

Design, Access & Heritage Statement:

Chorlton Mill

Document no: H4067-BOW-ZZ-ZZ-RP-A-0001

Revision: P3

Issued for: Planning

Issue date: 03/10/2024

Reviewed by: BR

Contents

1.0	Introduction	2
2.0	Relevant planning policy.....	3
3.0	Methodology	6
4.0	Historical development of the site and/or buildings	8
5.0	Historical Development of Chorlton Mill.....	14
6.0	Phasing	17
7.0	Assessment of significance of Chorlton Mill	18
8.0	Heritage impact assessment	19
9.0	Summary/conclusion	20

1.0 Introduction

Planning/LBC

- 1.1 This Design Access & Heritage Statement has been prepared by Bowman Riley on behalf of L C Building Consultants to accompany a planning application and Listed Building Consent application for the replacement of existing cladding.

Author

- 1.2 Helen Walker, who prepared the assessment is a RIBA registered Conservation Architect with over 10 years' experience of working with heritage assets. As a conservation architect, Helen's role is to primarily provide an overarching view of the heritage projects within the practice. She has a broad range of experience including preparation of Heritage Impact Assessments, Quinquennial Inspections and advice on historic building repairs and identification of defects.
- 1.3 Helen has experience of working with a wide variety of heritage assets including Grade I, II¹ and II listed buildings as well as battlefields, scheduled ancient monuments and conservation areas. She has provided heritage advice to local authorities, private clients, and organisations such as the National Trust.

Details of site visits/research

- 1.4 This report uses evidence from documentary sources and online resources in addition to a search of the Historic Environment Record.

¹ MHCLG, National Planning Policy Framework. <https://www.gov.uk/government/publications/national-planning-policy-framework--2>
P:\Architectural\Heritage\H4067 - Chorlton Mill\H4067 - 02 Docs\local authority & approvals\H4067-BOW-ZZ-ZZ-RP-A-0001-Design Access and Heritage Statement P2.docx

2.0 Relevant planning policy

NPPF

2.1 National Planning Policy Framework (NPPF) identifies the Government's planning policies and how they should be applied in practice. It is used by Local Planning Authorities when preparing their development plans and is a material consideration in determining planning applications. Section 16 of the NPPF provides guidance on conserving and enhancing the historic environment and the decision-making process in relation to heritage assets.

2.2 This heritage statement has been prepared in accordance with the requirement under Paragraph 194 of the NPPF which requires the applicant to:

"Describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance."

2.3 The NPPF defines Significance as:

"The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting"

2.4 The NPPF definition of "heritage asset" includes design heritage assets, non-designated heritage assets and locally listed buildings:

"A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)".

2.5 The statement of significance and impact assessment then enables the Local Planning Authority to assess the application in accordance with Paragraph 195 of the NPPF which states:

"Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal."

2.6 The NPPF indicates that when assessing impact, great weight should be given to the asset's conservation and that this should be proportionate to the importance of the asset.

Setting

- 2.7 Significance can be harmed not just by a material change to the asset but also to its setting which can be of great value to the significance. If the proposal is deemed to cause harm to the asset, a robust justification will need to be presented to and assessed by the Local Planning Authority. The NPPF defines the setting of a heritage asset to be:

The surroundings in which a heritage asset is experienced. Its extent is not and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."

Level of harm

- 2.8 The purpose of this Heritage Statement is to understand the significance of the heritage asset to ensure that change can be managed in a way that seeks to mitigate harm to the special character of the heritage asset. The NPPF identifies two levels of harm; "Less than substantial" and "Substantial" harm. Any harm to a heritage asset will require "clear and convincing justification".
- 2.9 If the development will lead to substantial harm, Paragraph 201 indicates that the development should be refused consent by the Local Planning Authority, unless it can be proved that the loss or damage to the asset can be outweighed by substantial benefits to the public OR if the proposal can demonstrate all of the following:
- The nature of the heritage asset prevents all reasonable uses of the site; and
 - No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - Conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
 - The harm or loss is outweighed by the benefit of bringing the site back into use.
- 2.10 If the development leads to less than substantial harm, Paragraph 202 indicates that this harm still needs to be assessed against the public benefit of the scheme and whether or not the viability of the site is being optimised.
- 2.11 In the case of sites which have the potential to contain archaeological finds, the NPPF advises that the developers of the site submit an appropriate desk-based assessment, and where necessary, a field evaluation.

