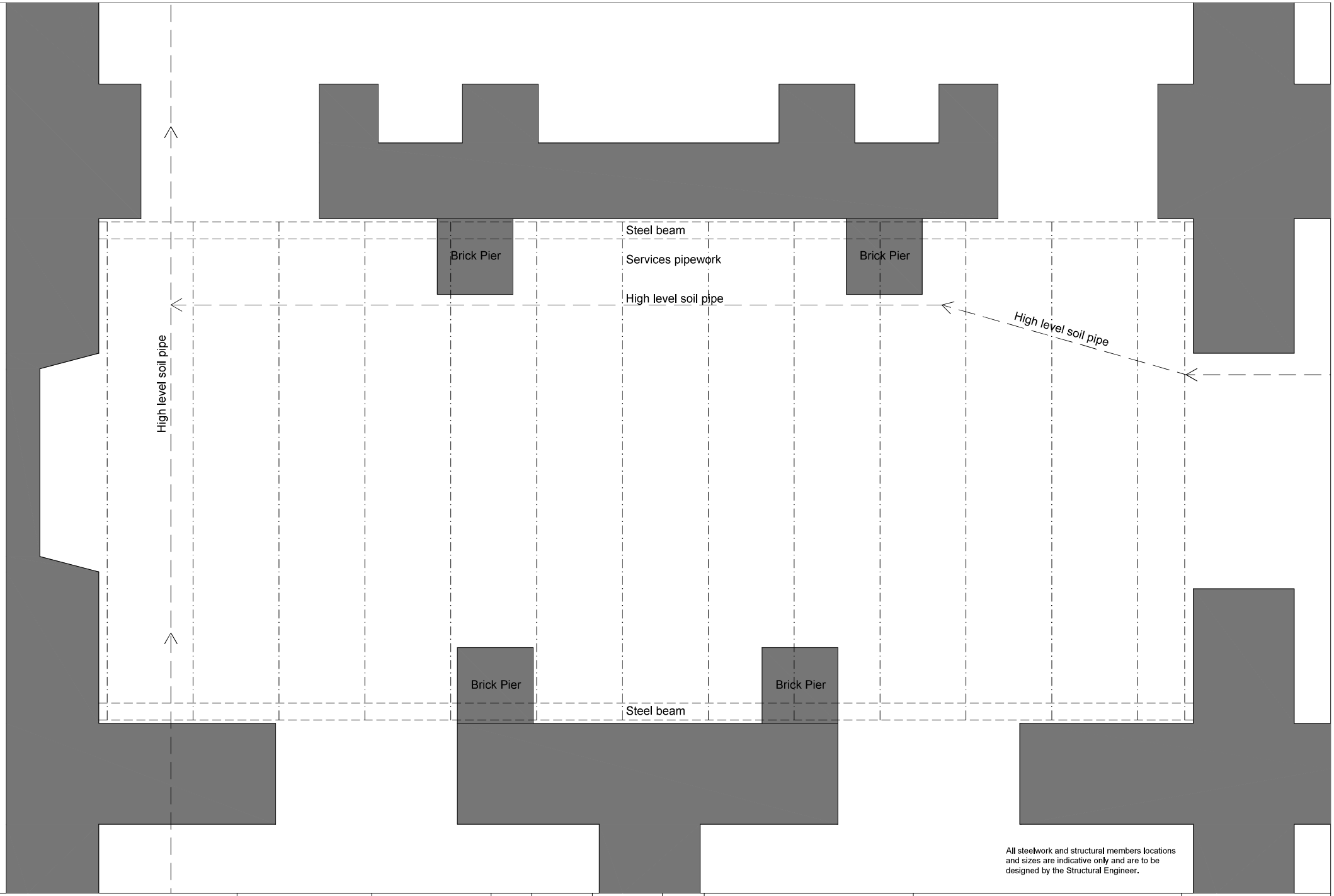
Existing and Proposed drawings

Existing Drawings

1-1-21-1 - Existing Basement Floor Plan
1-1-21-2 - Existing Ground Floor Plan
1-1-41-1 Rev A - Existing Section BB

Proposed Drawings

1-2-21-1 - Proposed Basement Floor Plan
1-2-21-2 - Proposed Ground Floor Plan
1-2-21-3 - Basement Floor Works Location Plan
1-2-21-4 - Ground Floor Works Location Plan
1-2-41-1 Rev A - Proposed Section BB



All steelwork and structural members locations and sizes are indicative only and are to be designed by the Structural Engineer.

Ian Bright Architects
Chartered Architects – Conservation Architects

Short House
1-5 Short Street
Macclesfield
SK11 6JY

RIBA Chartered Practice
arb Architects Registration Board

t : 0161 818 2225
m: 0777 56 88825
w: www.ianbrightarchitects.com
e : ib@ianbrightarchitects.com

job title	drawing title	scale	sheet print size	date of this issue	drawn by
Alkrington Hall East	Basement Plan Existing	1:20	A3	15/12/2022	ITB
drawing purpose: Planning and Listed Building Consent	drawing status: Application	job no.: 2529	drawing no.: 1-1-21-1		rev

revisions record

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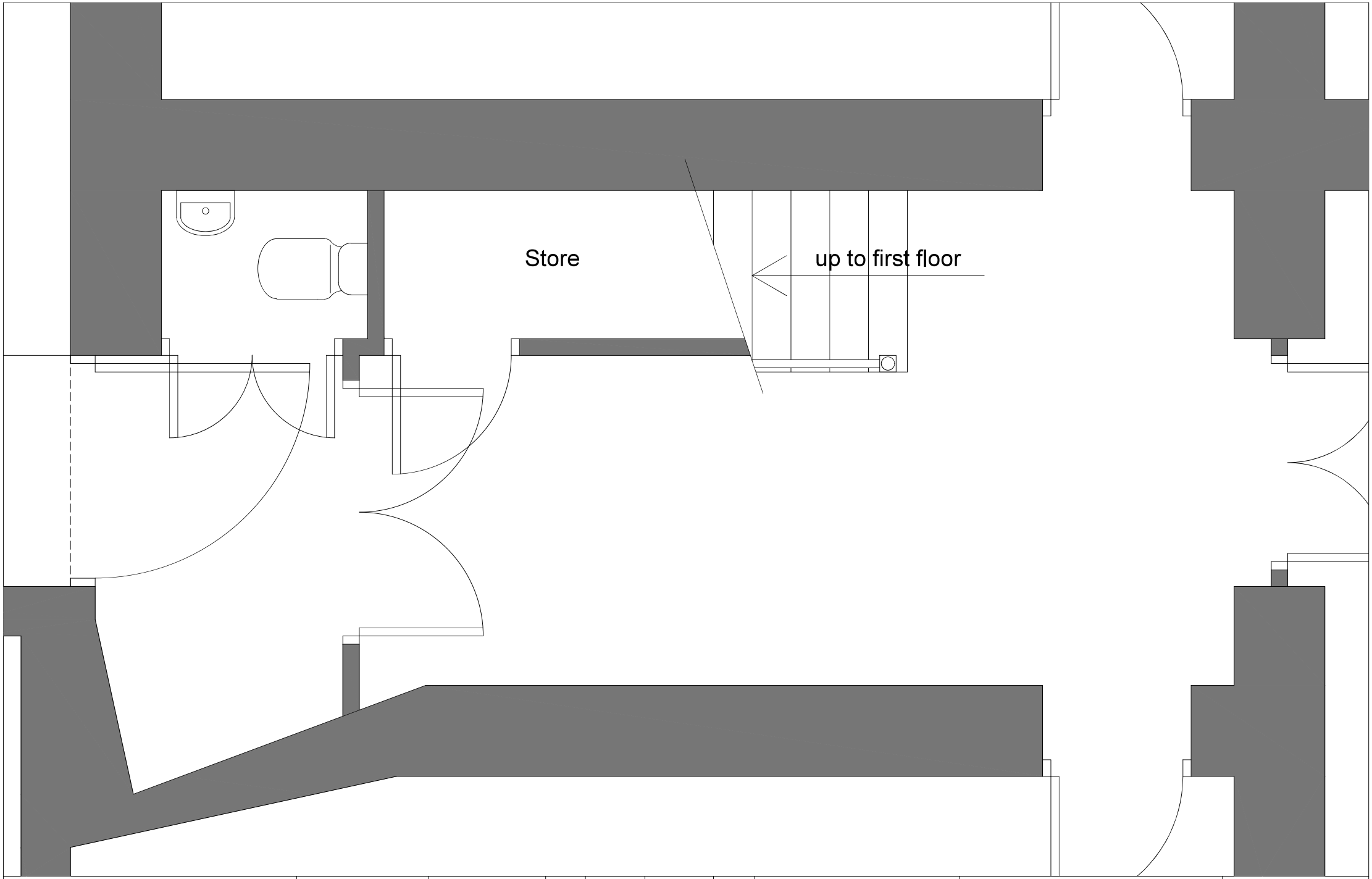

Ian Bright Architects
Chartered Architects – Conservation Architects

Short House
1-5 Short Street
Macclesfield
SK11 6JY

RIBA Chartered Practice
arb Architects Registration Board

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m: 0777 56 88825
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e : ib@ianbrightarchitects.com

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Alkrington Hall East	Ground Floor Plan Existing	1:20	A3	15/12/2022	ITB
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revisions record

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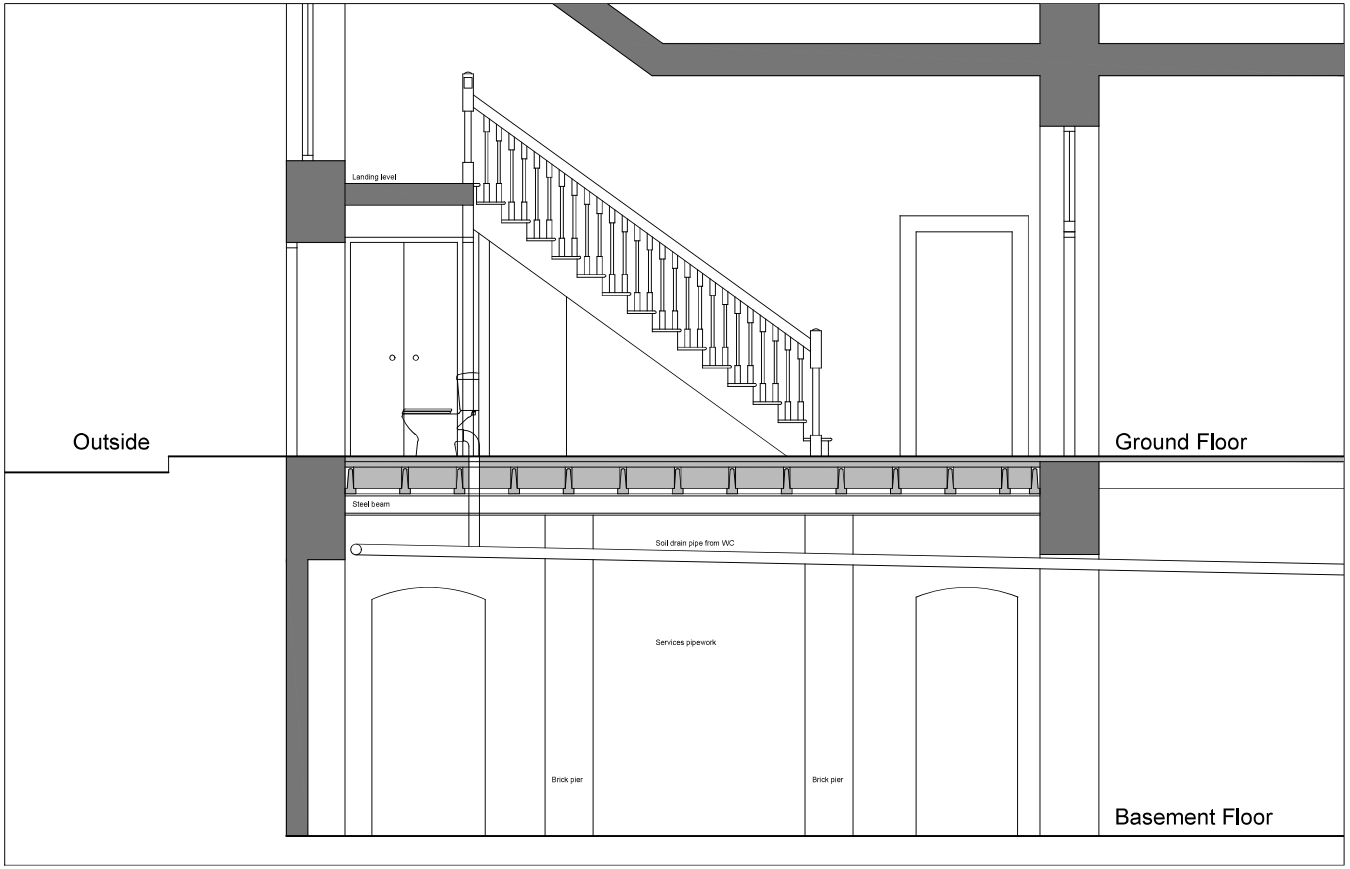

