ARCHIBILITY

Worsley Mill 10 Blantyre St,
Manchester M15 4LG

Heritage Statement

Proposed external signage

Prepared by EB
Checked by NL

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v1

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HERITAGE STATEMENT FOR:

Worsley Mill 10 Blantyre St, Manchester M15 4LG

CONCERNING:

Proposed external signage

1. INTRODUCTION

1.1 This Heritage Statement will go through the proposed changes to the building and discuss the effect the development will have on the heritage significance of The Grade II Listed Building and the Castlefield conservation area it is situated in.

1.2 It will go through the considerations that have been made regarding the design and whether, if any, harm that may be caused to the heritage significance can be mitigated or justified using the "Conservation Principles" document by Historic England.



Fig 1. Worsley Mill (Google Street View, accessed May 2025)

2. SITE

2.1 Worsley Mill is a Grade II Listed building in the heart of Manchester city centre. Situated in Castlefield, the mill designed by the northern architect William Waddington in 1894, was known as the Canal Flour Mill by 1896 and operated by William Sutcliffe & Sons. Its list entry number is: 1200858 and was first listed 9th November 1992.

2.2 The building consists of four storeys and a basement, featuring timber floors supported by steel beams and cast-iron columns. Red brick buildings have become an integral element of Manchester's architectural identity, serving as a visual testament to the city's illustrious industrial heritage. Worsley Mill can also be distinguished by its prominent Campanile-style square sprinkler tower and a similarly designed chimney. The roof consists of a four-span slate structure.

2.3 Facing onto the Bridgewater Canal, the building retains its original shipping entrance and unloading facilities, which was historically served by canal boats during its use as a flour mill.

2.4 Located on the corner of Egerton Street and Blantyre Street, it provides easy access to the scenic canal towpath and a vibrant selection of bars and amenities nearby, including The Wharf, Albert's Shed, and The Science and Industry Museum.

2.5 Castlefield is located on the south-western side of Manchester city centre and is home to a Roman fort from which its name, meaning 'castle in the field', is derived. The department for Culture, Media and Sport, expressed its intention to elevate Castlefield to the status of an outstanding conservation area. Established 13 October 1979, the conservation area's boundary encompasses the area surrounding the River Irwell. Key areas within this boundary include, Deansgate, the Bridgewater Viaduct, and Regent Road. On 26 June 1985 the area was extended by the addition of land bounded by Ellesmere Street and Hulme Hall Road.