Historic England

- 2.12 This document has been prepared in accordance with Historic England's Conservation Principles Policies and Guidance for the sustainable management for the historic environment.² This publication advises that the development of the proposals for works to a heritage asset should be informed by an overarching understanding of the significance:

In summary, what is needed is an impartial analysis of significance and the contribution of setting. A statement of heritage significance is not an advocacy document, seeking to justify a scheme which has already been designed; it is more an objective analysis of significance, an opportunity to describe what matters and why, in terms of heritage significance.

² Historic England, Conservation Principles Policies and Guidance for the sustainable management for the historic environment
P:\Architectural\Heritage\H4067 - Chorlton Mill\H4067 - 02 Docs\C local authority & approvals\H4067-BOW-ZZ-ZZ-RP-A-0001-Design Access and Heritage Statement P2.docx

- 2.13 It is only by understanding significance that we can begin to understand the impact of any proposed change to that heritage asset.

Setting of Heritage Assets

- 2.14 This report has been prepared in accordance with “The Setting of Heritage Assets” published by Historic England and seeks to assess the impact on a heritage asset using four steps:
- Step 1: identify the heritage assets and their settings affected by the allocation
 - Step 2: assess the contribution of the setting to the heritage asset
 - Step 3: assess the effect of the proposed allocation on the significance of the asset
 - Step 4: assess the options for mitigation in order to maximise the enhancement and minimise harm.

3.0 Methodology

Assessing heritage interest – archaeological, architectural, historic

- 3.1 In order to understand the significance of the heritage asset, it is necessary to first understand the perceived heritage interest which contributes to that significance. In accordance with “Historic England 2019 Statement of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12”³, these heritage values have been arranged into three groups:

Archaeological interest	There will be archaeological interest in a heritage asset if it holds, or potentially holds evidence of past human activity worthy of expert investigation at some point.
Architectural and artistic interest	These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
Historic interest	An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

Assessing the significance of the asset

- 3.2 Once the interest has been ascertained, the level of contribution the interest makes to the heritage significance of the asset can then be determined and used to guide the development of the scheme. This level of significance has been classified as follows:

Negligible:	The element provide little or no contribution to the heritage asset.
Slight:	The element provides some contribution to the heritage asset but not to the extent that any alteration will cause harm.
Moderate:	The element is important to the significance of the asset and requires assessment with the assumption that any harm will be less than substantial and can be mitigated.
High:	The element is very important to the significance of the asset and careful consideration is required to assess if the harm is substantial or less than substantial and whether the harm can be mitigated.
Considerable:	The element is essential to our understanding of the significance of the heritage asset with the assumption that any harm to that element would be constitute substantial harm to the heritage asset and would require full justification.

³ Historic England 2019 Statement of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12. Swindon. Historic England
P:\Architectural\Heritage\H4067 - Chorlton Mill\H4067 - 02 Docs\C local authority & approvals\H4067-BOW-ZZ-ZZ-RP-A-0001-Design Access and Heritage Statement P2.docx

3.3 It is only by understanding the significance can we then begin to understand the impact of any proposed change to that heritage asset. HEAG12 recommends a staged approach to the development of proposals for change:

- Understand the form, materials and history of the affected heritage asset(s), and/or the nature and extent of archaeological deposits
- Under the significance of the assets(s)
- Understand the impact of the proposal on the significance
- Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF
- Look for opportunities to better reveal or enhance significance.

3.4 The level of harm to the significance of the heritage can then be assessed by understanding the impact of undertaking the works and can range between major beneficial to major adverse. This impact is assessed as potential and final and takes into account the options for mitigation and public benefit.

3.5 In order to provide a succinct and accessible summation of the impact to the significance of the heritage asset, the impact has been displayed in table form as per the example below with a summary as part of the conclusion:

Element	Level of significance	Alteration	What is the potential impact	What is the need for change	Options for mitigation / enhancement	Can the harm be mitigated against the public benefit	Final impact
Walls	High & moderate	Form openings	Moderate adverse	Doors are fire doors that are required for escape in the event of fire	New doors have clearly been identified as modern insertions and escape routes have been designed to have the least impact	Insertion of these doors is required in order to protect life in the event of a fire and will allow this building to be brought back into use	Major beneficial

4.0 Physical Assessment

Urban Design Setting

- 4.1 The existing site is located to the south of Manchester Oxford Road Station in a primarily industrial setting with historic brick built mill buildings repurposed for a variety of uses interspersed with high rise towers and new brick buildings designed to be in keeping with the mill aesthetic.
- 4.2 The existing building to which the application relates is a modern extension to an adjoining historic mill building. The existing cladding panels are a silver metallic colour and are formed from portrait panels to the vertical corner feature of the extension.
- 4.3 The proposed material matches the existing in design arrangement and colour and as such will have no adverse impact on the Urban Design Setting.

