



20th December 2019

Broadheath Retail Park, Altrincham – Heritage Statement

This Heritage Statement has been written by Stephen Levrant Heritage Architecture Ltd (SLHA), an architectural practice specialising exclusively in the historic environment. SLHA were commissioned by Rapleys LLP (on behalf of Orchard Street Asset Management) in November 2019 to prepare a Heritage Statement to assess the potential visual impact of the proposed construction of a new Lidl store, and the extension of the existing Homebase store to form an outdoor garden centre, on the settings of identified surrounding heritage assets.

This statement, and the preceding conservation advice to the project team, has been prepared in the context of relevant national and local heritage planning policy. This report should be read alongside the accompanying drawings, Design and Access Statement, and Planning Statement, which provide further details of the proposals.

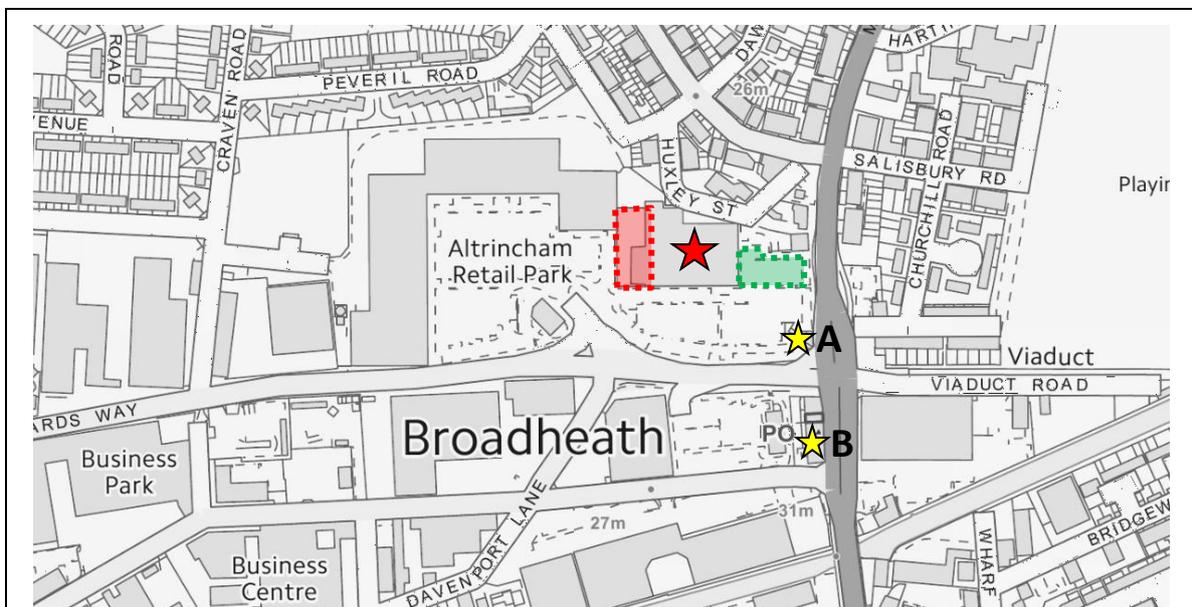


Figure 1: Map showing the location of the current Homebase store marked by the red star, the proposed site of the new Homebase garden centre is shaded green, and the location of the proposed Lidl Store shaded red. The Grade II listed Railway Inn Public House marked 'A', and the Grade II listed former Lloyds Bank (Broadheath Branch) and Post Office marked 'B'.



Figure 2: Aerial view looking north-west across the Broadheath Retail Park, showing the Grade II listed Railway Inn Public House marked 'A', and the Grade II listed former Lloyds Bank (Broadheath Branch) and Post Office marked 'B'. The current Homebase store is marked by the red star, the proposed site of the new Homebase garden centre is shaded green, whilst the location of the proposed Lidl Store is shaded red.

This Heritage Statement has been prepared in the context of relevant national and local heritage planning policy. Of particular relevance is paragraph 189, which 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."* (NPPF, 2019).

This Heritage Statement appraises the identified surrounding heritage assets within the context of the site and provides a description of the significance of their settings in order to understand any potential impact of the proposals on those settings.

As recommended by the revised Historic England guidelines, the Visual Impact Assessment is supported by a comparative methodology identifying the scale of the impact incurred by the proposed development upon the setting of each identified designated heritage asset and the significance of effect of the change in each case, which may be **adverse** or **beneficial**.