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Chartered Architects – Conservation Architects

Short House
1-5 Short Street
Macclesfield
SK11 6JY

RIBA Chartered Practice
arb Architects Registration Board

t : 0161 818 2225
m: 0777 56 88825
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Alkrington Hall East	Section BB Existing	1:50	A3	09/03/2023	ITB
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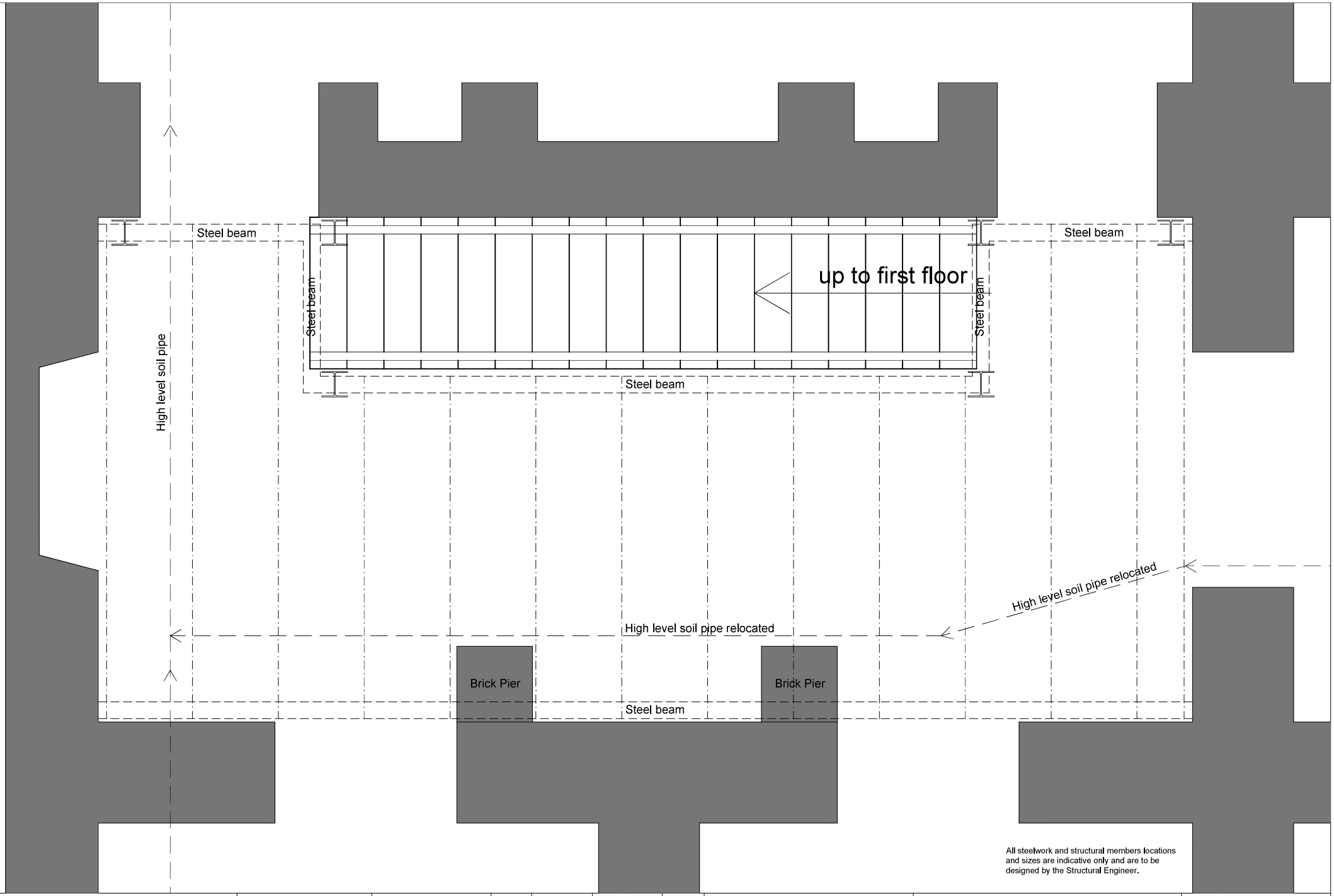

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Chartered Architects – Conservation Architects

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1-5 Short Street
Macclesfield
SK11 6JY

RIBA Chartered Practice
arb Architects Registration Board

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m: 0777 56 88825
w: www.ianbrightarchitects.com
e : ib@ianbrightarchitects.com

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Alkrington Hall East	Basement Plan Proposed	1:20	A3	15/12/2022	ITB
drawing purpose: Planning and Listed Building Consent	drawing status: Application	job no.: 2529	drawing no.: 1-2-21-1		rev

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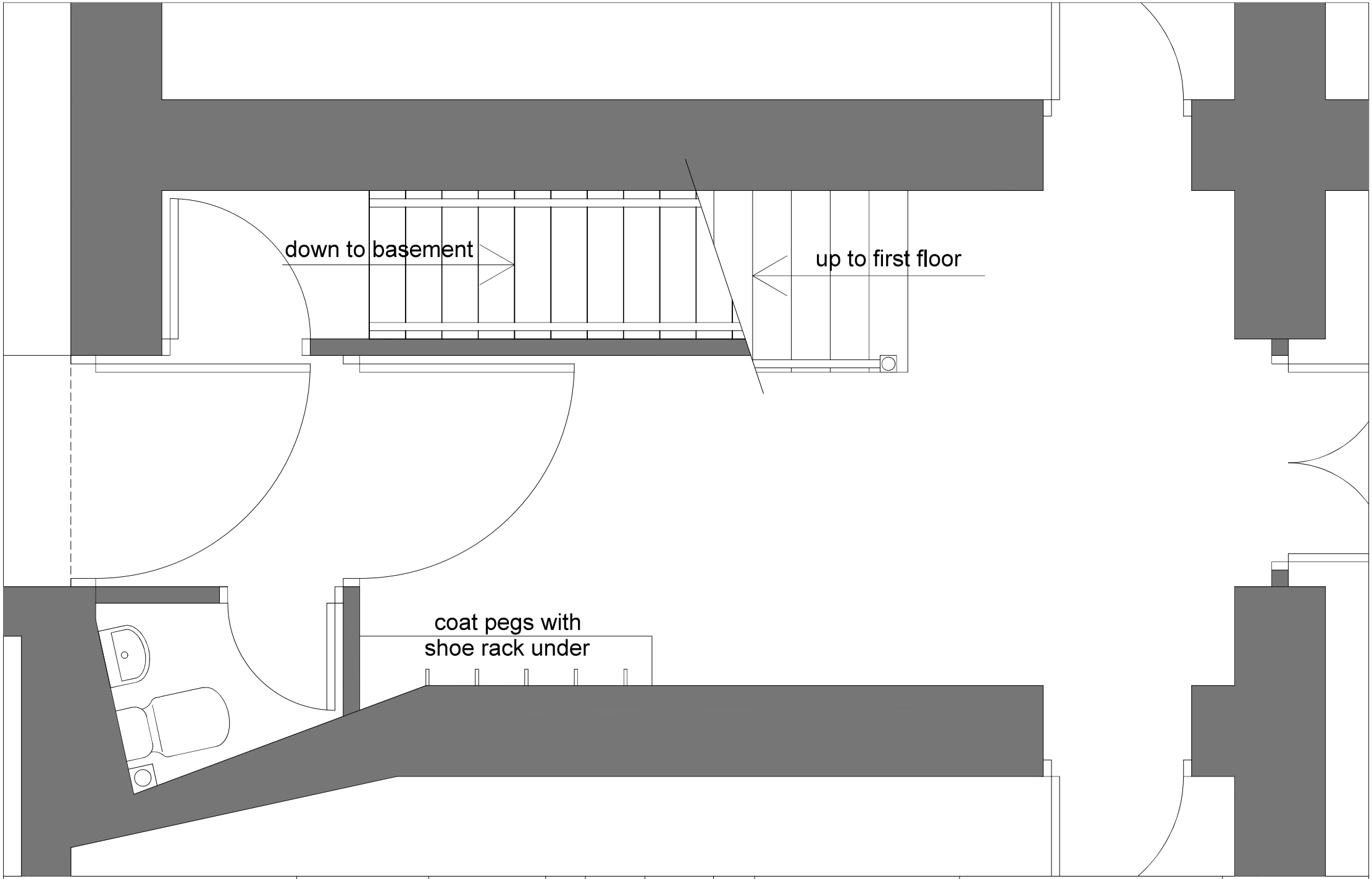

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Chartered Architects – Conservation Architects

Short House
1-5 Short Street
Macclesfield
SK11 6JY

RIBA Chartered Practice
arb Architects Registration Board

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m: 0777 56 88825
w: www.ianbrightarchitects.com
e : ib@ianbrightarchitects.com