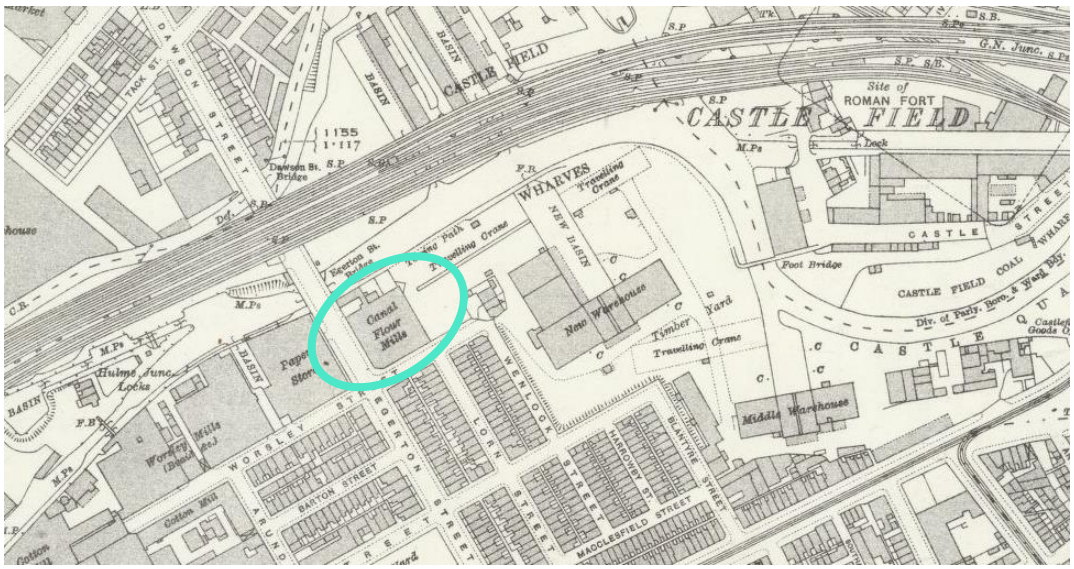


Fig 2. Worsley Mill on ordinance survey map from 1915 to 1916, Published: 1922

2.6 The Conservation Area does not cover a single coherent estate, but is varied in character, scale and style. The Castlefield and St John's Conservation Areas were designated to recognise the significant heritage of the buildings and history of the area as an integral part in the growth of Manchester.

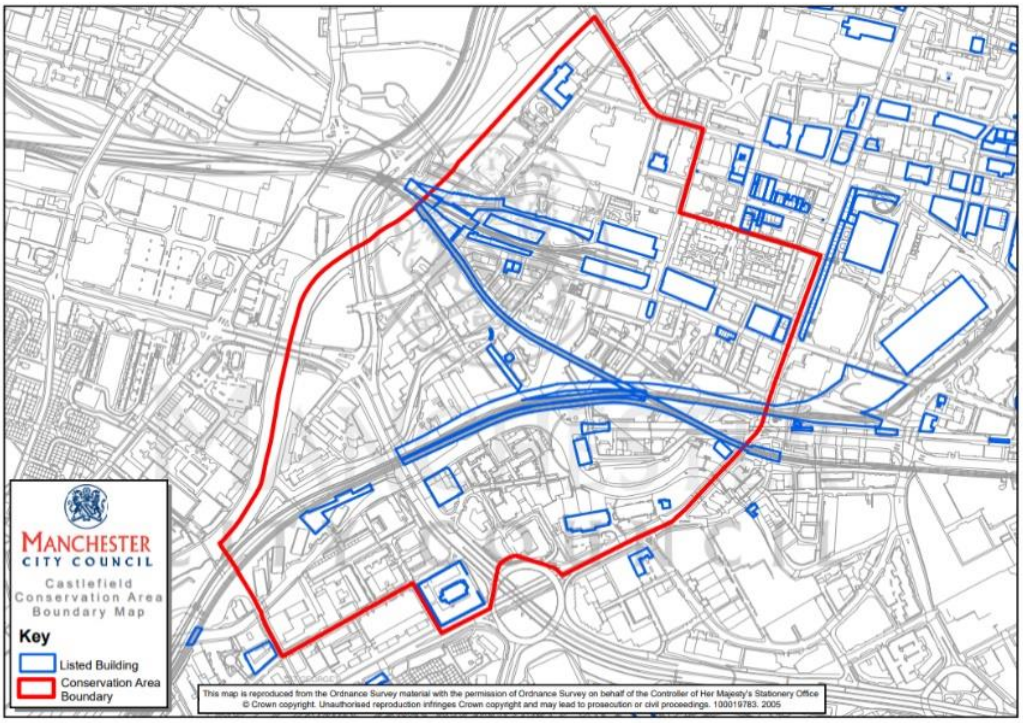


Fig 3. Map of Castlefield conservation area (Manchester city council website, Accessed: 2025)

According to Manchester City Council:

"The purpose of a conservation area is to preserve, and even enhance, the character of those elements which are of historic significance, but this does not rule out further development provided that it respects the character of the area. There is already some commercial property in Castlefield and there is room for more."

"The extreme diversity of form and style in Castlefield's existing structures makes it permissible for designers to use their imaginations freely. Where buildings are arranged along a street, new structures should follow the street frontage and no attempt should be made to iron out 'anomalies', such as a slight bend in the street."

Control of development, Castlefield Conservation Area, Manchester City Council.
https://www.manchester.gov.uk/info/511/conservation_areas/972/castlefield_conservation_area/5

2.7 In the 21st century the restoration of Castlefield's historic buildings has rendered the area a bustling hub where former warehouses and buildings originally purposed in the industrial revolution have been restored and converted into residential spaces, offices and studios, contributing to the area's revitalisation.