These terms, and the processes for their use and implementation, follow the recommendations set out in the technical guidance document published by ICOMOS, *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties* (2011).

The Site

The site comprises part of the wider Broadheath Retail Park, Manchester Road, Altrincham, which forms a large, modern retail estate to the north-west of Altrincham town centre.

Proposals

The proposals comprise the construction of a single-storey Lidl store (on the current site of the Homebase stores outdoor garden centre), the part-reconstruction of the current, modern Homebase store and the and the construction of a new outdoor garden centre on the site of the current area of surface car parking fronting Manchester Road.

Statutory Designations

The site is not located within a conservation area and does not contain any listed buildings. However, it is located close to two Grade II listed buildings; the Railway Inn Public House and the former Lloyds Bank and Post Office. Statutory listing of buildings means that a building is of special architectural or historic interest and is therefore of heritage significance.

Grading of listed buildings reflects their architectural and historic interest; Grade I buildings are of exceptional interest; Grade II* buildings are particularly important buildings of more than special interest; and Grade II buildings (including the Railway Inn Public House and former Lloyds Bank and Post Office) are of special interest.

Figures 1 and 2 illustrates the location of the site and surrounding identified listed buildings, of which their settings may be impacted by the proposed development.

- A. The Railway Inn Public House - Grade II (List UID: 1253114)
- B. Former Lloyds Bank (Broadheath Branch) and Post Office - Grade II (List UID: 1107853)

History and development of the site

The site, on which the Broadheath Retail Park is constructed, originally formed the Broadheath Railway Station, goods shed and viaducts, which opened in 1853. The station closed to passengers in 1962, and was demolished in the late-1980s. The current Broadheath Retail Park was subsequently constructed in the early-1990s, including the demolition of six terraced shops to the immediate north of the Railway Inn Public House and the site, which becoming surface car parking.

Visual Impact Assessment (VIA)

The purpose of the Visual Impact Assessment is simply to evaluate the comparative visual impact likely to result from the proposed development (i.e. before and after views) focusing on identified heritage assets within the views.

As the VIA includes reference to the concept of ‘*setting*’ it is important to disaggregate the significance of the impacted heritage assets. The impact of the development on the setting of the identified listed buildings is required to be given “*great weight*” in the consideration of the proposal, in terms of NPPF paragraph 194. The contribution of the existing settings to the significance of the identified listed buildings has been outlined in Table 1 below, which will form the baseline for the subsequent Visual Impact Assessment.

Table 1: Contribution of existing settings to the significance of the identified listed buildings

Building	Description	Setting
A. The Railway Inn Public House - Grade II listed	<p>Mid- 19th century public house, with later alterations, constructed of red/purple brick, with pitched welsh slate roof and chimney stacks.</p> <p>The principal reason for the buildings’ designation is its interior being a “<i>rare example of an unaltered modest interior to a small public house, retaining room divisions and original bar and bar-room fittings</i>”.</p>	<p>The setting of the pub is only experienced from the immediacy of the principal front (east) elevation of the building when traveling north and south along Manchester Road.</p> <p>Substantial redevelopment surrounding the pub during the 1980s and 1990s removed all historic context and buildings, as a result, the pub stands entirely isolated amongst a network of busy multi-lane roads/junctions and the large Altrincham Retail Park resulting in its setting now entirely lost, and shorn of historic context.</p> <p>Consequently, the contribution of setting to significance is considered to be low.</p>
B. Former Lloyds Bank (Broadheath Branch) and Post Office - Grade II listed	<p>Former bank and Post Office constructed 1902-3 by Thomas Worthington and Son. Stone and brick construction of three storeys with slate roof.</p>	<p>The setting of the former bank and post office is only understood and appreciated from the close environs of its principal elevation (east) elevation when travelling south from the junction of Manchester Road and George</p>

		<p>Richards Way, and north from Atlantic Street.</p> <p>This immediate setting is diminished by the busy multi-lane roads, central reservation and surrounding large-scale modern retail developments.</p> <p>Consequently, the contribution of setting to significance is considered to be low.</p>
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Heritage Impact

Figures 3-6 below provide before and after visuals of the proposed development within the context of the identified heritage assets.

The **proposed View 1** looks north-east towards the site from the junction of Manchester Road, George Richards Way (left) and Viaduct Road (right).