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Alkrington Hall East	Ground Floor Plan Proposed	1:20	A3	15/12/2022	ITB
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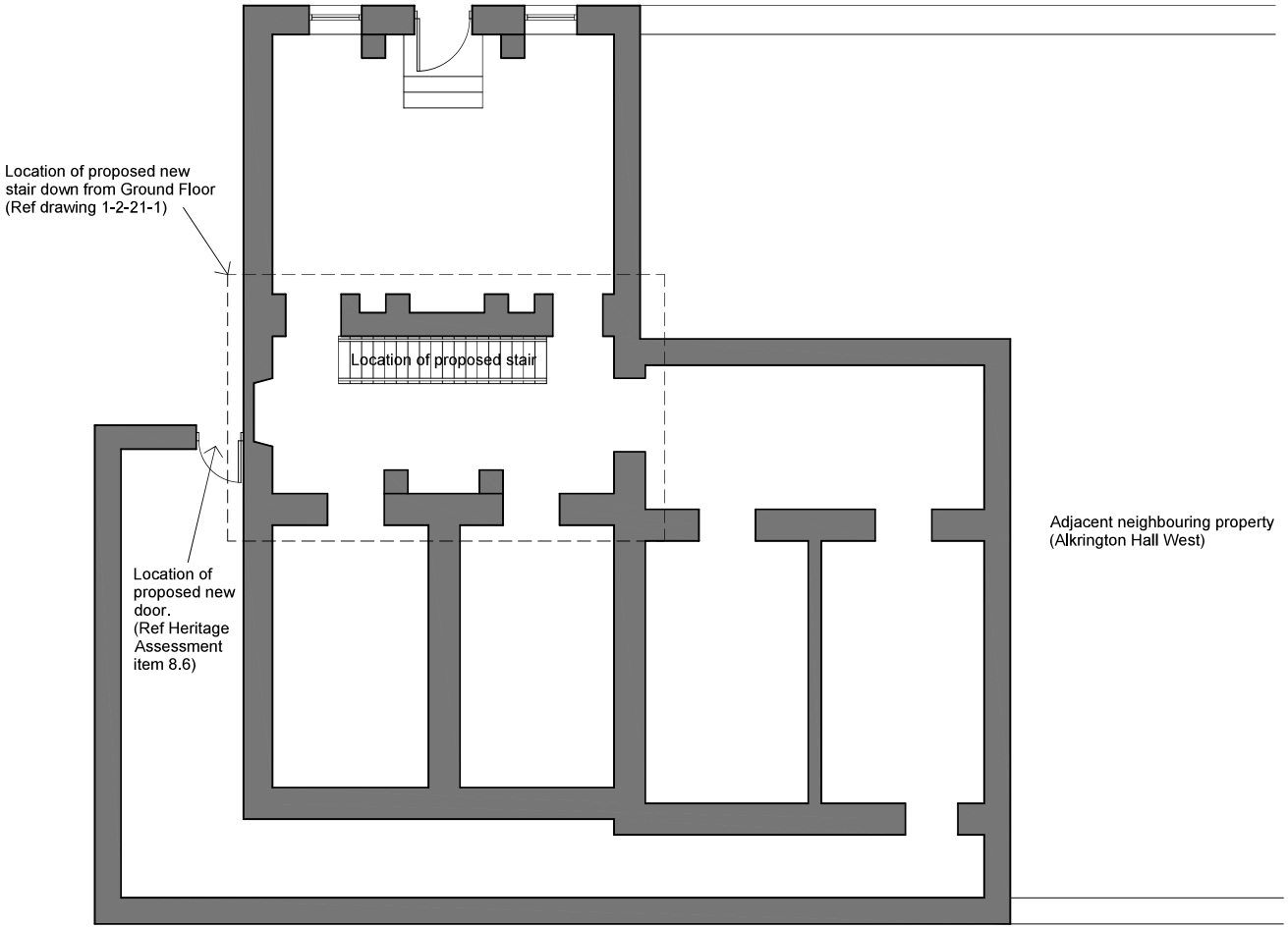

Basement Floor
Proposed Works Location Plan

NOTES

This drawing is only intended to indicate the location of the proposed works.
Refer to the larger scale individual drawings for details of the proposed works.

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Chartered Architects – Conservation Architects
RIBA Chartered Practice
arb Architects Registration Board
Short House
1-5 Short Street
Macclesfield
SK11 6JY
t : 0161 818 2225
m: 0777 56 88825
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e : ib@ianbrightarchitects.com

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Alkrington Hall East	Basement Proposed Works Location Plan	1:50	A3	09/03/2023	ITB
drawing purpose: Planning and Listed Building Consent	drawing status: Submission	job no.: 2529	drawing no.: 1-2-21-3		rev

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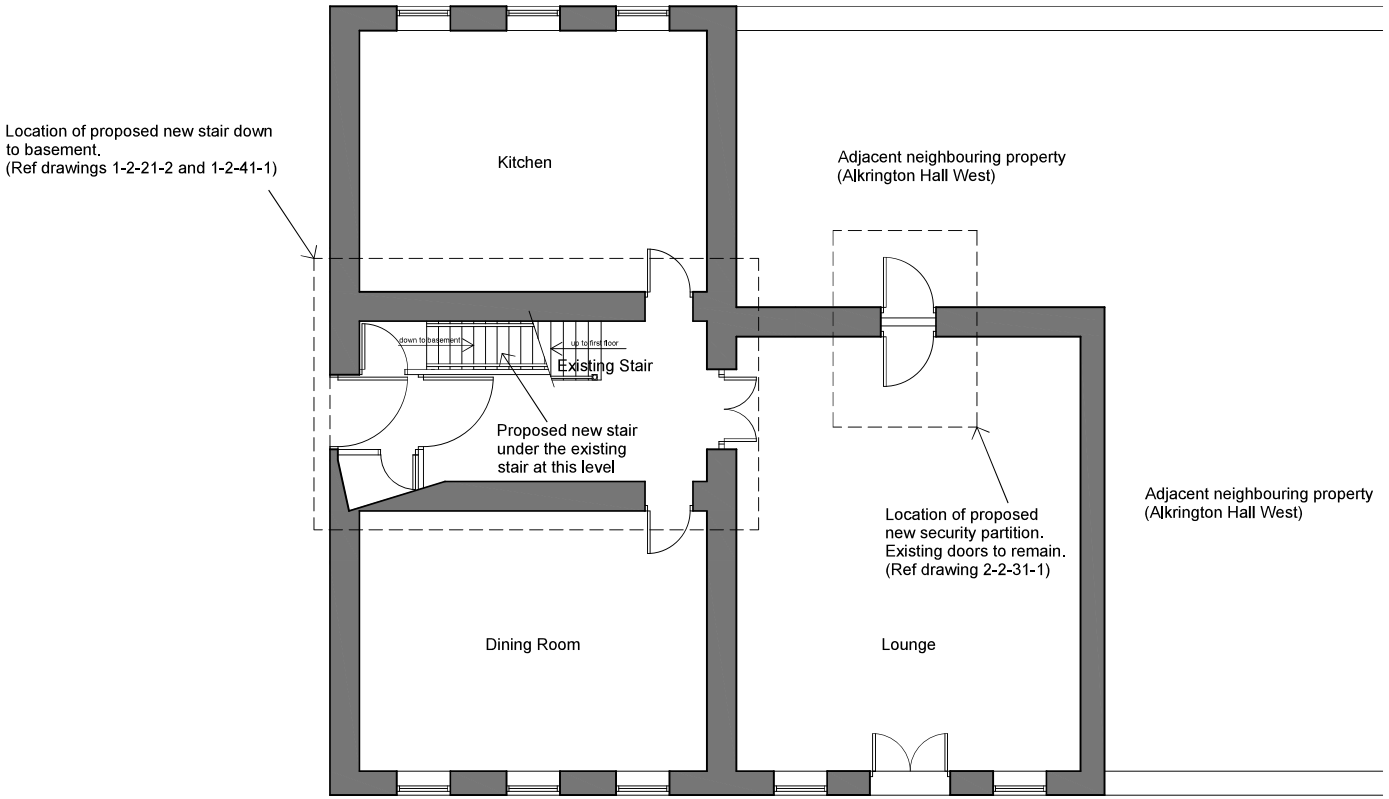

Ground Floor
Proposed Works Location Plan

NOTES

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1-5 Short Street
Macclesfield
SK11 6JY

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t : 0161 818 2225
m: 0777 56 88825
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e : ib@ianbrightarchitects.com

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Alkrington Hall East	Ground Floor Proposed Works Location Plan	1:200	A3	09/03/2023	ITB
drawing purpose: Planning and Listed Building Consent	drawing status: Submission	job no.: 2529	drawing no.: 1-2-21-4		rev

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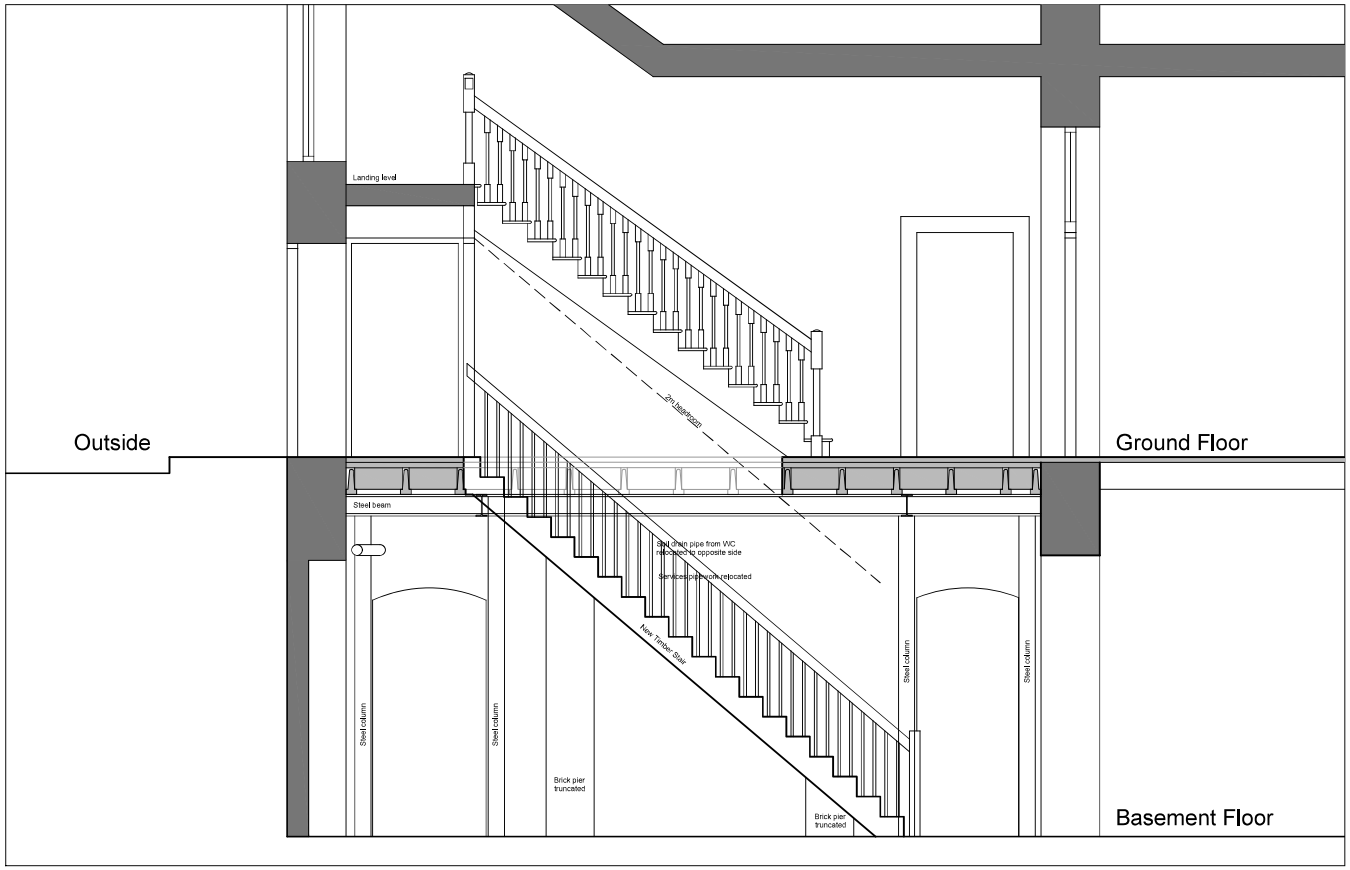

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Chartered Architects – Conservation Architects

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Macclesfield
SK11 6JY

RIBA Chartered Practice
arb Architects Registration Board

t : 0161 818 2225
m: 0777 56 88825
w: www.ianbrightarchitects.com
e : ib@ianbrightarchitects.com

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Alkrington Hall East	Section BB Proposed	1:50	A3	09/03/2023	ITB
drawing purpose: Planning and Listed Building Consent	drawing status: Submission	job no. 2529	drawing no. 1-2-41-1		rev A

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rev	date	details
A	09/03/23	Rescale drawing ITB

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Appendix 2

Mini Project 2

A solution for securing the existing door access from the Lounge into next doors demise (into Alkrington Hall West).

