

Initial Heritage Appraisal

Greater Manchester Growth Locations – Hazelhurst Farm, Salford (GMA30)

April 2020

Introduction

1. This Initial Heritage Appraisal (the 'Appraisal') has been prepared by Turley Heritage on behalf of Peel Investments (North) Ltd. The purpose of the Briefing is to provide initial heritage advice on heritage issues associated with promotion of land at Hazelhurst Farm, Salford (the 'Appraisal Site') for residential development (the 'Proposed Development') via the Greater Manchester Strategic Framework. The site reference is GMA30.
2. The Appraisal is based on a desk based assessment of the Appraisal Site and the surrounding area. It identifies the heritage asset close to the site and provides a broad assessment of significance and setting, including the contribution made by the Appraisal Site. It concludes by providing recommendations to be addressed in developing proposals for the site.
3. This Appraisal addresses above ground heritage assets. Below ground archaeology is dealt with separately by Nexus Archaeology.

The Appraisal Site

4. The Appraisal Site is located within Hazelhurst in an urbanised area. The site is irregular in shape and bounded by the A560 to the north, beyond which is Wardley Business Park. To the east and south the boundaries are enclosed by residential development. To the west is an area of plantation known as Wardley Wood and beyond is the M60.
5. The site comprises open agricultural farmland which is divided into fields by boundaries of hedgerows and trees.

Heritage Assets

6. There are no designated or non-designated heritage assets within the Appraisal Site. However a number of designated and non-designated heritage assets are located within the surrounding area, and therefore the development of the Appraisal Site has the potential to impact upon their significance though development in their setting.

Designated Heritage Assets

7. The National Planning Policy Framework (NPPF) glossary identifies that a designated heritage asset is '*A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation*'.
8. The grade II listed Hazelhurst Hall Farmhouse is located to the south of the Appraisal Site.

Non-designated Heritage Assets

9. The National Planning Practice Guidance (NPPG) 039 defines a non-designated heritage asset as *'Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets'*.
10. A search of the HER was carried out by Nexus Archaeology in November/ December 2019. There are no built HER assets either within or proximate to the site which have the potential to be affected by development at the Appraisal Site.
11. A number of other buildings or structures have been identified within the 'Archaeological Assessment H3/15 Hazelhurst' (November 2018) prepared by Salford Archaeology. The report indicates that these have been identified either by a review of historic mapping, or visual on-site survey.
12. These buildings or structures are not on the HER and have not been formally identified as non-designated heritage assets. They are therefore not heritage assets based on the definition/s set out in the NPPF glossary and the guidance set out at paragraph 039 of National Planning Practice Guidance which confirms that *'a substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets'*. For this reason, these building have not been considered further within this Heritage Appraisal.
13. Should any of these buildings or structures be identified as non-designated heritage assets in the future, the effect of development on their significance would need to be proportionately addressed in accordance with Paragraph 197 of the NPPF would be engaged which states: *'the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'*

Hazlehurst Hall Farmhouse (grade II)

Architectural and Historic Interest

14. Hazelhurst Hall Farmhouse is of interest as an early 18th century farmhouse. It has been heavily modified with two storey extensions to the west and other alterations associated with the use of the building as a modern dwelling. The historic element of the building is constructed in English garden wall bond brick with a slate roof. It has a tall pitched roof and is three storeys in height. The front elevation is gabled and has an off centre doorway. The list entry identifies that to the interior is a closed string stair and king post truss roof.
15. The alterations made to the building, including large solar panels to the roof, detract from the appreciation of the both the architectural and historic interest of the former farmhouse.

Contribution of Setting

Description of Surroundings

16. The building is located in a defined plot containing a garden to the south and a large garage to the west. It is located in a suburban setting, enclosed by residential dwellings dating to the mid-late 20th century to all sides.

Experience of the Asset

17. The building is appreciable only from close proximity from Hazlehurst Road and Hazelfields. From these roads the original use as a farmhouse is appreciable in its architecture, but this has been heavily altered and eroded by modern additions and alterations, as well the changes to its setting. The setting, comprising, surrounding buildings with their defined plots, boundary walls, and landscaped gardens and verges has resulted in a marked change to the experience of the listed building, introducing a domestic character and eroding the appreciation and legibility of the former function and character of the building as a farmhouse. It makes no contribution to significance.

Contribution of Appraisal Site to significance

18. The Appraisal Site is located approximately 50m to the north west of the listed building, however the intervening space is developed with modern residential buildings and roads and there is no inter-visibility between the site and the asset. Whilst a historic association may have existed between the former farmhouse and agricultural land in the area, including the appraisal site, any legibility of this has been eroded by the development of the intervening land for residential use, and the alterations and extensions to the building itself.

Heritage Considerations

19. Based on our initial assessment of the heritage asset and the proposed masterplan (Hazelhurst Farm, Salford Development Framework Summary, March 2019) there are no heritage constraints to the development of the Appraisal Site and development (of the type envisaged on the Illustrative Development Framework Plan within the Hazlehurst Farm Development Framework Summary (March 2019)) can be delivered with no harm to the significance of Hazelhurst Hall Farmhouse.