Fig 4. Existing building as seen from Egerton Road (Google maps Streetview, Accessed: 2025)

2.8 Worsley Mill is a Grade II listed building in the heart of Castlefield, offering a unique blend of historic charm and character. The principal building exists as apartments/ offices, including exposed brickwork, timber beams, and impressive double-height ceilings. The existing structure has been carefully retained on all floor levels, but life has been brought back into the building with the conversion of the upper floors and an additional new building attached comprising of over 40 apartments.



Fig 5. Photo of one of the apartments to the upper floors (OnTheMarket, Accessed: 2025)

2.9 In 2002, the basement areas of Worsley Mill and the attached Springfield Building received Planning and Listed Building Consent, for use as a gymnasium, in conjunction with the residential apartments both above and in the surrounding area. The internal areas remain largely untouched, due to lack of demand for the proposed end use.

2.10 In 2015, Worsley Mill served as an office and storage accommodation to cater for administrative staff from the Citygate Medical Centre premises, bringing the unused areas of the building back to life, and preventing them falling into further disrepair.

2.11 The lower ground floor has previously been reconfigured, with the majority of its GIA now serving as a workspace station, measuring 260.3m². The thresholds of the stairs and lift remain unchanged, with an acoustics department room of 43.42 m² located to the left of the stair lobby. At the centre of the lower ground floor is an open courtyard for employee use. There is also a meeting room, reception and admin area, dining and kitchen space, staff toilets, and a waiting area located in the lower central part of the floor plan. These have been carefully zoned to separate uses, with the upper central part of the lower ground floor dedicated to office workspace.

2.12 The ground floor is now used as the main reception and waiting lounge for visitors, with the entrance remaining in its original position. On the first floor, there are two spacious meeting rooms and a multipurpose room. The balcony, which was previously accessed directly from the main first floor space, is now separated and no longer connected. All window locations have been retained to ensure sufficient natural lighting without overbearing the Grade II listed building's structure unnecessarily.



Fig 6. Internal photo showing red brick walls and cast iron columns (Edwards Property Consultants, Accessed: 2025)

3. HISTORY

3.1 Castlefield originates back to the Roman era. Established in AD 79 by General Agricola's forces, the site served as a fortress named Mamucium protected by the Rivers Irwell and Medlock. Over time, the fort underwent renovations and was eventually reconstructed in stone, with a vicus, or civilian settlement, emerging nearby to support it. However, following the Roman departure around AD 410, both the fort and its adjacent village fell into decline and were ultimately abandoned.

3.2 By 1086, the Domesday Book recorded the settlement known as 'Mamcester' approximately one kilometre north-east of the former Roman fort. Over the centuries, this settlement expanded, developing into a town by the early 13th century.

3.3 Castlefield itself became a large estate with a house and a park. This was destroyed by Parliamentarians in 1642, having been used as a Royalist base during the English Civil War.

3.4 It was not until the late 18th century that Castlefield truly distinguished itself. In 1761, considered the world's first true industrial canal, Bridgewater Canal was introduced marking the beginning of a transformative era in Manchester's history. Many agree that it was around this time that the Industrial Revolution started as developments in engineering and railway networks allowed for Manchester's textile manufacturing industry to grow as its canals allowed for goods to arrive and be shipped away easily.

3.5 Manchester is acknowledged as the world's first industrial city, with Castlefield being home to the world's oldest surviving warehouse; The Merchant's company warehouse, which opened in 1779, sits between both the Bridgewater Canal and the Rochdale Canal. The warehouse has had various owners was used for lifting coal off of barges and up onto street level.

3.6 In the early 19th century, advances in cotton production turned Manchester into a global hub of goods commerce. Its mills, which were powered by steam engines, defined the landscape. As industry flourished, Manchester also became a centre of social reform, with figures like Friedrich Engels documenting the struggles of the working class.