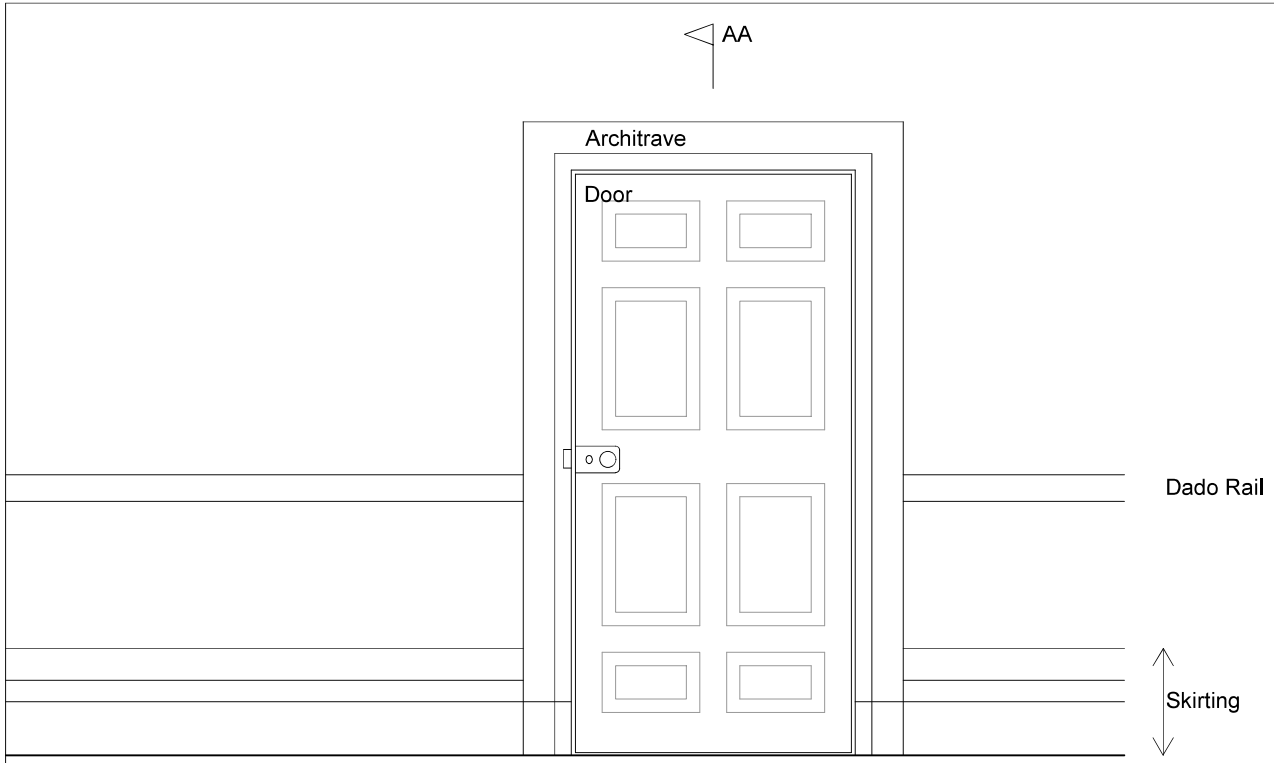
Existing and Proposed drawings

Existing Drawings

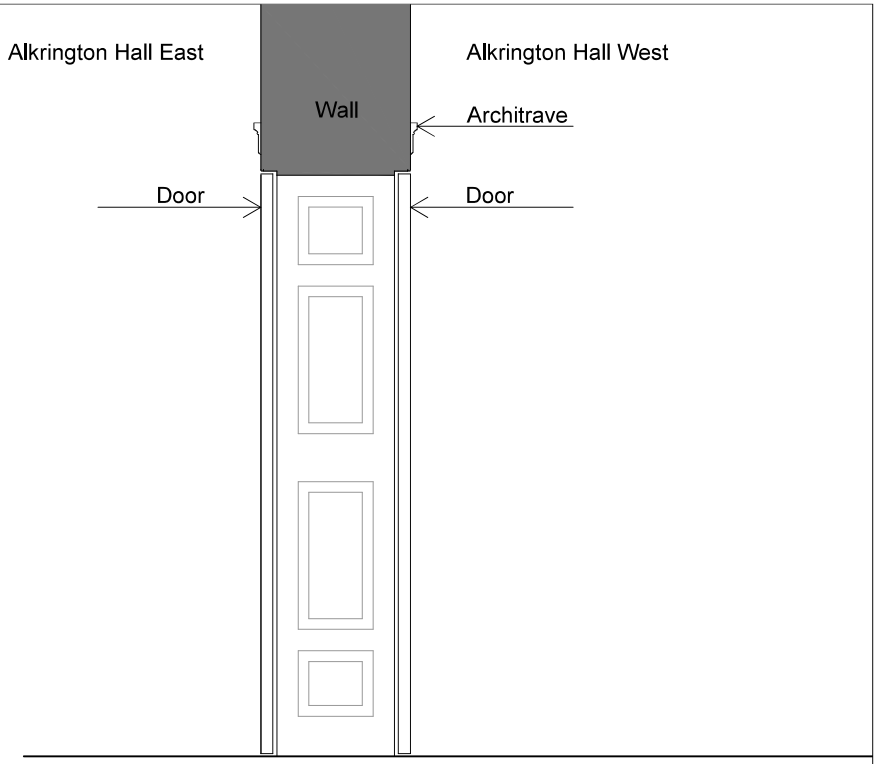
2-1-31-1 - Existing Connecting Door

Proposed Drawings

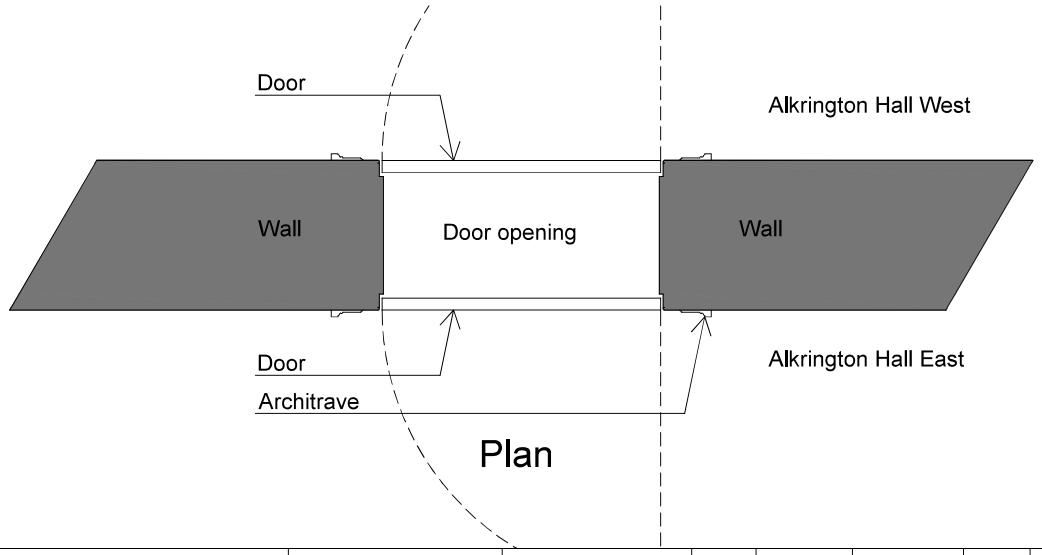
2-2-31-1 - Proposed Connecting Door



Elevation (Alkrington Hall East side)



Section AA



Plan

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Chartered Architects – Conservation Architects
RIBA Chartered Practice
arb Architects Registration Board
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1-5 Short Street
Macclesfield
SK11 6JY
t : 0161 818 2225
m: 0777 56 88825
w: www.ianbrightarchitects.com
e : ib@ianbrightarchitects.com

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Alkrington Hall East	Connecting Door Existing	1:20	A3	15/12/2022	ITB
drawing purpose: Planning and Listed Building Consent	drawing status: Application	job no. 2529	drawing no. 2-1-31-1		rev

