



Orchard Street Investment Management LLP and  
Lidl (Great Britain) Limited

# HERITAGE STATEMENT

UNIT 1, GEORGE RICHARDS WAY, ALTRINCHAM

**July 2019**

**Our Ref: DW/JR/19-00220**

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**Appendix 1** Linotype Estate Conservation Area map

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## Quality Assurance

This report has been prepared within the quality system operated at Rapleys LLP according to British Standard ISO 9001:2008.

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For and on behalf of Rapleys  
04 July 2019

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## 1 INTRODUCTION

- 1.1 This Heritage Statement has been prepared by Rapleys LLP on behalf of Orchard Street Investment Management LLP and Lidl (Great Britain) Limited (the 'Joint Applicants') in support of a full application for the extension and sub-division of existing Homebase store (Unit 1) to create two new retail units (Use Class A1) comprising a retail warehouse unit and associated garden centre (Unit 1) and a discount convenience foodstore (Unit 1A), together with associated revised car parking arrangement, landscaping and formation of an additional site egress at the Homebase Store, Unit 1, George Richards Way, Altrincham, WA14 5GR.
- 1.2 A Heritage Statement is required to support planning applications located within or adjacent to a Conservation Area and within close proximity to listed buildings in Trafford. This should include as appropriate:
- A schedule of works to a listed building(s);
  - An analysis of the significance of archaeology, history and character of the building/structure;
  - The principles of and justification for the proposed works and their impact on the special character of the listed building or structure, its setting and the setting of adjacent listed buildings may be required;
  - A structural survey may be required in support of an application for listed buildings consent; and
  - Plans showing historic features.
- 1.3 The scope and degree of detail necessary will depend on the circumstances of each application. In this instance, the application proposes the creation of a downsized unit for Homebase, and to create an extended unit to accommodate a new Lidl store (Use Class A1).
- 1.4 In order to validate the application, Trafford Council requires a heritage statement (Policy R1 of Trafford Core Strategy), as guidance states that both full and outline planning applications require a heritage statement for applications which might affect heritage assets.
- 1.5 In accordance with the above guidance and relevant national and local policy, the scope of this statement is set out as follows:
- Proposed development;
  - Planning policy context;
  - Significance of designated heritage assets;
  - Heritage assessment; and
  - Summary and conclusions.
- 1.6 This statement should be read in conjunction with the documentation submitted in support of the application.

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## **2 PROPOSED DEVELOPMENT**

- 2.1 The application seeks full planning permission for the extension and sub-division of existing Homebase store (Unit 1) to create two new retail units (Use Class A1) comprising a retail warehouse unit and associated garden centre (Unit 1) and a discount convenience foodstore (Unit 1A), together with associated revised car parking arrangement, landscaping and formation of an additional site egress at Unit 1, George Richards Way, Altrincham, WA14 5GR. The purpose of the application is to create a downsized unit for Homebase, and to create an extended unit to accommodate a new Lidl store (Use Class A1).
- 2.2 The external alterations proposed are associated with the extension and reconfiguration of the floorspace to the existing Homebase building, therefore, the scope of these works are considered to be relatively minor, and in keeping with the adjacent buildings located within the Altrincham Retail Park. As such, the works will not impact upon the significance of the surrounding heritage assets.

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### 3 PLANNING POLICY CONTEXT

3.1 This section sets out the relevant planning policies applicable to the Heritage Assessment.

#### THE NATIONAL PLANNING POLICY FRAMEWORK (NPPF) (2019)

3.2 The national tier of planning policy is set out within the National Planning Policy Framework (2019) (NPPF) which is supplemented by the National Planning Practice Guidance (2014) (PPG).

3.3 The NPPF sets out the government's planning policies for England and explains how these should be applied through both plan-making and planning decisions. At the heart of the NPPF is a presumption in favour of sustainable development, which has three overarching objectives: economic, social and environmental. In order to achieve sustainable development with respect to the historic environment, the social objective seeks to ensure that the planning system fosters a well-designed and safe built environment that, inter alia, supports communities' health, social and cultural wellbeing. In terms of environmental objectives, planning should contribute to protecting and enhancing the natural, built and historic environment and make effective use of land.

