

Initial Heritage Appraisal

Greater Manchester Growth Locations – East Boothstown, Salford (GMA31)

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 Appraisal is to provide initial heritage advice associated with promotion of land at East Boothstown, Salford (the 'Appraisal Site') for residential development (the 'Proposed Development') through the Greater Manchester Strategic Framework. The site reference is GMA31.
2. The Appraisal is informed by proportionate research and a site visit undertaken on 28 January 2020. It identifies heritage assets with potential to be affected by future development and provides a broad assessment of their 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. East Boothstown is located within Salford, to the south east of the settlement of Boothstown. It is bounded by Leigh Road to the north. To the west boundary is a group of residential properties, including a grouping of traditional buildings around Booths Bank Farm, and a 20th century housing development beyond, at Falconwood Chase and Poynt Chase. To the south west and south east the boundary of the site is defined by the Bridgewater Canal. To the east is a lane and beyond is the site of the RHS Garden Bridgewater which is currently under construction.
5. The Appraisal Site comprises open agricultural land used for grazing. Field boundaries are defined by hedgerows and fencing and there are mature trees to site boundaries. The site slopes to the south.

Relevant 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 site is proximate to the below designated heritage assets, which have the potential to be affected by development at the Appraisal Site:

Designated Asset	Asset Type	Grade
Ellesmere Memorial (including railings)	Listed Building	II
Garden Centre Cottage at Worsley Hall Garden Centre	Listed Building	II
The Bothy	Listed Building	II

9. The Ellesmere Memorial was erected in 1859 and is of interest as a mid-late Victorian memorial, designed by Driver and Weber as a result of a competition to commemorate Francis Edgerton 1st Earl of Ellesmere. It is constructed in ashlar with a band of Minton Encaustic tiles and is two main stages with a spire. Whilst approximately 150 metres from and close to the Appraisal Site it is separated from it by Leigh Road and the row of residential dwellings to the north side of the road, and there are no intervening views between the memorial and the Appraisal Site. There is no known functional or historic association between the memorial and the site. The memorial is functionally associated with Worsley Old Hall, some distance to the north east. For these reasons it is not considered that future development of the Appraisal Site (within the parameters shown/of the type envisaged on the Illustrative Development Framework Plan within the East Boothstown Development Framework Summary (March 2019)) would affect the significance or setting of the memorial and it is not therefore considered further within this appraisal.
10. There are two grade II listed buildings to the east of the Appraisal Site associated with Worsley Old Hall. These are the Garden Centre Cottage at Worsley Hall Garden Centre, a house dating to 1834 and originally built for Worsley Hall head gardener, and The Bothy, a Boiler-house and gardeners’ dormitory dating to the early 1840s. These buildings are located within an enclosed kitchen garden complex around 100m from the eastern boundary of the site. There is no visual connection between these assets and the Appraisal Site due to the distance and mature trees in the intervening area. Whilst forming part of their wider setting the site makes no contribution to the significance of the assets, which is attributed to their architectural and historic interest and their functional and historic connection with the site of the Worsley Old Hall and associated assets. The buildings are in an area which is under redevelopment as part of RHS Garden Bridgewater. Development of the Appraisal Site (of the type envisaged on the Illustrative Development Framework Plan within the East Boothstown Development Framework Summary (March 2019)) would not affect the significance or setting of these assets or their relationship to Worsley Old Hall and they are not considered further within this Appraisal.

Non-designated Heritage Assets

11. 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’.*

12. The following non-designated heritage assets have been identified either via a search of the Greater Manchester Historic Environment Record (HER) which was carried out by Nexus Archaeology in November/ December 2019, desktop research or on-site survey.

Name of Asset	Reference
Booths Bank Farm	GMHER7210.1.0
Bridgewater Canal	N/A

13. Booths Bank Farm is within the Appraisal Site and therefore has the potential to be directly affected by the development of the site. The Bridgewater Canal is close to the southern boundary of the site and therefore has the potential to be affected by development in its setting.
14. In addition to the above, a number of other buildings or structures have been identified within the 'Archaeological Assessment H3/1 East Boothstown' (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.
15. 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.
16. 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'*.

Significance of Non-Designated Heritage Assets

Booths Bank Farm

17. As identified above, Booths Bank Farm is included on the Greater Manchester HER, and therefore could be considered a non-designated heritage asset. It is not included on the Salford adopted list of local heritage assets (2013).