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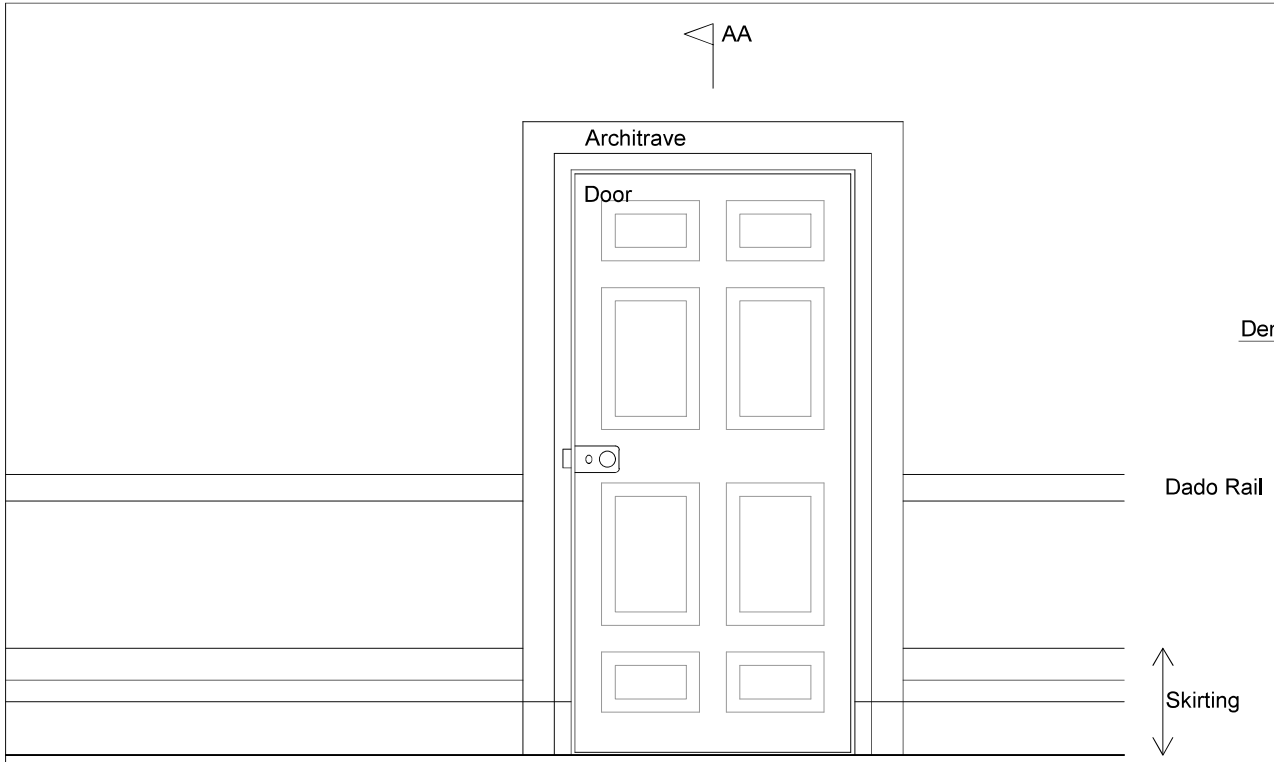
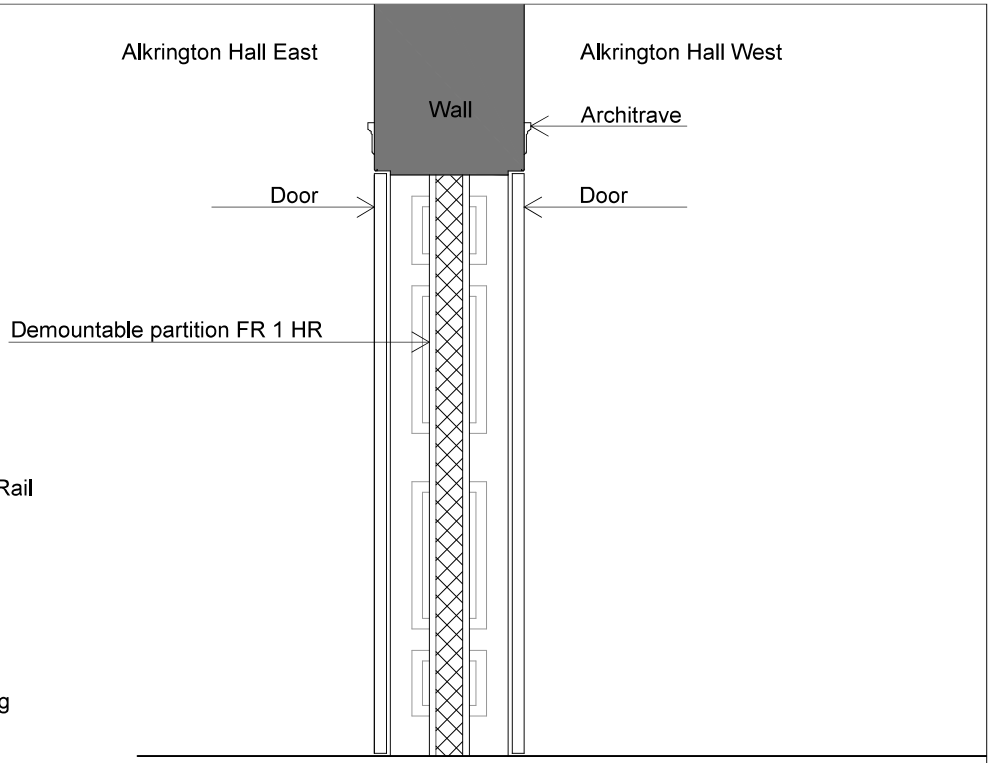
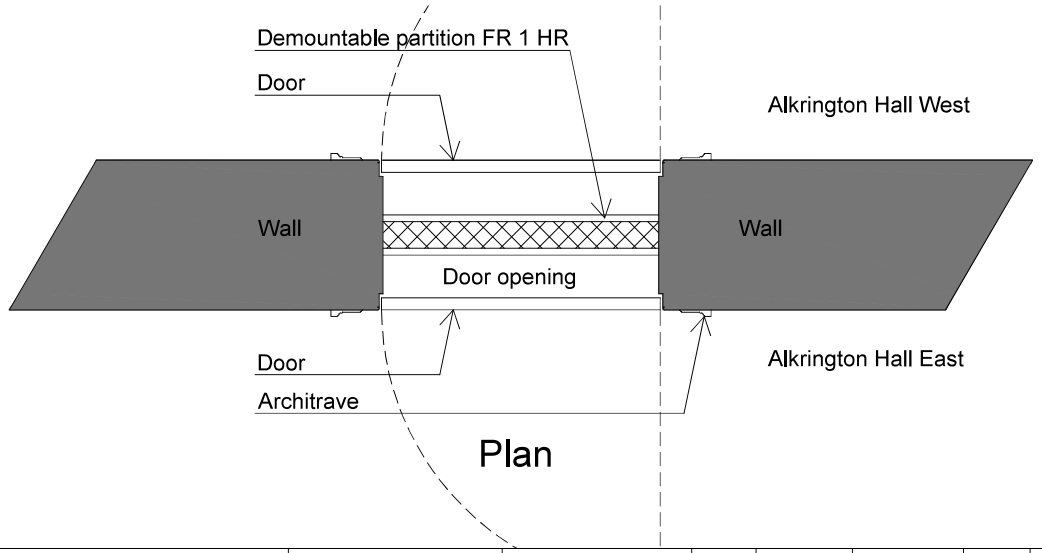


Elevation (Alkrington Hall East side)



Section AA



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Chartered Architects – Conservation Architects
Short House
1-5 Short Street
Macclesfield
SK11 6JY
t : 0161 818 2225
m: 0777 56 88825
w: www.ianbrightarchitects.com
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job title	drawing title	scale	sheet print size	date of this issue	drawn by
Alkrington Hall East	Connecting Door Proposed	1:20	A3	15/12/2022	ITB
drawing purpose: Planning and Listed Building Consent	drawing status: Application	job no. 2529	drawing no. 2-2-31-1		rev

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rev	date	details	by

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Appendix 3

Mini Project 4

Restoring the timber wall panelling in the first-floor bedroom

Photos of the existing three walls of paneling to be restored.

13/06/2022

13/06/2022

Appendix 4

Mini Project 5

Replacing the existing inappropriate low fence and gate between the garage and the East Wing corner, with a traditional brick wall and gate to be in keeping with the main house.

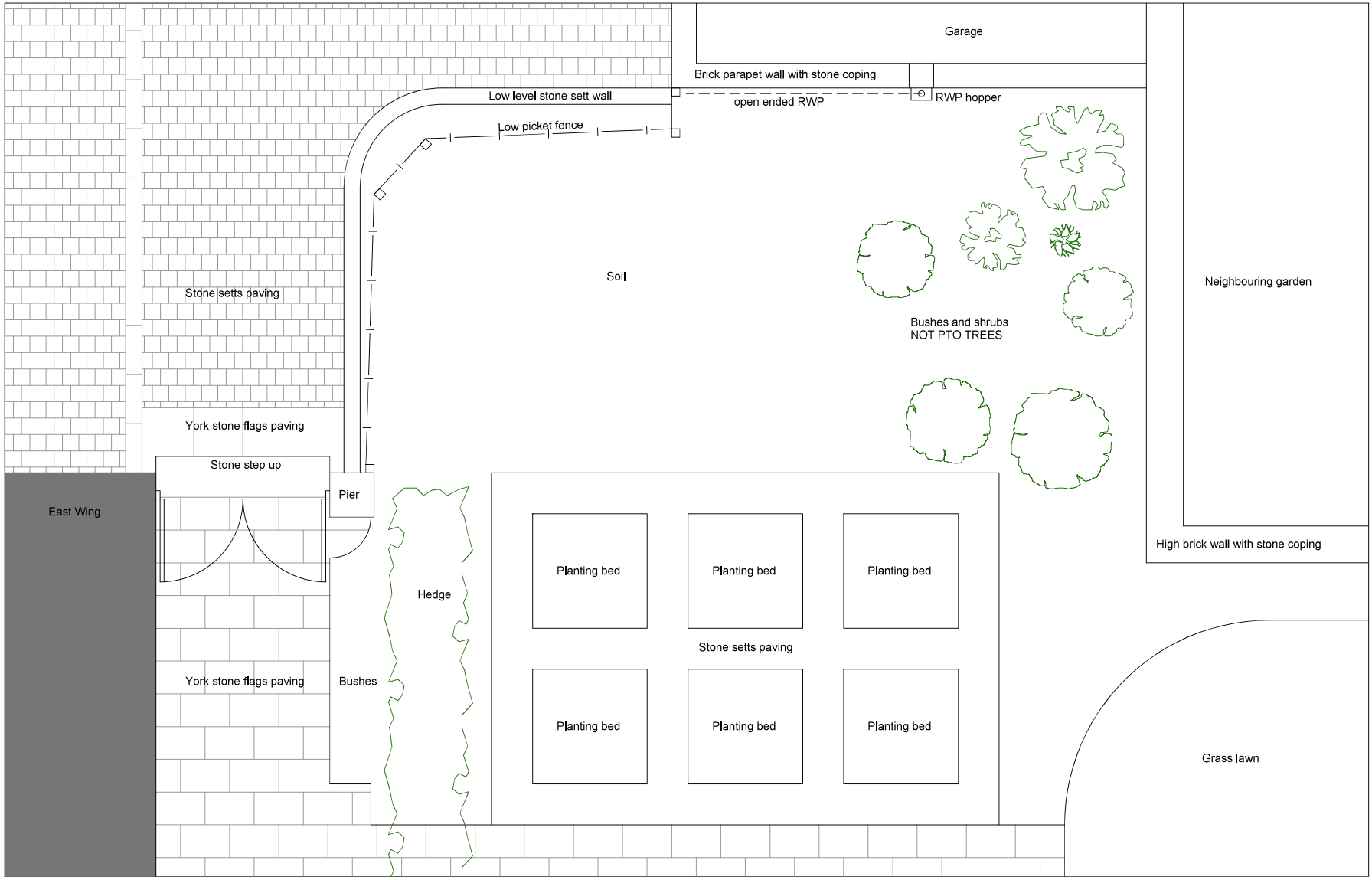
Existing and Proposed drawings

Existing Drawings

5-1-11-1 Rev A - Existing Garden Plan
5-1-11-2 - Existing Site - Roof Plan
5-1-51-1 Rev A - Existing East Elevation

Proposed Drawings

5-2-11-1 Rev A - Proposed Garden Plan
5-2-11-2 - Proposed Site - Roof Plan
5-2-31-1 - Proposed Greenhouse
5-2-51-1 Rev A - Proposed East Elevation



Ian Bright Architects
Chartered Architects – Conservation Architects

Short House
1-5 Short Street
Macclesfield
SK11 6JY

RIBA Chartered Practice
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m: 0777 56 88825
w: www.ianbrightarchitects.com
e : ib@ianbrightarchitects.com

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Alkrington Hall East	Garden Plan Existing	1:50	A3	09/03/2023	ITB
drawing purpose: Planning and Listed Building Consent	drawing status: Submission	job no. 2529	drawing no. 5-1-11-1		rev A