3.4 **Paragraph 11** of the NPPF confirms that planning decisions should apply a presumption in favour of sustainable development.

3.5 **Paragraph 189** of the NPPF advises 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.

3.6 **Paragraph 192** advises 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.

3.7 **Paragraph 193** advises that, when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

3.8 **Paragraph 201** states that not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance.

3.9 At Annex 2, the NPPF provides the following definition of the term "significance":

*'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'.*

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- 3.10 The PPG provides additional guidance on the importance of ‘significance’ in decision taking. It is explained that heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals. (Paragraph: 009 Reference ID: 18a-009-20140306).

#### LOCAL PLANNING POLICY

- 3.11 The adopted development plan for Trafford Borough Council comprises the Core Strategy (Adopted January 2012); Revised Unitary Development Plan (UDP) (Adopted June 2006) and the composite policies map.
- 3.12 In accordance with paragraph 213 of the NPPF, existing local plans should not be considered out of date where they pre-date the NPPF. Rather, due weight should be given to existing local plans according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).
- 3.13 **Policy R1: Historic Environment:** Confirms that all new development must take account of surrounding building styles, landscapes and historic distinctiveness. Heritage assets are expected to be accounted for, with developers required, where appropriate, to development will protect, preserve and/or enhance heritage assets. The level of information to be supplied by a developer in relation to any of these matters should refer to the significance of the heritage asset and will vary on a site by site basis.
- 3.14 Any degree of harm and benefit arising from development proposals will be assessed against the significance of any affected heritage assets including Conservation Areas.

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## 4 SIGNIFICANCE OF DESIGNATED HERITAGE ASSETS

- 4.1 Paragraph 189 of the NPPF requires applicants to describe the significance of any heritage assets affected by development proposals, including any contribution made by their setting. Accordingly, this section identifies the designated heritage assets that are relevant to the proposed development and provides an assessment of their significance.
- 4.2 Designated heritage assets include Conservation Areas and listed buildings. In accordance with national and local policy guidance, the Historic Environment Record for Greater Manchester was consulted in identifying relevant heritage assets, along with the Heritage List for England and Trafford Council's planning website.
- 4.3 As set out above, the proposed development comprises the extension and sub-division of existing Homebase store (Unit 1) to create two new retail units (Use Class A1) comprising a retail warehouse unit and associated garden centre (Unit 1) and a discount convenience foodstore (Unit 1A), together with associated revised car parking arrangement, landscaping and formation of an additional site egress as part of the Homebase store at Unit 1, George Richards Way, Altrincham, WA14 5GR.
- 4.4 A total of 6 designated heritage assets are included within a 500m radius around the application site centre. Further, the nearest Conservation Area, the Linotype Conservation Area is located approximately 400m to the south west of the site. Paragraph 138 of the NPPF confirms that not all elements of a Conservation Area will necessarily contribute to its significance. In this context, the existing Homebase unit is not included within the Conservation Area itself, it is positioned some distance from the Conservation Area, and is considered to make a neutral contribution. The retail park, within which the Homebase unit is located, has developed over a number of years and is representative, in design and form, of modern retail warehousing.
- 4.5 The heritage assets affected by the proposed development are considered to include:
- Listed buildings within the vicinity of the site; and,
  - The Linotype Estate Conservation Area.
- 4.6 It should be noted, as confirmed above, the site does not fall within the boundaries of the Linotype Estate Conservation Area.
- 4.7 A description of these heritage assets along with details of their significance is provided below.