3.7 Today, Manchester's historic mills, museums, and archives preserve this legacy, reflecting both its industrial achievements and the inequalities that shaped its past including Worsley Mill formerly known as "Canal Flour Mill".

3.8 The history of the property reflects a trend in disuse of old factories and industrial buildings as the upkeep of such properties become too costly. Leading to many falling into disrepair and remaining unused.

Link to listing:

https://historicengland.org.uk/listing/the-list/list-entry/1200858?section=official-list-entry

4. PROPOSAL

4.1 The proposal is to add external signage to the double story element to provide indicative signage of the company to host the ground floor space and office layout.



Fig 7. 3D Model of proposed signs on Front Elevation (HAD&Co, 2025)

4.2 The proposed signage is designed to be minimal as not to hugely disrupt the outer appearance of the building. It will be limited to just above the entrances and long and slim to not deter from the rest of the historic fabric of the host building and the bulk of the attached four storey mill.

4.3 The signage will be similar to the existing signage at the Stevenson Whyte Deansgate office to maintain the branding form of the company.

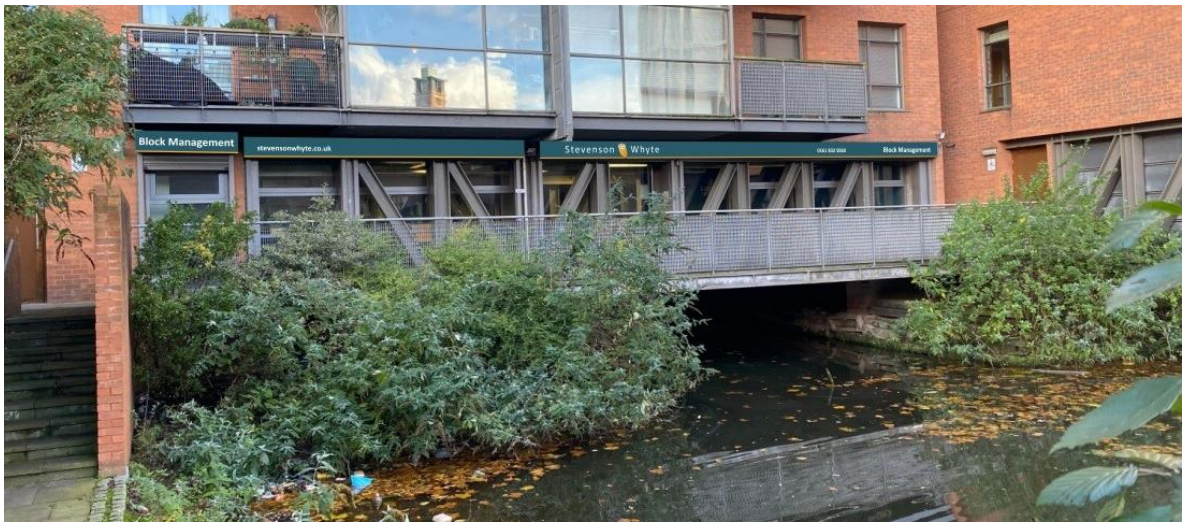


Fig 8. Existing signage at Deansgate Office. (HAD&Co, 2025)



Fig 9. 3D Model featuring proposed Signage.(HAD&Co, 2025)

4.4 The aim of the proposal is to add suitable signage which is in keeping with the company and the historically identifiable appearance of the building. The green colour of the sign is cohesive with the existing green window panels of Worsely Mill, tying the overall appearance of the building together.

4.5 The proposed signage reflects Stevenson Whyte's commitment to the upkeep of Worsley Mill, which until recent years was mostly disused as well as the maintenance of its prominent appearance on Egerton Road as the building currently is heavily graffiti damaged which will also be cleaned up as part of the new tenancy of the company.