5.0 Design

Proposed design

- 5.1 Proposed design is to match the existing cladding panel arrangement, colour and extent with a panel that is A1 rated compared to the non-compliant existing cladding system.
- 5.2 There will be no visual impact on the existing building, or the view of the building from the surrounding area.

6.0 Access

Access into the building

- 6.1 The access into the building will remain unchanged.

7.0 Historical development of the site and/or buildings

Identification of the heritage asset

- 7.1 The heritage asset identified as having the potential to be harmed by the development is CHORLTON NEW MILL AND ATTACHED CHIMNEY:

Heritage Category: Listed Building

Grade: II

List Entry Number:

1197774 Cotton spinning mill, now partially used as rubber processing works. 1814, extended in 1818 and 1845, with chimney dated 1853. Red brick with slate roofs throughout; cast iron and brick fireproof internal structure. Original block is parallel to Cambridge Street; 8 storeys (including 2 below street level), 20 bays, each with small rectangular window with cambered brick head. Internal engine house towards N end, segregated from main body of mill by cross wall built to incorporate vertical main-shaft, ducts, ventilation system and hoist, and with fireproof staircase located behind engine house; originally built with internal boiler house to S of cross wall. Internal construction has cast iron columns supporting cast iron beams and transverse brick arches; the original roof structure may have been cast and wrought iron, but was later replaced. Parallel single storeyed roof-lit shed in narrow yard to front of mill possibly built as loom shed in early-mid C19 (see Clark). Chimney adjacent to NW dated 1853; brick with iron bands; octagonal. Wing parallel to Hulme Street added in 1818; 6 storeyed, 12 bays, with central segmentally arched entrance to yard, and small rectangular windows with cambered brick heads in each bay. Fireproof internal structure (cast iron columns and transverse brick arches). 3 storeyed office building adjoins to E.

The 2 ranges were linked in 1845 by a 6 storey block to SW of site (on corner of Cambridge Street and Hulme Street); 6 bays to Hulme Street, and 4 bays beneath parallel gables to Cambridge Street. Blocked round-arched windows cut by later fenestration indicate former internal engine house in SW of site (on corner of Cambridge Street and Hulme Street); 6 bays to Hulme Street, and 4 bays beneath parallel gables to Cambridge Street. Blocked round-arched windows cut by later fenestration indicate former internal engine house in SW corner of this building originally intended to serve all 3 blocks on the site (originally with boiler house and chimney on opposite side of street, linked by a tunnel at least until construction of extant chimney to N of site). Fireproof internal structure. Weaving sheds added to N of site in 1829 have been demolished and built over.

HISTORY: The mill was developed by a partnership which also operated the near-by Chorlton Old Mill (as well as other mills on Oxford Road which are no longer extant), and by 1838 they had also formed a partnership with Charles Macintosh who was using the nearby Cambridge Street rubber works site for the production of rubberised cloth. Included as a fine example of early large-scale mill building; the 1814 mill may be the oldest surviving fireproof mill in Manchester, and the multi-phase site is a good example of a type of development and layout which became characteristic of C19 urban mills. (Williams M, with Farnie DA: *Cotton Mills in Greater Manchester*: London: 1993: 158-159; *Industrial Archaeology Review*: Clark S: *Chorlton Mills and their neighbours*: Oxford: 1978: 207-239).

- 7.2 The element of the building which will be affected by the proposals is the modern extension to the east of the southern range as identified in the plans and photographs below.



Figure 1 Location plan showing Chorlton Mill, with the area subject to the application identified in red.



Figure 2 Photograph of the cladding to be replaced

Review of historic maps and research

- 7.3 The following maps and information were consulted as part of the research of this report. Any maps which are online sources can be accessed by clicking the link provided.