### LINOTYPE ESTATE CONSERVATION AREA

- 4.8 The Linotype Estate Conservation Area. A map of the Conservation Area is provided at **Appendix 1**.
- 4.9 The Linotype Conservation Area was designated on the 4th July 1985 by Trafford Borough Council. The Conservation Area Appraisal states the following with regard to the Linotype Estate Conservation Area :

*“A is roughly ovoid in shape; narrow at the top and bottom, and wider in the centre. The boundary encompasses the 19<sup>th</sup> century workers’ Estate between Lawrence Road and Weldon Road. The buildings are generally terraced and exhibit a variety of architectural styles. There are some examples of modern (post 1930s) buildings which do not reflect the character of the 19<sup>th</sup> century workers’ houses. The roads are secondary, local-access only thoroughfares, resulting in a quiet residential suburb despite its proximity to the busy A56.”*

4.10 As confirmed within the Linotype Conservation Area Appraisal, the special interest of the Linotype Estate Conservation Area stems predominantly from the large-scale survival of the original estate plan form, and its association with the late 19<sup>th</sup> century movement for providing homes and amenities for workers. The presence of the Linotype Works immediately adjacent provides the historic context for the construction of the estate and a grand and impressive flagship office building to demonstrate the company's stature. Although its setting has drastically changed in recent years and been subjected to a number of new developments, the Conservation Area retains its original street plan and distinctive variety of architectural styles.

**Nearby Listed Buildings**

4.11 Altrincham Retail Park is located within the setting of a number of listed buildings positioned within its vicinity. These are listed below.

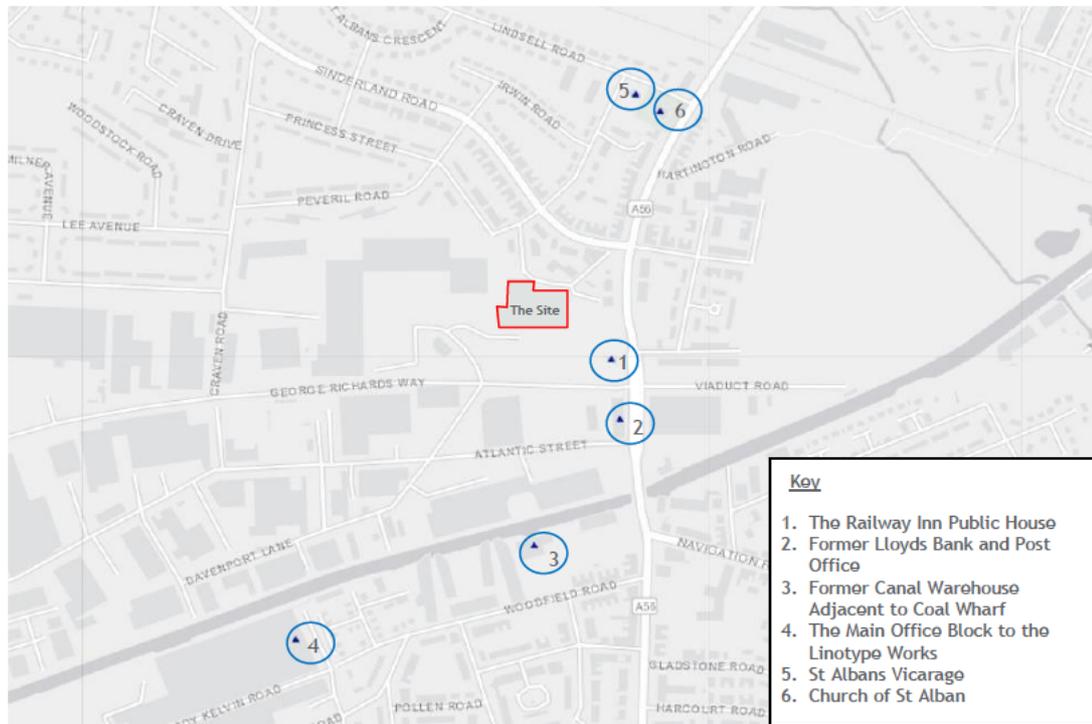


Figure 1 Extract from Historic England of Listed buildings within the vicinity of Altrincham Retail Park.