Fig 10. Appearance of building as of March 2025 (Google Streetview, Accessed: 2025)

5. SIGNIFICANCES

5.1 Worsley Mill is Grade II Listed building located in the Castlefield Conservation Area identified for its historical and architectural interest. The Mill as a whole has been given this designation due to its special noticeable spot on the ring road around the city, it is also visible from train viaducts into the city. The proposal wants to enhance the building as well as promote the economic potential of the area by attracting new clientele. This will contribute to the future upkeep of Worsley Mill.

5.2 Using the 'Conservation Principles Policies and Guidance' provided by Historic England, the significance of the building and the proposed changes are as follows:

5.3 WHO VALUES THE PLACE AND WHY?

The local residents, workers, commuters in and out of the city who cross by or work in the building or the similar industrial buildings surrounding Worsley Mill and will value its located service and appearance which reflects a key aspect of Manchester's architecture. The facility was once used by factory workers and it continues its use as a place of work. A traditional frontage is preserved to embrace its architectural heritage but also feels welcoming as the building is kept occupied and well-maintained. Local heritage embodies the histories, people and ideas that have shaped an area; it also offers a means by which local communities can engage in a dialogue about the past, present and future identity of the place they call home.

5.4 HOW DO THESE VALUES RELATE TO THE FABRIC OF THE PLACE?

The Castlefield area is a place of special interest for everyday visitors and tourists that walk along the canals. Castlefield can be divided into three main sections: the north which is characterised by commercial offices, the Aviva production studios and museums, the centre focuses on the canals and their usage for tourism and leisure, while the buildings are occupied by upscale housing and offices for software and design developers and other service sector firms. Worsley Mill can also be seen from Egerton Road by locals commuting by car in and out of the city. It serves as a demonstration of historical architecture which has been protected as evidence of Manchester's industrious history. The close by reconstructed roman fortress and Science and industry Museum document the area's long history and the balance made between developing modern commercial spaces and preserving the heritage of these buildings. The listed buildings in this area have been repurposed for everyday use and maintained to an excellent standard.

5.5 THE RELATIVE IMPORTANCE OF THESE VALUES?

The renovation of old mills, warehouses and factories in the Castlefield area reflect the growth of Manchester from a small town to an Industrial city which now has a thriving technological and digital industry. The continued developments of Manchester's industries contribute to the economic strength of the city. Today, the Greater Manchester area is home to more than 2.8 million people. Castlefield remains an attractive area which draws in workers and business.

According to Colliers (2011), Encouraging Investment in Heritage at Risk: The investment performance of listed properties:

"Listed buildings often generate higher commercial value: Listed retail, office, and industrial properties have generated total returns equal to or higher than their non-listed counterparts for 3-, 5-, 10- and 30-year periods between 1980 and 2011. "

Additionally:

"One in four businesses' agree that the historic environment is an important factor in deciding where to locate, the same as for road access. Businesses that occupy listed buildings generate £13,000 extra gross value added (GVA) per business per year."

Source: English Heritage (2010) Heritage Counts 2010 www.heritagecounts.org.uk HLF (2013) New Ideas need old buildings www.hlf.org.uk/aboutus/howwework/Pages/NewIdeasNeedOldBuildings.aspx#.VDu2-uJwbVI

5.6 DO ASSOCIATED OBJECTS CONTRIBUTE TO THEM?

Heritage England states that :

"Historically-associated objects can make a major contribution to the significance of a place, and association with the place can add heritage value to those objects."

https://historicengland.org.uk/content/heritage-counts/pub/2014/value-impact-chapterpdf/#:~:text=The%20majority%20of%20people%20in,make%20places%20feel%20'special'.

The high number of historical properties existing within the Castlefield conservation area contribute towards the historical culture and economy of Manchester and its journey to how it operates now. The materials and architectural details used on Worlsey Mill are similar to other historical properties nearby that contribute to creating a unique identity of Castlefield and Manchester as a city. The Bridgewater Canal and its links to the Industrial Revolution and growth of Manchester, are also connected- with a direct link off the canal into the Mill that is still maintained today.