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rev	date	details	by
A	09/03/23	Rescale drawing	ITB

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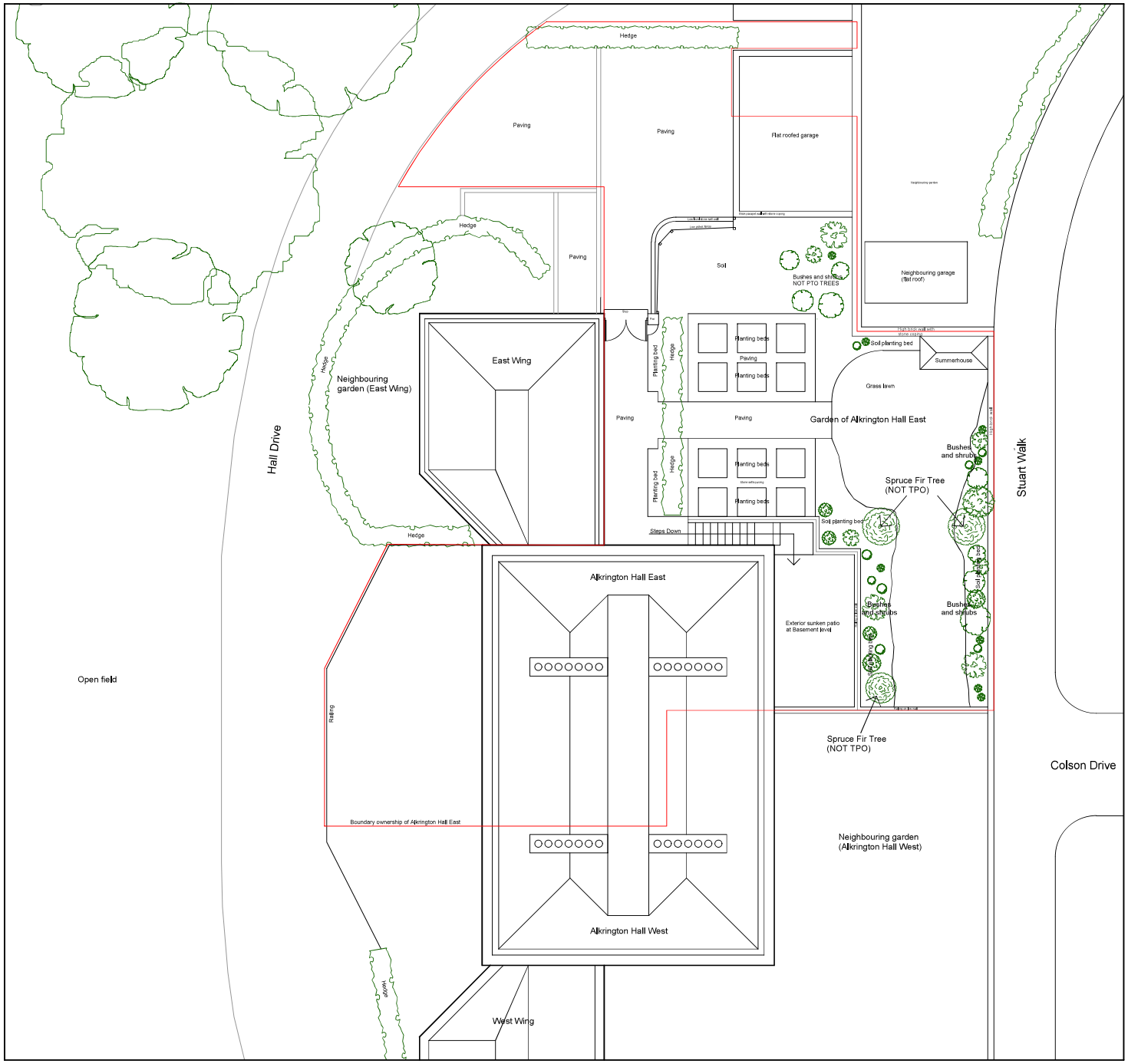

Notes

All trees, bushes, shrubs and planting are indicative only.
Boundary location is approximate.
All foundations are to be as shallow as possible to SE design.
All ground excavations are to be carefully dug by hand.

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Short House
1-5 Short Street
Macclesfield
SK11 6JY

RIBA Chartered Practice
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t : 0161 818 2225
m: 0777 56 88825
w: www.ianbrightarchitects.com
e : ib@ianbrightarchitects.com

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Alkrington Hall East	Site and Roof Plan Existing	1:200	A3	09/03/2023	ITB
drawing purpose: Planning and Listed Building Consent	drawing status: Submission	job no. 2529	drawing no. 5-1-11-2		rev

revisions record

rev	date	details	by

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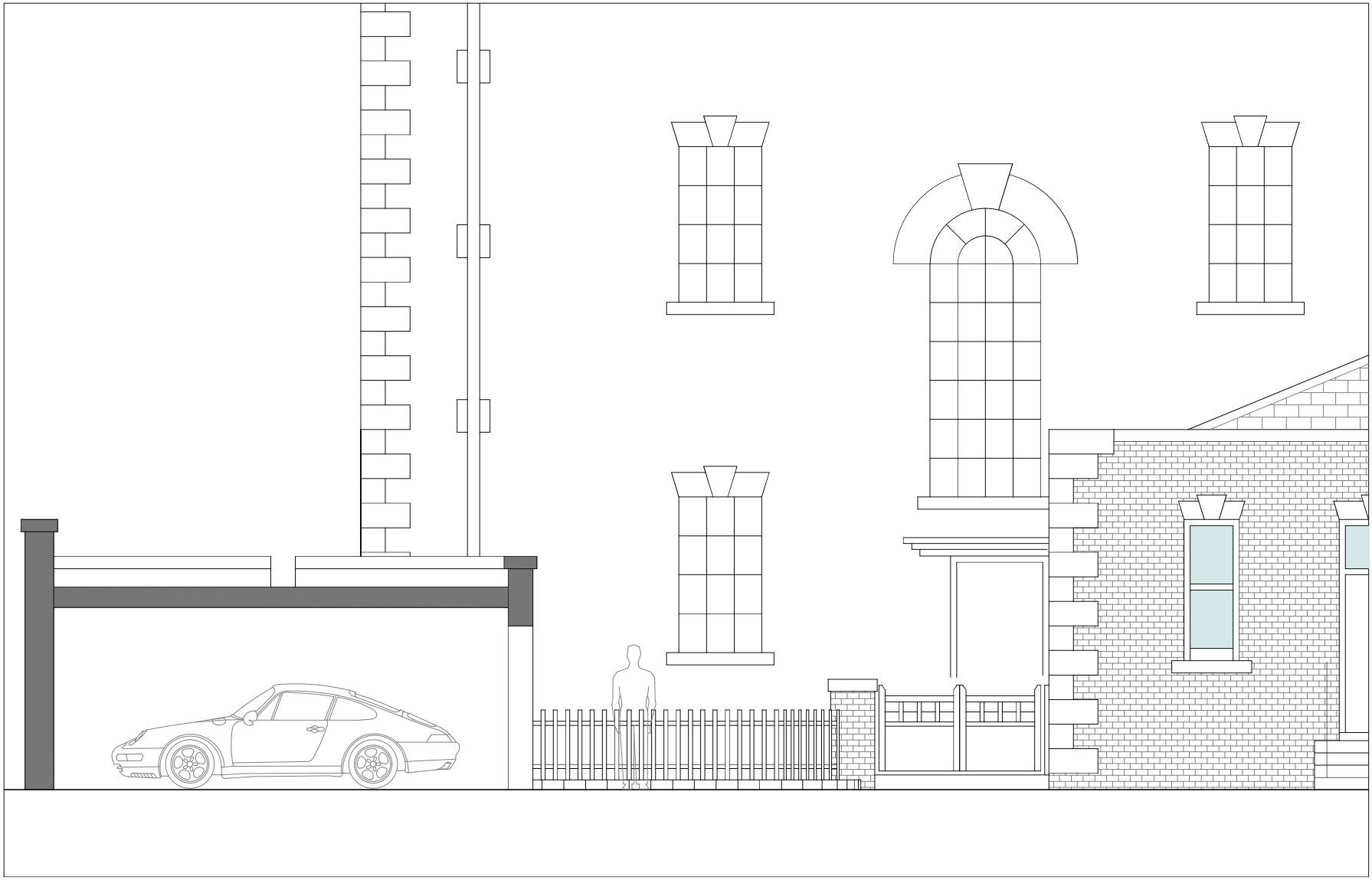

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1-5 Short Street
Macclesfield
SK11 6JY

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m: 0777 56 88825
w: www.ianbrightarchitects.com
e : ib@ianbrightarchitects.com

job title	drawing title	scale	sheet print size	date of this issue	drawn by
Alkrington Hall East	Garden East Elevation Existing	1:50	A3	09/03/2023	ITB
drawing purpose: Planning and Listed Building Consent	drawing status: Submission	job no. 2529	drawing no. 5-1-51-1		rev A

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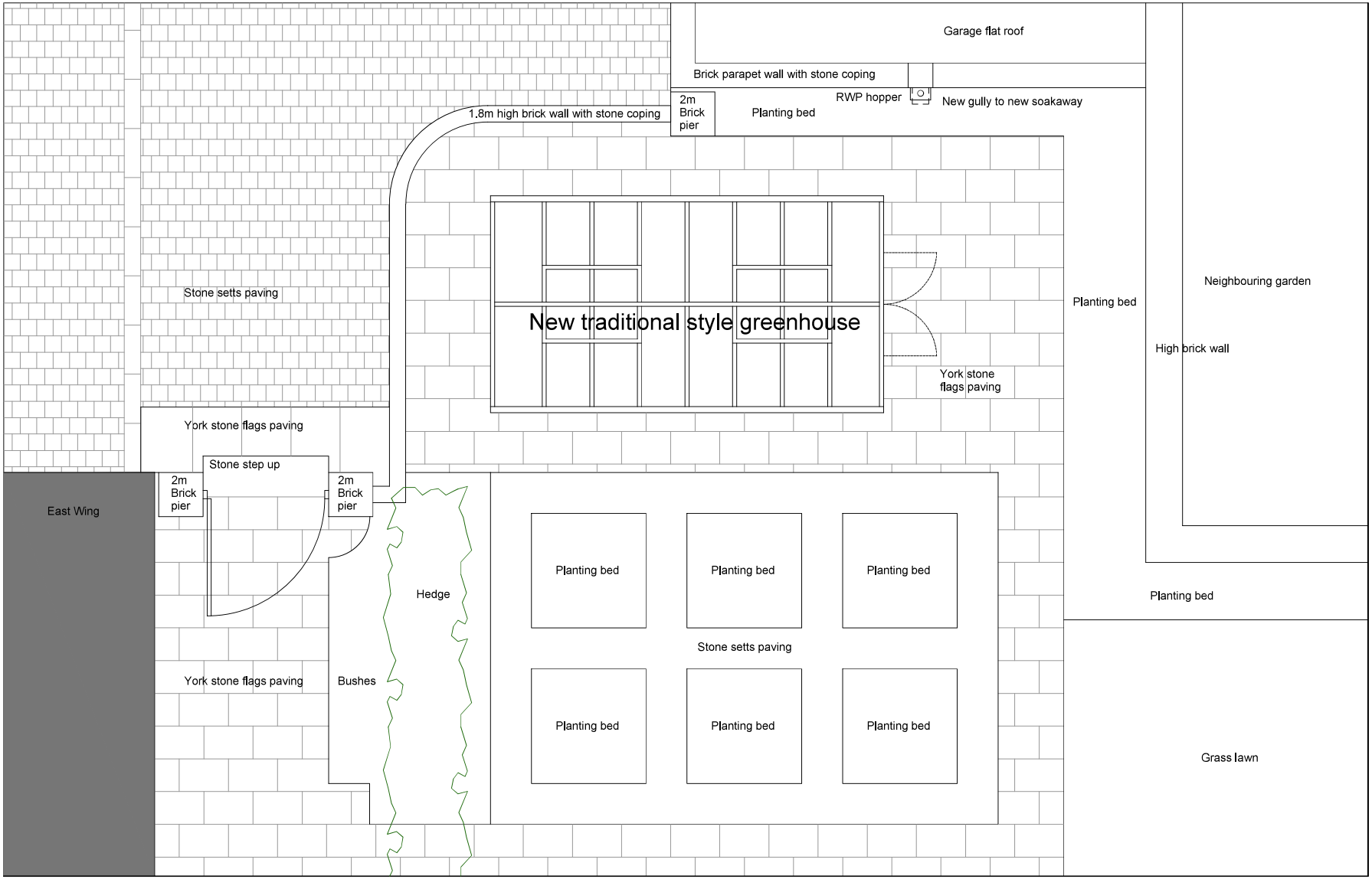