1. The Railway Inn Public House is a Grade II listed building located to the south-east of the site. Historic England's records state that this building is mid 19<sup>th</sup> Century with later alterations. The building is characterised by red / purple brick, beneath a welsh slate roof, with two ridge stacks, with plain caps and clay pots, street frontage of two storeys and three bays, with an off centre doorway to the right.
2. Former Lloyds Bank (Broadheath Branch) and Post Office is Grade II listed and was designated in July 1985. Historic England describes this building as being characterised by 1902 above doorway and a 1903 on fireplace. The building is three storeys with a former banking hall on ground floor and wings to the rear of bays 1 and 4.
3. Former Canal Warehouse Adjacent to Coal Wharf is a Grade II listed building from the mid 19<sup>th</sup> Century that was first listed in February 1985. The building is a 3-storey block, square in plan with an opening into which a branch of the canal passes.

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4. **The Main Office Block to the Linotype Works** is a Grade II listed building dated 1897, with minor late C19 alterations, built for the Linotype and Machinery Company. It is a red brick building with buff terracotta detailing, the roof is concealed behind the deep parapets.
  5. **St Alban's Vicarage** is a Grade II listed building. It is characterised by a bond brick with sandstone dressings and a clay tile roof. The building has a height of 2 storeys plus attic, with central segmental overlight and 2-light mullion windows on either side.
  6. **Church of St Alban** is a Grade II listed building dated 1900. It is characterised by English bond brick with stone dressings and clay tile roof. The Church features a nave and clerestory with aisles which were intended to be much longer but are unfinished.

4.12 The significance of the above listed buildings is considered to derive from their distinctive character and appearance as 19<sup>th</sup> Century public house, former bank, Vicarage, Church and canal warehouse.

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## 5 HERITAGE ASSESSMENT

- 5.1 The proposed development comprises the extension and sub-division of existing Homebase store (Unit 1) to create two new retail units (Use Class A1) comprising a retail warehouse unit and associated garden centre (Unit 1) and a discount convenience foodstore (Unit 1A), together with associated revised car parking arrangement, landscaping and formation of an additional site egress as part of the Homebase store at Unit 1, George Richards Way, Altrincham, WA14 5GR. The purpose of the application is to provide a downsized unit for Homebase and to create an extended unit to accommodate a new Lidl store (Use Class A1).
- 5.2 Paragraph 193 of the NPPF, which advises that, when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.
- 5.3 In this case, there are minor external alterations proposed to the existing building which are all in-keeping with the appearance and nature of Altrincham Retail Park, and the proposal will not physically affect any adjacent buildings. Therefore, the proposal will conserve both the setting of the Conservation Area and individually listed buildings located within it.
- 5.4 Policy R1 advises that, all new development must take account of surrounding building styles, landscapes and historic distinctiveness. Heritage assets are expected to be accounted for, with developers required, where appropriate, to bring forward development which will protect, preserve and/or enhance heritage assets.
- 5.5 Therefore, for completeness, in assessing the impact of the proposed development on the significance of designated heritage assets, this section of the statement considers the impact of the proposal on the significance of individual listed buildings within the vicinity of the site as well as the Linotype Estate Conservation Area, as described in the previous section.

### LINOTYPE ESTATE CONSERVATION AREA

- 5.6 As stated above, the proposed development is not located within the Linotype Estate Conservation Area itself, it is positioned some distance from the Conservation Area and as such, it is considered that the development will have a neutral impact upon the Conservation Area.
- 5.7 The scheme, as proposed, is considered to be in-keeping within the immediate surrounding area, comprising the Altrincham Retail Park.
- 5.8 The Linotype Estate Conservation area is located approximately 400m south west of the proposed development and is heavily screened by various structures, including large-scale retail, industrial and commercial units, located within the southern part of the Altrincham Retail Park and beyond.
- 5.9 At the present time the site is occupied by a Homebase Unit. Notwithstanding the proposal to subdivide the unit to facilitate a Lidl food store, is not considered to impact adversely upon the significance or setting of the Conservation Area.
- 5.10 Given the proposed development is located a significant distance from the Conservation Area and the proposed development cannot be viewed from the Conservation Area, it is considered the proposal will have a neutral impact upon this designated area. It should therefore, be deemed acceptable in this context.