5.7 WHAT CONTRIBUTION IS MADE BY THE SETTING AND THE CONTEXT OF THE PLACE?

The peaceful walking route which traces the canal routes and the buildings along it are integral to the street scene of the Castlefield Conservation Area. Their conservation helps to identify this area as a historically significant area in Manchester's history, it's buildings such as Merchant's warehouse and Worsley Mill stand as a reminder of the city's growth during the industrial revolution. Worsley Mill uses the typical materials used at this time; Red brick walls, recognisable factory windows and prominent chimney stack which help to identify the buildings' role during this period.

5.8 HOW THE PLACE COMPARES WITH OTHERS SHARING SIMILAR VALUES?

Through this understanding of the significance of Worsley Mill, Blantyre Street and its situation within the Castlefield Conservation Area of Mancheser, the values held are:

- **Aesthetic;** holding physical evidence of a past style and design of architecture of a certain era

- **Communal;** sharing both commemorative and symbolic values

- **Historical;** seeping with historical evidence and providing a story of the growth of the area
  To compare, we can look at the related buildings along the same canal route that are also included in the same Conservation Area.

5.9 Grade listed buildings: (associated objects)

5.9.1 Merchants Warehouse Grade II



Fig 11. Merchants warehouse from the Bridgewater Canal (Historic England, Barrie Price Accessed: 2025)

The older buildings along the Bridgewater canal share key architectural details. The buildings are constructed from the same materials with similar red brick details. These buildings serve as residential and commercial office spaces with varying levels of development but overall, their historical structure and window details have been retained.

5.9.2 Middle warehouse, at former Castlefield



Fig 12. Middle Warehouse, Barrie Price accessed 2025 from Historic England, October 2017

Middle Warehouse once stored goods such as grains and cotton much like many of the other warehouses in this area. It features two arched portals for canal boats to enter the building and a series of arched openings for loading. It was built between 1823 and 1831.

In recent years it has been restored and updated for use as residential dwellings and commercial office spaces similar to Worsley Mill.

5.9.3 The Castlefield Viaduct, Grade II goods yard grade II



Fig 13. Castlefield Viaduct (Historic England, Accessed 2025)

Additionally, cobbled footpaths line the canal routes and offer views of viaducts and canal boats. A short walk away the Castlefield Sky Garden Viaduct has been praised for its provision of a green planter lined walking route for the community which protects an iconic piece of industrial history and offers views of the local skyline for visitors to appreciate the character of the area.



Fig 14. Castlefield Sky Garden (Nationaltrust, https://www.nationaltrust.org.uk/visit/cheshire-greater-manchester/castlefield-viaduct Accessed: 2025)

5.9.4 Electricity Junction Box, Castlefield Canal Basin Grade II listed



Fig 15. Electricity Junction Box in Castlefield canal basin, Manchester (Historic England,information analysis, Accessed: 2025)

The electricity box has been acknowledged for it's architectural, historic and group value as an increasingly rare surviving object from the first age of electricity. Multiple cast iron boxes line the canal approximately 100m apart and were manufactured by Hardy and Padmore of Worcester, for Manchester City Council.

5.10 These buildings demonstrate the legacy held within the architectural heritage of Castlefield, each of these objects are diverse in appearance but cohesively reflect the industrial appearance and story of growth of the area and provide an example of how Worsley Mill should be sympathetically redeveloped to ensure the protection of the building and surrounding character of the Conservation Area.

5.11 The significance of the architecture of Worsley Mill…….

The use of materials is typical for the Manchester area during its growth in the 1800s and 1900s, the use of traditional construction methods along with the red brick stone are worthy of architectural significance. The external walls, roof and windows appear to be shaped as built at time of construction. These architectural elements are crucial to the architectural style of the building and reflect the local vernacular.

There is an unusual un-equal form of Worsley Mill that makes it different from other Listed Buildings within the area. All of this is to be retained and the proposal will help to enhance the appearance of the building and give it a new identity and use providing life to the building and in return maintenance and care to keep the Mill in use and active.