HISTORIC MAPS



Figure 3 <https://maps.nls.uk/view/102344087> - 1845

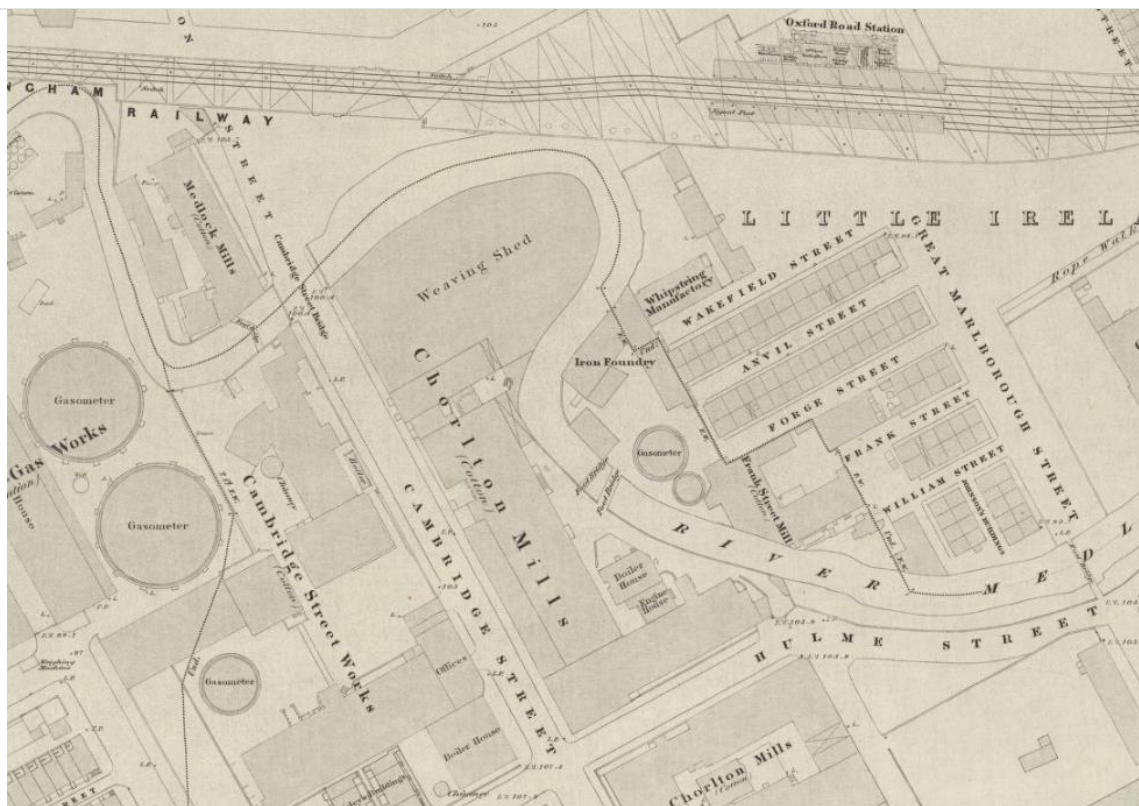


Figure 4 <https://maps.nls.uk/view/231273903> - 1849

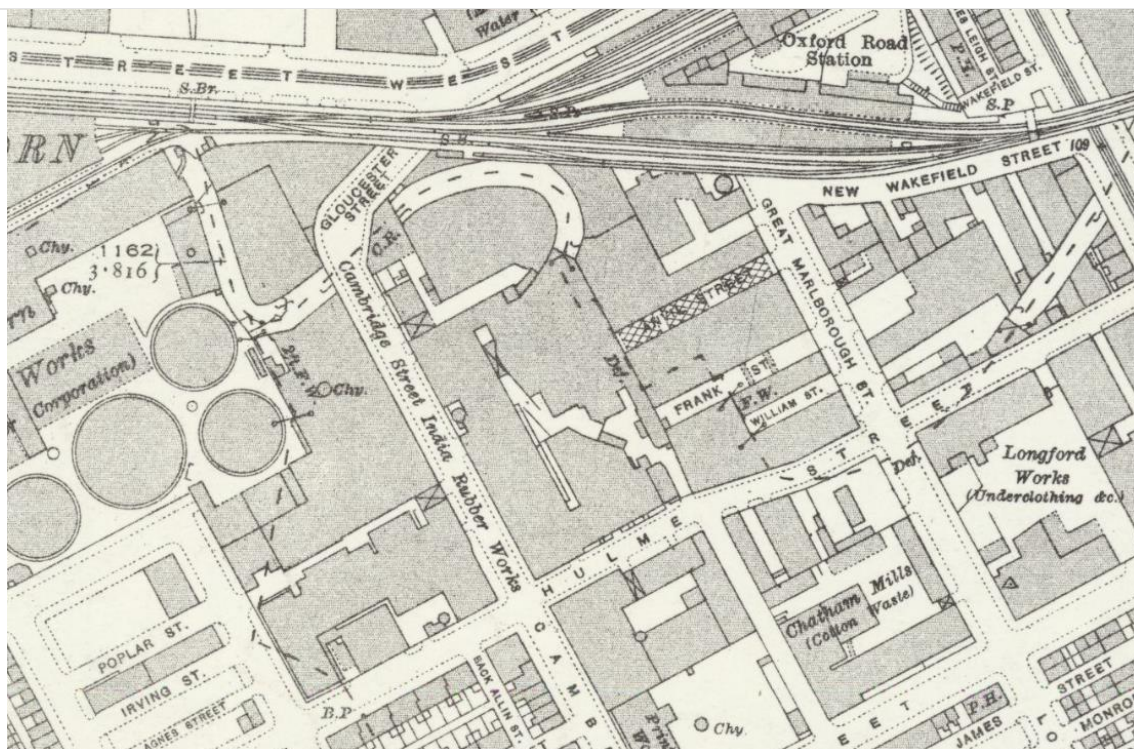


Figure 5 <https://maps.nls.uk/view/126522836> - 1915

HISTORIC ENVIRONMENT RECORD

The oldest part of this site was erected around 1814 and has 6 storeys (plus 2 underground) and 20x6 bays. Internal engine house to the N. M-style roof. Segmental-headed windows with projecting stone sills. The chimney is attached to the W side of the mill. A new wing was added in 1818 and attached to the E half of the S end of the mill. It has 7 storeys and 12x7 bays. M-style roof. Large loading door to the S side wall. Fireproof internal construction. Circular stair tower. In 1829 a weaving shed was added, and Gasometer room was converted to an engine house. Large boiler house to the N (3,4,5). See Slides Catalogue.

The final main phase in construction of Chorlton New Mill was the addition in 1845 of a 7-storey block of 7x6 bays between the S end of the Cambridge Street Mill and the W end of Hulme Street wing. Large engine house to the S half of the lower 3 storeys. Small segmental-headed windows. The large engine installed in 1845 was the largest at the site. The 6 boilers for this engine were housed on the opposite side of Cambridge Street because of lack of space in the mill itself. In 1836 an external engine house and boiler house were added to the N side of the Hulme St Wing, now replaced by various C20 buildings. This site is now occupied by Dunlop for the manufacture of rubber-based products. (?6)

Cotton spinning mill, now partially used as rubber processing works. 1814, extended in 1818 and 1845, with chimney dated 1853. (SUMMARY)(7,8)

Site visited 21st February 2017. As described above, although weaving shed and other ancillary buildings since demolished. Good condition, occupied. Below-ground archaeological potential: low. (9)

HER Number: 2146.1.0
Name: Chorlton New Mill
https://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?resourceID=1048&uid=MGM2820

AERIAL PHOTOGRAPHS



Figure 6 <https://www.britainfromabove.org.uk/en/image/EPW062710> EPW062710 ENGLAND (1939). The Gaythorn Gas Works, Manchester, 1939