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t : 0161 818 2225
m: 0777 56 88825
w: www.ianbrightarchitects.com
e : ib@ianbrightarchitects.com

job title	drawing title	scale	sheet print size	date of this issue	drawn by
Alkrington Hall East	Garden Plan Proposed	1:50	A3	09/03/2023	ITB
drawing purpose: Planning and Listed Building Consent	drawing status: Submission	job no. 2529	drawing no. 5-2-11-1		rev A

revisions record

rev	date	details	by
A	09/03/23	Rescale drawing	ITB

0 1 2
scale in metres = 1 : 50 @ A3

N E S W

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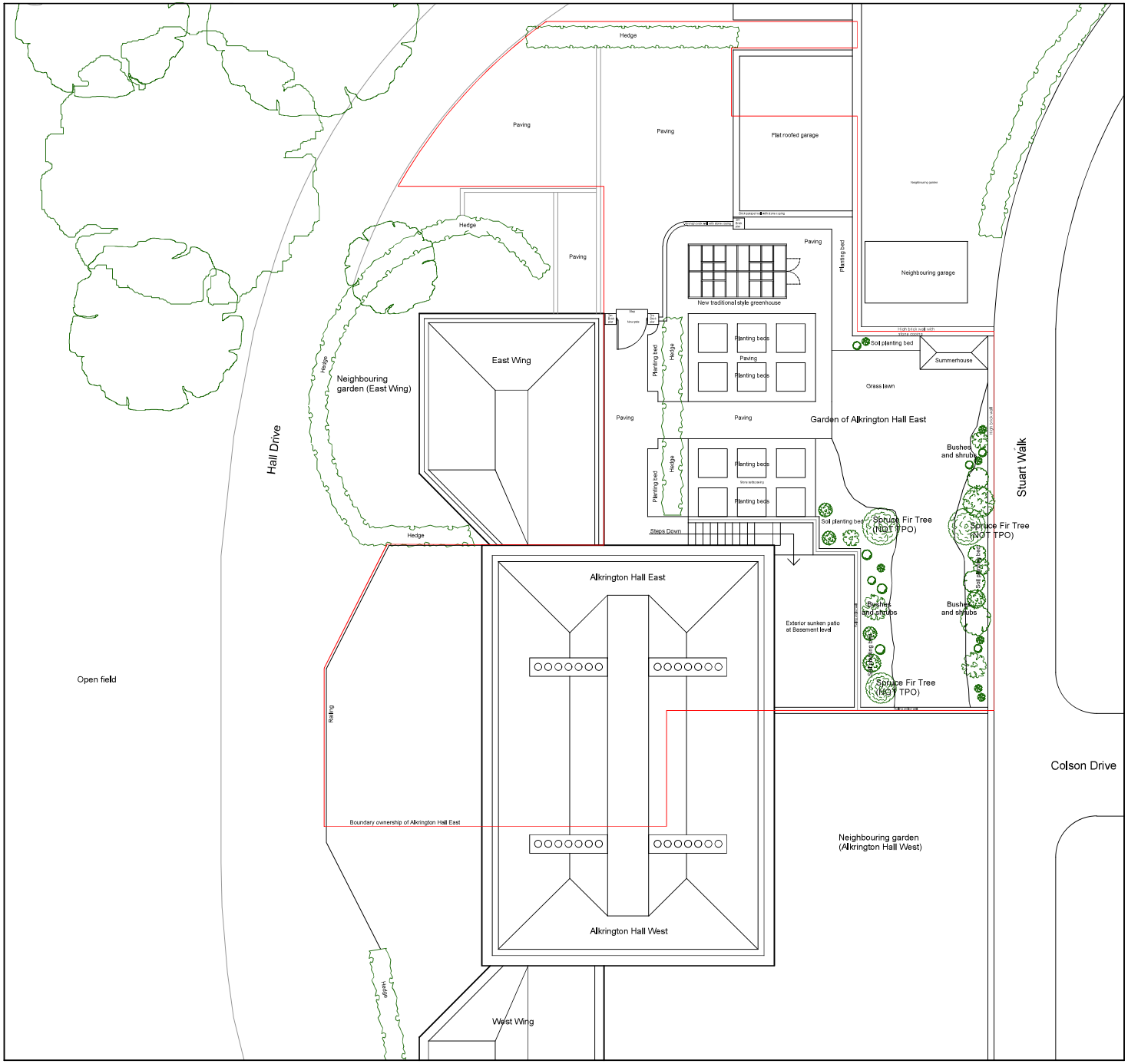

Notes

All trees, bushes, shrubs and planting are indicative only.
Boundary location is approximate.
All foundations are to be as shallow as possible to SE design.
All ground excavations are to be carefully dug by hand.

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Short House
1-5 Short Street
Macclesfield
SK11 6JY

t : 0161 818 2225
m: 0777 56 88825
w: www.ianbrightarchitects.com
e : ib@ianbrightarchitects.com

job title	drawing title	scale	sheet print size	date of this issue	drawn by
Alkrington Hall East	Site and Roof Plan Proposed	1:200	A3	09/03/2023	ITB
drawing purpose: Planning and Listed Building Consent	drawing status: Submission	job no. 2529	drawing no. 5-2-11-2		rev

revisions record			
rev	date	details	by

0 1 2 3 4 5 6 7 8 9 10
scale in metres = 1 : 200 @ A3

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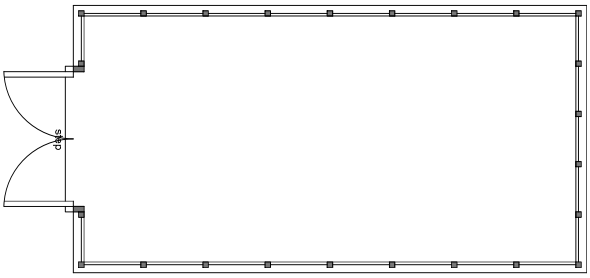
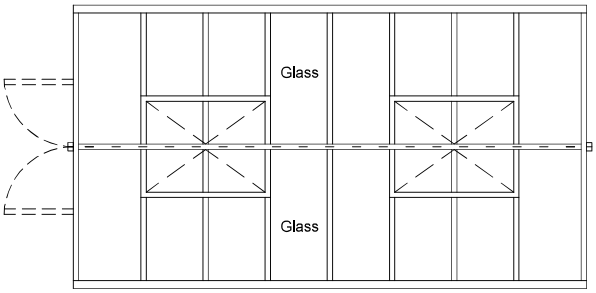
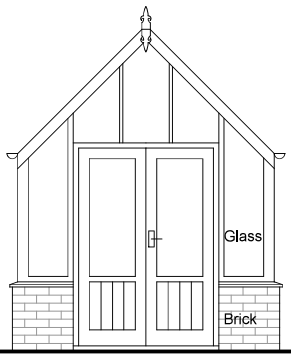


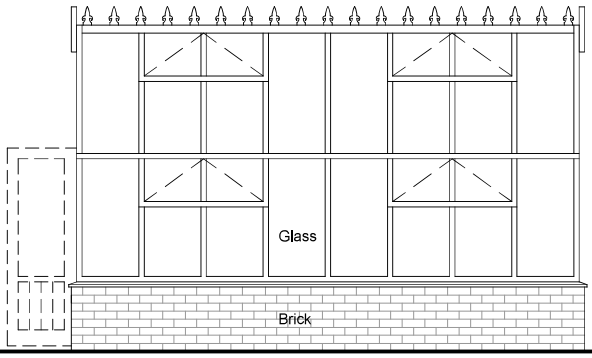
Floor Plan



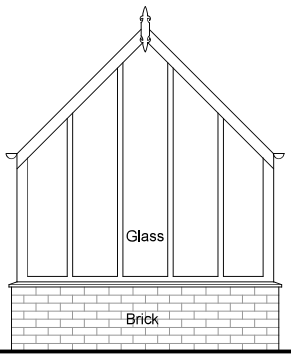
Roof Plan



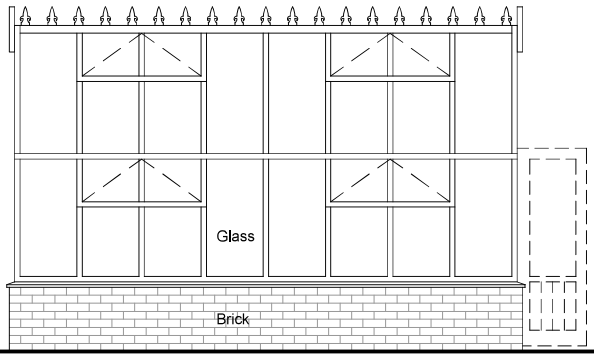
Front Elevation
(south-east)



Side Elevation
(north-east)



Front Elevation
(north-west)



Side Elevation
(south-west)

Notes
All foundations are to be as shallow as possible to SE design.
All ground excavations are to be carefully dug by hand.