Architectural and Historic Interest

18. Booths Bank Farm is of interest as a mid-18th century vernacular farmhouse, retaining elements of its original structure and with a late 18th century wing adjacent. It is built in brick and rendered with a slate roof and stone flags to the rear. It has two large chimneys and a projecting central porch. To the ground floor are half hung casement windows. To the rear is a late 18th century lean-to with a stone flagged roof.

Contribution of Setting to Significance

19. The building is linear in form and encloses the lane to its frontage which extends from Leigh Road in the north. It is located within a small grouping of associated buildings which are broadly contemporary and clustered around the lane. This includes Booths Bank Farm Cottage, Booths Bank Barn, a pheasantry and a number of other ancillary buildings. The lane is laid with hard standing. The eastern side of the lane is lined with trees and planting and beyond is the construction site of a single dwelling beyond this is the Appraisal Site. To the west of the asset is a modern residential estate.
20. The farmhouse is best experienced from the lane to its frontage. From this position its vernacular architectural style can be appreciated, and its connections to the cluster of other associated buildings is legible; this emphasises its former function and character as a farmhouse and as part of an agricultural complex. The approach to the farmhouse along Leigh Road is heavily urbanised and the context of residential buildings to the west has changed the character of the area and the setting of the asset.
21. The Appraisal Site is located to the east of the farmhouse and some views are available from the frontage of the building across the access lane into the site. As an area of agricultural land the site contributes, to a degree, to appreciation of the former use and function of the farmhouse, however it is not known whether there was a direct functional association.

Bridgewater Canal

Architectural and Historic Interest

22. The Bridgewater Canal has historic and architectural interest as the first canal in Britain. From 1758 to 1765, the Duke of Bridgewater employed James Brindley in its construction, its purpose being to transport coal from the Duke's mines at Worsley to Manchester. The canal was completed to Stretford by 1771 and to Castlefield Wharf by 1765¹.
 - 1.1 The canal stretched for 65km and is built at one level to avoid the need for locks; it was the first canal to be built without following an existing watercourse. It is reported that when it opened the cost of transporting raw cotton halved overnight² and at its peak it transported over 3 million tonnes of traffic per annum.
23. The significance of the canal is principally ascribed to its historic interest, and its functional character as well as that of its associated structures.

Contribution of Setting

24. Due to the length of the canal its setting is extensive and varied. It travels through densely developed industrial, residential areas, suburbs, and area of open countryside.
 - 1.2 In the vicinity of the Appraisal Site the canal is surrounded by a mix of open agricultural landscape, and built development. To the east is Worsley and the developed edge of Salford. To the west the canal travels through open countryside towards the town of Leigh. The canal is therefore experienced in a complex mix of landscape and townscape. It has been re-purposed for

¹ <http://www.bridgewatercanal.co.uk/history/>

² <http://www.historic-uk.com/HistoryMagazine/DestinationsUK/The-Manchester-Ship-Canal/>

leisure uses and has extensive areas of publically accessible towpaths, which provide an opportunity to appreciate the canal directly, including from the vicinity of the Appraisal Site.

25. The site is a component part of the expansive setting of the canal. In its undeveloped state as a parcel of open land it enables views of the canal.

Summary of Heritage Considerations and Review of Masterplan

26. Based on the above assessment it is conclude that the Appraisal Site forms part of the setting of the Bridgewater Canal and provides an area from which the canal can be appreciated and viewed. This is in the context of the canal's existing complex and varied setting which is characterised by varying land uses. The masterplan shows a proposed green space to the south and south west of the site along the Bridgewater Canal Corridor. Whilst the development of the site will result in the watercourse being less visible overall, this will provide enhanced opportunities for the formal access to and greater interaction with the canal. The development of the proposed marina as shown within the Illustrative Development Framework Masterplan (as part of the Development Framework Summary East Boothstown (dated March 2019)) will also enhance opportunities to engage with the canal. Based on the illustrative masterplan it is considered that the Proposed Development can be delivered without detracting from the appreciation of the architectural and historic interest of the canal and will not harm its significance.
27. The Development Framework Summary East Boothstown prepared by Randall Thorp (dated March 2019) shows the removal of Booths Bank Farm and redevelopment of the area for residential use. The removal of the non-designated heritage asset will result in a degree of harm, and as set out at paragraph 197 of the NPPF, in determining any future planning application *a balanced judgement would be required having regard to the scale of any harm or loss, and the significance of the heritage asset*. Due to the status of Booths Bank Farm as an asset on the HER, but not identified on the local list it is considered that the significance of the building is low.
28. With the exception of Booths Bank Farm, the significance of which is low, there are no heritage constraints to the development of the Appraisal Site.