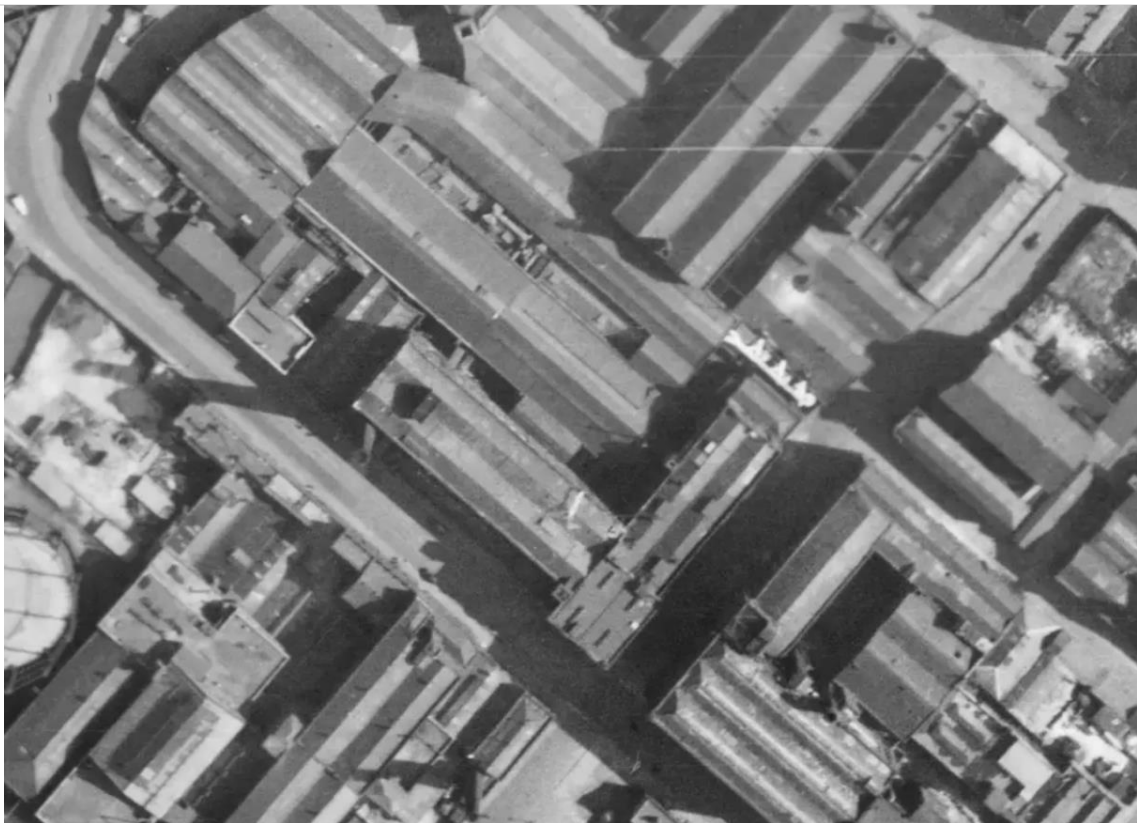


Figure 7 https://historicengland.org.uk/images-books/archive/collections/aerial-photos/record/raf_3g_tud_uk_184_vp1_5048_-_1946

7.4 The following articles were consulted as part of the research into the cotton industry in Manchester

<https://www.scienceandindustrymuseum.org.uk/objects-and-stories/manchester-cotton-and-slavery>

<https://www.scienceandindustrymuseum.org.uk/objects-and-stories/worlds-first-industrial-city>

Oxford Archaeology: "Land Adjacent to Chorlton New Mill, Cambridge Street, Manchester. Archaeological Deskbased Assessment"

8.0 Historical Development of Chorlton Mill

- 8.1 Chorlton Mill is located in an area historically known as Chorlton-upon-Medlock. The construction of Oxford Road leading south from Manchester in the late 18th century was a springboard for the development of this area which is located to the south of Manchester, following the line of the river Medlock. The primary reason for this expansion was the rapid growth of the cotton industry which brought wealth and prosperity to the city. The manufacture of cotton is key to understanding the development of Manchester into the city we know today. This development of the city into “Cottonopolis” begun in the 1780’s with the invention of the water frame by Richard Arkwright. In 1768, he and John Kay, a clock maker with the skills to build machines, developed the water frame. It could spin large quantities of strong, even threads, becoming an instant success.⁴ Arkwright set up the first steam powered spinning mill in Manchester in 1782. By 1802, the town had more than 50 mills.
- 8.2 New spinning machines gradually came into production which helped to speed up the manufacture of cotton. Unfortunately, the introduction of these machines began to threaten the British weavers and textile workers who were highly trained and skilled artisans. They became known as “The Luddites” and they initially sought to negotiate with the factory owners to introduce minimum wages and labour standards, as well as taxes for workers pensions. When these negotiations failed, they began to vent their dissatisfaction by leading rebellions against the mills and destroying the machines which were threatening their livelihood.⁵ It appears that the oldest part of Chorlton Mill was erected in 1814 and opened in 1815 so may have just escaped the majority of these Luddite attacks.
- 8.3 The Mill was constructed by Birley, Hornby & Kirk who, in 1809, had bought their first mill from Robert Owen⁶ and upgraded the operation with a new gas plant and more powerful spinning and weaving machines. Following the success of this venture they went on to construct Chorlton New Mills which was powered by a state-of-the-art Boulton and Watt 100hp beam engine. The construction of “Chorlton New Mill” was innovative for the time as it was constructed as a fireproof structure and is now the oldest fireproof mill in Manchester.⁷
- 8.4 The painting in Figure 8 shows the extent of the Birley mills site in 1850 when the building was producing the now famous mackintosh waterproof fabric. We can assume the painting has some artistic licence in terms of the orientation and organisation of the buildings on the site. Despite this, the octagonal chimney of Chorlton Mills is still visible to the left of the image, with what appears to be the east end of the southern wing of Chorlton mills evident in the foreground.