5.12 Significance of use…….

The proposal for adding signage enables optimal use of the space the building has to offer whilst conserving its original character. The proposed changes will not affect the structure of the building; this will allow the building to maintain its characteristic standing within the Castlefield streetscape via the building's occupation. The importance of Manchester's industrial revolution is recognised by its community. Worsley Mill has long served as a central commercial building and will remain so with added vitality of occupancy in all parts.

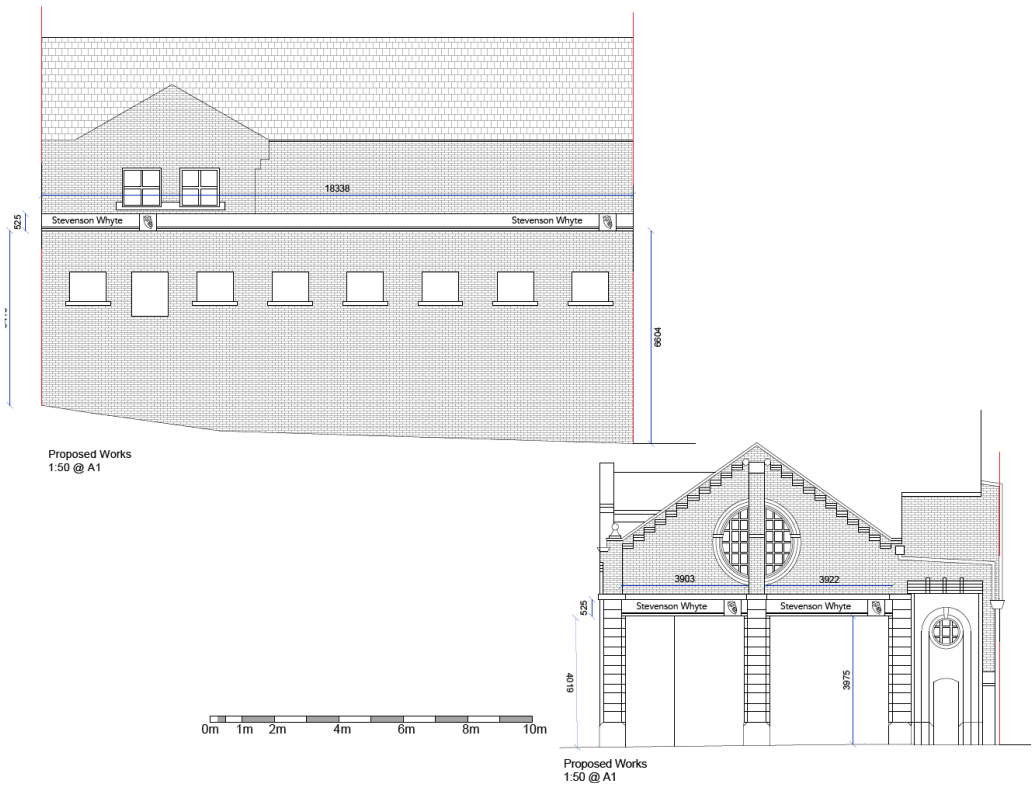


Fig 16. Proposed elevations with signage added (HAD&Co 2025)

6. CONCLUSION

6.1 The proposal to add signage to the existing building will not significantly harm or alter the appearance, it's aim is to enhance it. Worsley Mill will continue to reflect the local vernacular, history of the building and the branding for the signs use colours which complement the buildings existing window frames.

6.2 Furthermore, by complying with design guidance set out by the Local Planning Authority the residential and commercial use will encourage the continuation of business within the city centre thus helping its economy. This will ensure the retention of important architectural details that will contribute to the sites purpose, fitting with the history of the buildings on the street and around the area, whilst also securing the future of the site.

6.3 It is believed that the proposal compliments the following Conservation Principles Policies and Guidance:

6.4 **111- "The conservation of significant places is founded on appropriate routine management and maintenance"**
Under this policy the property will be brought back into full use and effective management can be carried out. Long-vacant periods of buildings lead to poor management and maintenance that put the building at risk of dilapidation- as has unfortunately occurred with other buildings in the area whilst vacant. The maintenance of the exterior appearance of the building will allow the property to be carefully managed, also preventing future graffiti damage.