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## LISTED BUILDINGS

- 5.11 The site is located within relatively close proximity to The Railway Inn Public House, Former Lloyds Bank (Broadheath Branch) and Post Office, and the Former Canal Warehouse Adjacent to Coal Wharf. These buildings all date from the 19<sup>th</sup> Century and although not specifically identified in the Heritage List records, it is considered that these buildings are listed due to their preserved 19<sup>th</sup> Century architectural features / physical form.
- 5.12 Further afield from the site the following grade II listed buildings have been assessed; The Main Office Block to the Linotype Works, the St Alban's Vicarage and the Church of St Alban. These buildings also all date from the 19<sup>th</sup> Century and as such, it is considered that these buildings are listed due to their 19<sup>th</sup> Century architectural features.
- 5.13 The listed buildings, as detailed above, are all set within a developed and modernised urban landscape. Only 21 George Street can be viewed from the site, situated to the edge of the Altrincham Retail Park, beyond the car parking area located to the south-east. Neither the Former Lloyds Bank and Post Office, the Former Canal Warehouse Adjacent to Coal Wharf, the Main Office Block to the Linotype Works, the St Alban's Vicarage or the Church of St Alban are in direct view of the proposed development.
- 5.14 The Former Lloyds Bank (Broadheath Branch) is located beyond the George Richards Way highway and the A56 (Manchester Road), it is screened from the site by various existing buildings. The Former Canal Warehouse Adjacent to Coal Wharf is located approximately 250 meters to the south of the site, its is heavily screened by existing structures including large, modern, industrial units in retail use. Likewise, the St Alban's Vicarage and Church of St Alban are located approximately 300m to the north of the site, are heavily screened by residential properties and are not in view of the proposed development. The Main Office Block to the Linotype Works is located approximately 450m to the south west of the site, beyond the canal; it is also heavily screened by existing structures including large, modern, industrial units in retail use. As such, it is considered the proposed development will have a neutral impact upon these heritage assets.
- 5.15 In essence, the external alterations proposed as part of the scheme are considered to have a neutral effect on these nationally important structures. As such it is considered this heritage assessment has demonstrated that there would be a negligible change to the existing situation and that the potential for an indirect effect on designated heritage assets is neutral.

