

Project Profile



Norcliffe Hall



Client: Avalon Trustees Company Ltd

Role: Planning, Listed Building and Project Management Advice

Location: Norcliffe Hall & Norcliffe Mews, Altrincham Road, Styal, Wilmslow, Cheshire

The site is situated close to the village of Styal, outside of Wilmslow. Manchester Airport is a near neighbour and the house, built for Robert Hyde Greg family of Quarry Bank Mill in 1827 is set within a parkland landscaped setting extending to some 16.5 acres (6.7 ha) that is conjoined with National Trust land. It comprises a previously neglected Grade II listed building used as a Nursing Home, within the Styal Conservation Area; within the Green Belt and the River Bollin (ASCV) landscape designation.

A tricky S52 legal agreement (*concerning public access and previously unmet conditions*) also presented its challenges and the combination of planning, legal and community consultation meant that the prospect of enabling the restoration of the Hall and its landscaped grounds was going to have to be sensitively handled. J10 pulled together a specialist team including Cheshire Architects, Chris Burnett Associates, Singleton Clamp and expert legal, arboricultural and ecology advice.

Approvals to convert, partially demolish, alter and extend the retained Hall to form 8 no. residential apartments and the associated change of use of 18 no. close care accommodation units was successfully approved by Macclesfield Borough Council in August 2004 in the face of a residential moratorium. At the same time a DEFRA Stewardship funding application made jointly by the client and the National Trust was approved, paving the way for development to commence and landscape restoration to be initiated.