⁴ Science and Industry Museum, Textiles Gallery Upper Level: Book 1

⁵ <https://www.historic-uk.com/HistoryUK/HistoryofBritain/The-Luddites/#:~:text=On%209th%20October%201779%20a,Luddite%20riots%20to%20take%20place.>

⁶ <https://ecclesoldroad.uk/person/thomas-hornby-birley/>

⁷ Oxford Archaeology: “Land Adjacent to Chorlton New Mill, Cambridge Street, Manchester. Archaeological Desk based Assessment” p.14

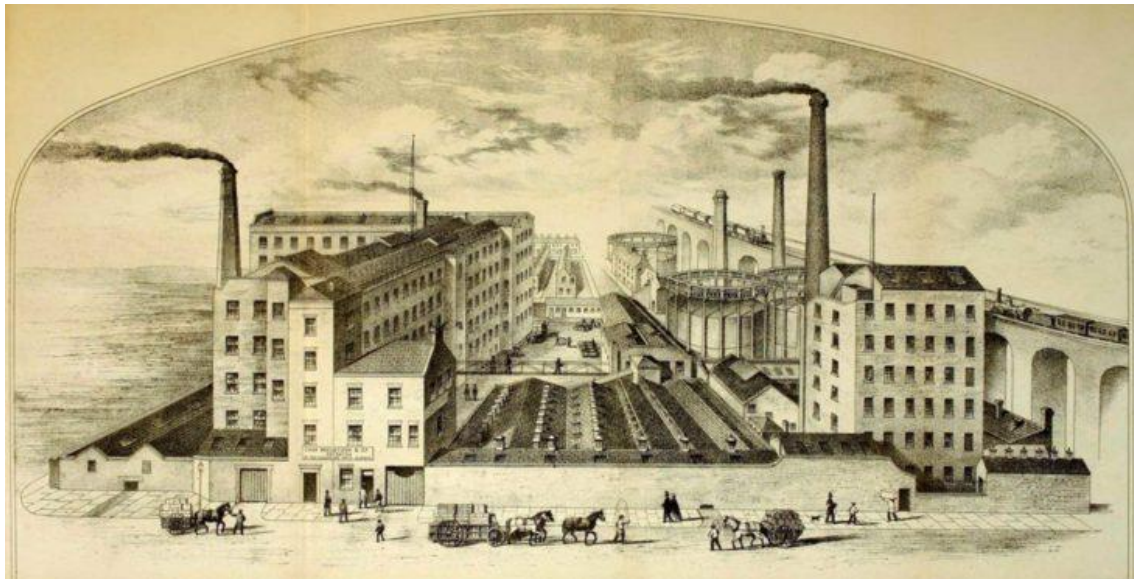


Figure 8 Macintosh and Company's extensive factory complex on Cambridge Street, Manchester in the 1850s. The 1825 Macintosh building has since been demolished but that on Hulme Street, built in 1838 and extended in 1849 to house a vulcanisation boiler, remains, as does the prominent octagonal mill chimney.⁸

- 8.5 The second phase of the building was undertaken in 1818 and is the 12 bay wing which runs along Hulme Road. In 1845, a seven-storey mill was added on the corner of Hulme Street and Cambridge Street and shortly after in 1856 the Chimney was constructed.
- 8.6 Chorlton Mill not only manufactured cotton. These large mill buildings were well suited to manufacturing other types of machinery, and rooms in the Mills were often let to other businesses.

**ALL
CHURCHES,
CHAPELS,
SCHOOLS,
PUBLIC BUILDINGS,
AND
DISINFECTING ROOMS
CAN BE THOROUGHLY WARMED AND VENTILATED
WITH LITTLE FUEL BY THE PATENT
CONVOLUTED STOVE.**

EFFICIENCY IN ALL CASES GUARANTEED,
THE radiating surface and heating power of the PATENT CONVOLUTED STOVE are as much greater than those of the old-fashioned "Cockle" as the steam-generating power of the multitubular is to that of the old wagon-shaped boiler. It is the most powerful, efficient, and wholesome air-warmer now in use. The ROYAL EXCHANGE, MANCHESTER, one of the largest rooms in the world (has an area of 1,500,000 cubic feet of air space), is thoroughly warmed by two Convoluted Stoves, with less than 2½ cwt. of coke for the twenty-four hours.