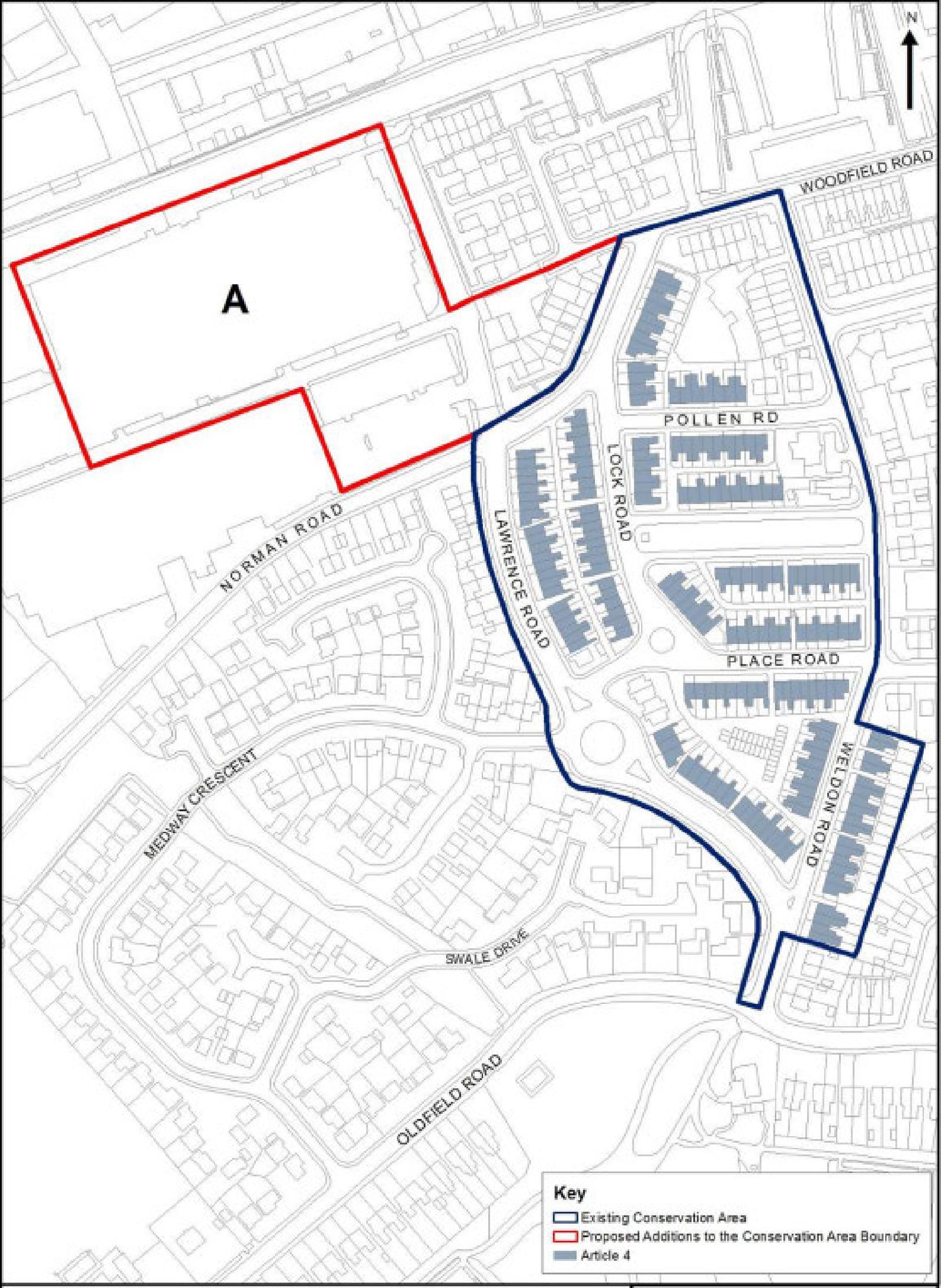
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## 6 CONCLUSION

- 6.1 This Heritage Statement has been prepared by Rapleys LLP on behalf of Orchard Street Investment Management LLP and Lidl (Great Britain) Limited (the 'Joint Applicants') in support of a full planning application for the extension and sub-division of existing Homebase store (Unit 1) to create two new retail units (Use Class A1) comprising a retail warehouse unit and associated garden centre (Unit 1) and a discount convenience foodstore (Unit 1A), together with associated revised car parking arrangement, landscaping and formation of an additional site egress at the Homebase store at Unit 1, George Richards Way, Altrincham, WA14 5GR.
- 6.2 A Heritage Statement is required to support applications for development within or in close proximity to Conservation Areas and within close proximity to listed buildings in Trafford. The statement has provided details of designated heritage assets affected by the proposed development, along with an assessment of the impact of the proposal on their significance.
- 6.3 The statement concludes that the proposed change of use will not harm the significance of any listed buildings within the vicinity of the site, nor will the proposal harm the significance or setting of the Linotype Estate Conservation Area, given the minor external changes proposed to the existing building and its location within the Altrincham Retail Park.
- 6.4 Therefore the proposal is considered to accord with relevant planning policy in relation to heritage assets, in particular NPPF (paragraphs 192 and 193) and Policy R1, and therefore, should be deemed acceptable in terms of heritage and conservation.

Appendix 1

# LINOTYPE ESTATE CONSERVATION AREA MAP



A

**Key**

- Existing Conservation Area
- Proposed Additions to the Conservation Area Boundary
- Article 4