Ian Bright Architects
Chartered Architects – Conservation Architects
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1-5 Short Street
Macclesfield
SK11 6JY
t : 0161 818 2225
m: 0777 56 88825
w : www.ianbrightarchitects.com
e : ib@ianbrightarchitects.com
arb Architects Registration Board
RIBA Chartered Practice

project title	drawing title	scale	sheet print size
Alkrington Hall East	New Greenhouse Proposed	1:50	A3
drawing purpose: Planning and Listed Building Consent	drawing status: For Submission	drawn by: ITB	date originally issued: 09/03/2023
job no.: 2529	drawing no.: 5-2-31-1	revision: -	date of this issue: 09/03/2023

revisions record

rev	date	details	by

0 1 2
scale in metres = 1 : 50 @ A3

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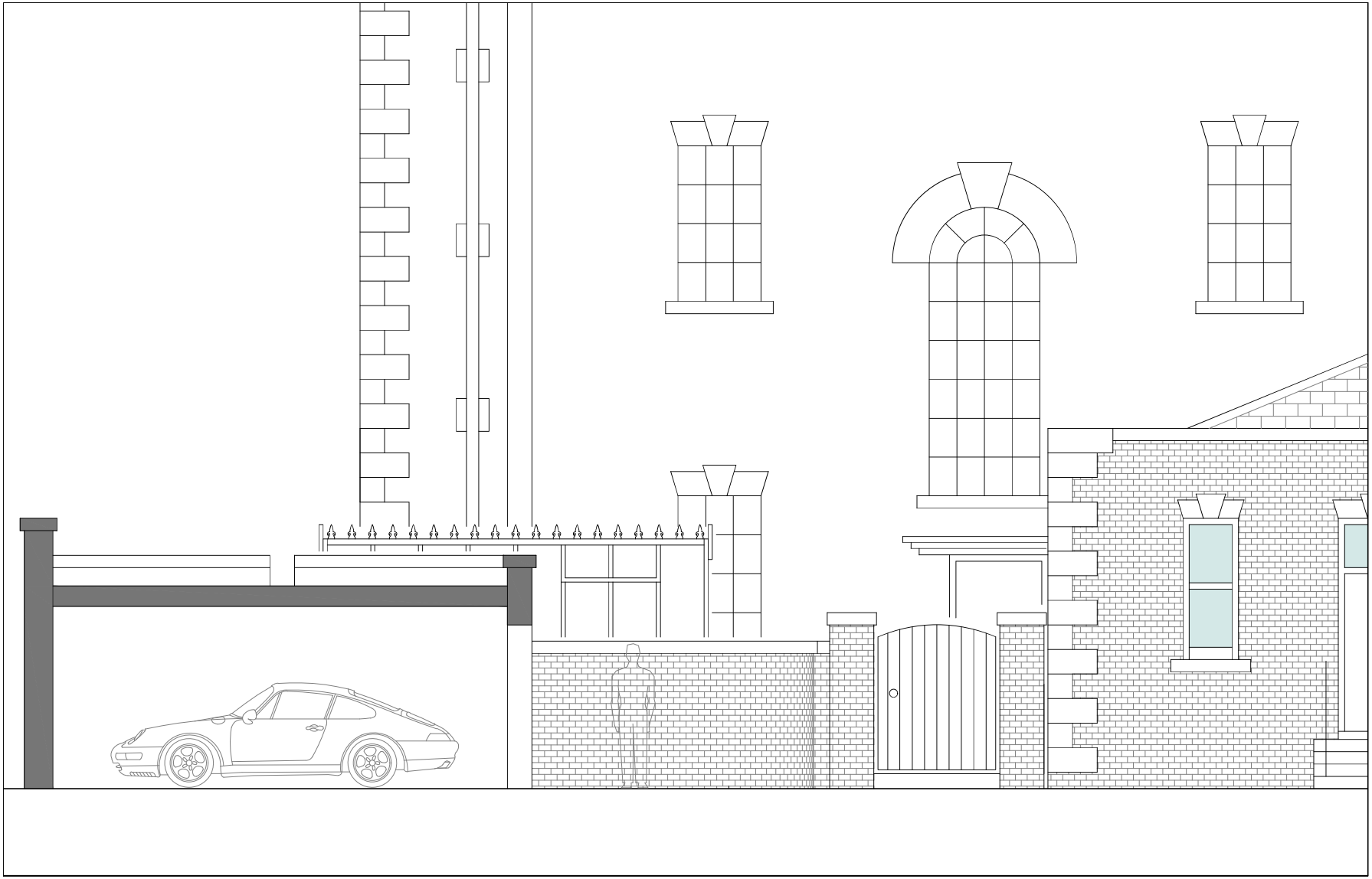

Ian Bright Architects
Chartered Architects – Conservation Architects

Short House
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SK11 6JY

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job title	drawing title	scale	sheet print size	date of this issue	drawn by
Alkrington Hall East	Garden East Elevation Proposed	1:50	A3	09/03/2023	ITB
drawing purpose: Planning and Listed Building Consent	drawing status: Submission	job no. 2529	drawing no. 5-2-51-1		rev A

revisions record

rev	date	details	by
A	09/03/23	Rescale drawing	ITB

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scale in metres = 1 : 50 @ A3

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Appendix 5

Historic England official listing of Alkrington Hall

Official list entry

Heritage Category: **Listed Building**

Grade: **II***

List Entry Number: **1068499**

Date first listed: **15-Mar-1957**

Statutory Address 1: **ALKRINGTON HALL, ALKRINGTON HALL ROAD NORTH**

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

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

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

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

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

Location

Statutory Address: **ALKRINGTON HALL, ALKRINGTON HALL ROAD NORTH**

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

District: **Rochdale (Metropolitan Authority)**

Parish: **Non Civil Parish**

National Grid Reference: **SD 86590 05179**

Details

MIDDLETON ALKRINGTON HALL SD 80 NE ROAD NORTH 2/1 Alkrington Hall 15/3/57 G.V. II* House, now flats. 1735-6. By Giacomo Leoni for Darcy Lever. Brick with ashlar dressings and C20 tile and slate roofs. 9-bay 3-storey double-pile plan with single-storey 3-bay wings to either side. Classical style. A well composed elevation, the central 3 bays being slightly advanced and having giant Ionic pilasters above a rusticated stone ground floor. Otherwise the elevation is brick with rusticated quoins, first floor band and a coped parapet with recessed panels in the outer bays and balustrades in the inner above a cornice. Central door with overlight and dropped keystone with date and coat of arms below a pedimented window on the first floor. All the windows of the central 3 bays have stone surrounds whereas those in the outer bays have fiat brick arches, keystones and stone sills. Glazing bars have been removed

from windows on all but the top floor and some of the side windows. The hipped roof has 2 ridge chimney stacks. Wings to either side of later elates. Semi-circular arched stair windows to each of the side elevations which retain elaborate lead rainwater heads and downpipes. Flat rear with 9 windows on each floor and a central pedimented door with coat of arms and pilasters. Interior: several of the rooms have been split by C20 partitions but much of the original deep relief plaster ceilings, stone flooring and timber fittings remains. One stair has a deep moulded rail on column-on-vase balusters, column newels and a cut string whereas the other, which is C19, has a swept rail, plain square balusters, a cut string and a wreathed stop to the rail. The house is an important and imposing example of Leoni's work. It is one of only a few which survive in the North-West of England. Victoria Country History of Lancashire, 1911.

Listing NGR: SD8659005179

Legacy

The contents of this record have been generated from a legacy data system.
Legacy System number: **213441**

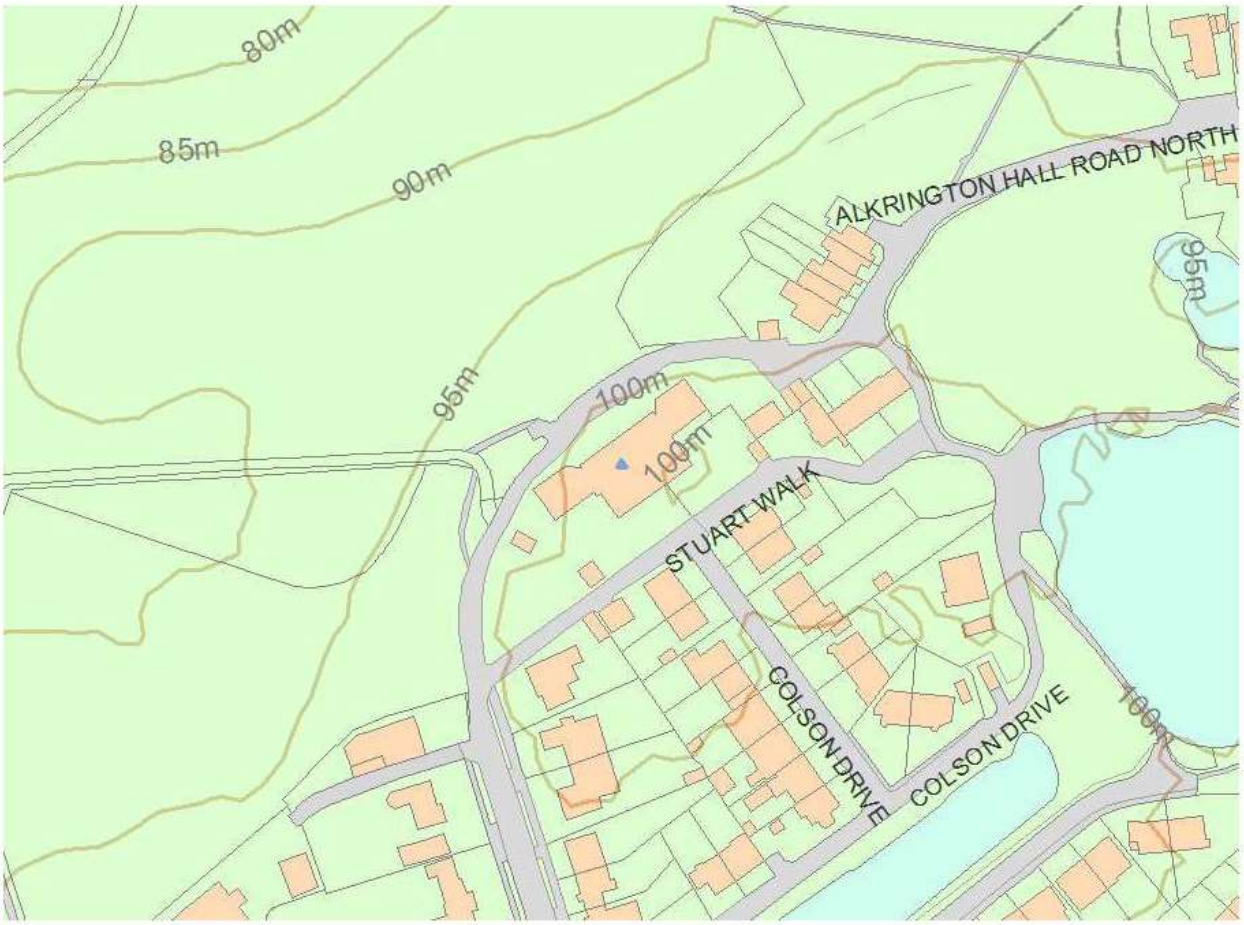
Legacy System: **LBS**

Sources

Books and journals
Farrer, W, Brownbill, J, The Victoria History of the County of Lancaster, (1911)

Legal

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



Map

This map is for quick reference purposes only and may not be to scale. This copy shows the entry on 21-Apr-2022 at 10:24:56.

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End of official list entry

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Appendix 6

Principal source material

- The National Planning Policy Framework (July 2021)
- Rochdale District Council website
- Rochdale District Council's adopted Supplementary Planning Documents
- Rochdale Core Strategy" Planning Document (adopted October 2016)
- Historic England Guidance document "The Setting of Heritage Assets-GPA 3"
- Historic England Guidance document "Managing Significance in Decision Taking in the Historic Environment – (Historic Environment Good Practice Advice in Planning: 2)"
- Historic England Listings Archive
- "Middleton Township – Friends of Alkrington Woods"
- "Middleton Heritage" (December 2013)
- Google Maps online
- Vision of Britain
- Archiuk

END OF DOCUMENT