Substantial large-scale modern retail developments and busy multi-lane roads/junctions dominate the view; and can be seen to have removed all surrounding historic context and buildings, as a result, the pub stands entirely isolated amongst modern developments. The low-height new build elements of the proposed development can be partially seen to extend to the left and right of the Railway Inn Public House. However, this does not impact on the ability to understand or appreciate the Grade II listed Railway Inn Public House, or its setting.

The **proposed View 2** looks north-east towards the site from the junction of Manchester Road, Atlantic Street (left). The setting is diminished by the busy multi-lane roads, central reservation and surrounding large-scale modern retail developments.

The Grade II former bank and post office building can be seen to the immediate left of the view, with the Grade II Railway Public House being partially glimpsed in the far distance.

The proposed development is almost entirely concealed from this viewing location due to the distance, low height of the proposed building and surrounding buildings. Consequently, the proposed development would not impact on the ability to understand or appreciate the Grade II listed former bank and post office, or its setting.

View 1 - Existing



Figure 3: Looking north-east towards the site from the junction of Manchester Road, George Richards Way (left) and Viaduct Road (right).

View 1 - Proposed



Figure 4: Looking north-east towards the site from the junction of Manchester Road, George Richards Way (left) and Viaduct Road (right).

View 2- Existing



Figure 5: Looking north-east towards the site from the junction of Manchester Road, Atlantic Street (left).

View 2 - Proposed



Figure 6: Looking north-east towards the site from the junction of Manchester Road, Atlantic Street (left).

Conclusion

The proposed development would not affect the setting of the Grade II Railway Inn Public House, or Grade II former Lloyds Bank (Broadheath Branch) and Post Office.

Appendices – List descriptions

THE RAILWAY INN PUBLIC HOUSE, MANCHESTER ROAD

Grade II

List Entry Number:

1253114

Date first listed:

21-Jul-1993

MANCHESTER ROAD The Railway Inn Public House II Public House. Mid C19, with later alterations. 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. Moulded door surround with semi-circular arched head incorporating undivided fanlight. Panelled door. Single bay to right of doorway, two bays to left, each bay with stacked sash windows, 2 over 2 panes, beneath shallow segmental arches. Left hand gable into back sharply at an acute angle.

Interior: Tap room and bar parlour form street frontage rooms, divided by entry passage, with bar and vanet to rear, and living accommodation beyond to rear range. Tap room bar parlour and bar retain C19 fittings, including curved panelled bar counter, with integral beer engines. Fixed benches to all bar rooms, C19 decorative fire places to tap room and bar parlour, the latter with moulded surround and over mantle mirror. Picture rails and moulded skirting and architraves remain with doors having two raised and fielded panels to lower part, and glazed upper part, that to bar parlour with etched glass bearing room title, above pulvinated rectangular panes. A rare example of an unaltered modest interior to a small public house, retaining room divisions and original bar and bar-room fittings.

Listing NGR: SJ7664289262

FORMER LLOYDS BANK (BROADHEATH BRANCH) AND POST OFFICE, 139 AND 141, MANCHESTER ROAD

Grade II

List Entry Number:

1107853

Date first listed:

12-Jul-1985

This List entry was subject to a Minor Amendment on 30/11/2017

ALTRINCHAM, MANCHESTER ROAD (west side), Nos. 139 and 141 (Former Lloyds Bank (Broadheath branch) and Post Office)

Bank and Post Office. 1902 above doorway, 1903 on fireplace. Thomas Worthington and Son. Ashlar, brick and slate roof. Four bays, three storeys with banking hall on ground floor and wings to the rear of bays 1 and 4. Ashlar ground floor with semi-circular headed doorway to bay 1 with coffered soffit and elaborate cartouche in place of a keystone. Raised lettering beside the archivolt reads "FORMERLY CUNLIFFE BROOKS & CO". Bays 2 and 3 have 3-light window openings with stone mullions, semi-elliptical heads and keystones, and bay 4 is similar but houses the Post Office shop front. Above a stone cornice the upper storeys are recessed in the centre bays, have stone quoins and an eaves cornice. Bays 1 and 4 each have two cross-windows with architrave surround to each floor, and bays 2 and 3 have 2-storey canted bay-windows with mullion and transom windows. Between them is an elaborate heraldic cartouche with the words "Finem respice" inscribed below. Coped gables with kneelers and two ridge stacks with stone bands and cornices. Banking hall has good coffered ceiling, stone fireplace, glazed tiles, doors, ironmongery etc.

Listing NGR: SJ7665189187