6.5 **131- "The nature of the work proposed is justified by compelling evidence of the evolution of the place, and is executed in accordance with that evidence"**
Evidence of the evolution of the place, will be drawn from all sources and the use will continue to help the building stay alive and active.

6.6 **"The proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed."**
In line with this policy, the proposed signage will be minimal, to preserve the heritage importance of the property through aesthetics. Although the new material may appear fresher and of a different era to that which still exists, this visual story will tell the onlooker of that the building remains looked after and the importance the building holds in that it was repaired and reinstated instead of demolished and redeveloped completely.

6.7 **142- "The proposals aspire to a quality of design and execution which may be valued now and, in the future,"**
As the future of local towns and economies changes, the location of Worlsey Mill has the ideal positioning for accommodating the area's future needs as it continues to thrive as a respected and well-maintained commercial building. It is positioned along a primary highway route which connects to other towns and cities, it has a tram stop and railway station within walking distance meaning the property will always be in a location which can be easily accessed by workers and linked to other areas.

The main design and appearance of the building is to remain truthful to its original architectural features and will not only show a successful creation of a property that was necessary at the time of its construction but is also still relevant today and for the changing future, as it will be able to provide a need that will always exist: local industry.

6.8 **153- "Impact on significance"**

The assessment of the degree of harm to the significance of a place should consider the place as a whole and in its parts, its setting, and the likely consequences of doing nothing.

The proposed signage seeks to enhance the buildings' identity and draw in potential clientele who may view the signage. The signage will remain minimal and will not largely disrupt the overall look of the building. Worsley Mill will remain recognisable as a Mill constructed in the industrial revolution.

6.9 The project also contributes to meeting goals as outlined in Manchester's core strategy which are as follows:

6.10 **Policy EC 1- Employment and Economic Growth in Manchester**
The proposed signage will attract employee's and investment to the company, contributing to the economic potential of the Castlefield area.

This complements Policy EC1 which prioritises the increase of productivity, market and labour force growth, attract investment, improve skills and provide businesses with the right support.

Priorities for ensuring continued economic growth include established:

- *"Improving access to jobs for all via public transport, walking and cycling;*
- *Demonstrating that employment-generating development has fully considered opportunities to provide jobs for local people, through construction or use;*
- *Improving the portfolio of employment premises, by providing a range of employment sites and premises for small, medium and large businesses; Improving digital infrastructure delivery to businesses and residents;*
- *Creating business destinations by enhancing the primary business use with ancillary commercial facilities;*
- *Ensuring the continued social, economic and environmental regeneration of the City"*

6.11 **Policy EN 3 -Heritage**

"Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre."

The proposed signage takes advantage of Worsley Mill's central location and will use the mill's advantageous position and heritage charm to attract attention to the building.

6.12 Through the understanding of the significance of the building and its location within the Castlefield Conservation Area, the analysis of its proposed changes and comparable features with other local heritage assets; it has been shown that the addition of signage can be accepted as having little to no harm on the Heritage Significance.

References:

View Map: Ordnance Survey, Lancashire CIV.10 (Manchester; Salford; Stretford) - Ordnance Survey 25 Inch England and Wales, 1841-1952,(Accessed: 2025) https://maps.nls.uk/view/126522836#zoom=5.0&lat=6121&lon=6168&layers=BT

Historic England. (n.d.). *CASTLEFIELD RAILWAY VIADUCT FROM G-MEX TO DAWSON STREET, non civil Parish - 1292315 | Historic England*. (Accessed: 2025)https://historicengland.org.uk/listing/the-list/list-entry/1292315

Council, M. C. (n.d.). *Core Strategy | Manchester City Council*. https://www.manchester.gov.uk/downloads/download/5672/core_strategy (Accessed: 2025)

051534/FO/CITY3/97 | Residential development comprising 47no. one and two bedroom flats with associated car parking | Jacksons Wharf, Blantyre Street/Slate Wharf, Castlefield, City https://pa.manchester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=ZZZZYFBCXT158