Estimates and plans of Warming arrangements for Warming Cathedrals, Churches, Chapels, Schools, Town Halls, Hotels, Mansions, Halls, Cottages, Laundries, Workhouses, Turkish Baths, Disinfecting Rooms, Manufactories, Warehouses, Drying Rooms, Shops, Offices, Workshops, &c., on plans being forwarded showing the area to be warmed and situation of apparatus chamber.

**ILLUSTRATED CIRCULAR, WITH TESTIMONIALS, POST-FREE. ADDRESS—
J. CONSTANTINE,
Convoluted Stove Works, Chorlton Mills, Hulme Street, or 23, Oxford Street, Manchester.**

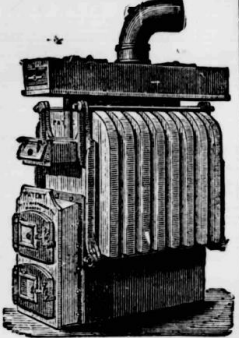


Figure 9 Building News - Friday 01 November 1878

To be Let.
Mills, Manufactories, Workshops.

TO BE LET, ROOMS suitable for light trades, with or without power.—Address **BIRLEY & CO.**, Chorlton Mills.

WORKS or WAREHOUSE, ground floor, with offices; also large yard.—**J. BROUGHTON & CO.**, Dutton-street.

TO BE LET, ROOMS, with power, each 60ft. by 120ft.; excellent turning.—Apply to **WADKIN & KING**, Chepstow-street, Manchester.

SWAN-STREET; No. 60.—Good **WORKROOMS or STOREEROOMS**; rent moderate.—Apply **J. HILTON**, 13, Swan-street, Manchester.

CHEETHAM-HILL, behind Empress Hotel.—Capital **WORKSHOP**, with large room above, suitable for any business; rent £25.—**J. HILTON**, 13, Swan-street, Manchester.

TO BE LET or SOLD, a modern **COTTON MILL**, five storeys; rooms 60ft. by 120ft.; detached warehouses; hands plentiful.—Apply to **WADKIN & KING**, Chepstow-street, Manchester.

BLACKFRIARS Buildings, Blackfriars-street; Ground and Upper **FLOORS**, suitable for storage or workshops; will be divided to suit tenant.—**ISAAC NEILD and SON**, 19, Chapel-walks.

VERY Good BUSINESS PREMISES, situated in 8-avenue-street, Red Bank; large covered yard and good rooms; dwelling-house attached.—Apply, in first place, **F 56**, at the printers.

TO BE LET or SOLD, FEATHERSTALL MILLS, Chaderton-road, Oldham; suitable for spinning any counts; good tenants will be liberally treated with; to anyone wishing to commence cotton spinning this is an opportunity rarely to be met with.—Apply to **Mr. Hugh Shaw**, mill valuer, Oldham; **Messrs. L. HANMER & SONS**, 15, Cross-street, Manchester; and at the Mills every Wednesday from three to half-past four o'clock.

Figure 10 Manchester Courier - Saturday 25 February 1882.

⁸ <https://ecclesoldroad.uk/person/thomas-hornby-birley/>

- 8.7 In the early 21st century the building was vacant and was eventually converted into residential accommodation with the small building to the east of the southern block demolished and the existing stair access tower constructed.

9.0 Phasing

9.1 The following plan gives an indication of the phasing for the site.



Phasing plan Key:

1814	
1818	
1845	
1853	
2000's	

9.2 It is evident from scarring on the adjacent building, and from the aerial photographs and maps, that the majority (if not all) of the 2 - 3 storey section of the mill which was extant to the east end of the southern wing, was demolished prior to the construction of the stair tower.

10.0 Assessment of significance of Chorlton Mill

Archaeological interest

- 10.1 Due to the extent of the development of the area, the site is considered to have low archaeological interest.

Historic interest

- 10.2 Chorlton Mill was constructed during the development boom of Manchester at the turn of the 19th century and is directly associated with the development of the Cotton Industry which fuelled the prosperity of Manchester. As a result, Chorlton Mills has high historic interest.

Architectural interest

- 10.3 The mill is the oldest fireproof building still extant in Manchester. This important architectural and engineering development progressed our understanding of how to prevent fire in mill buildings and as such contributes a high level of architectural interest.

Significance summary

- 10.4 The main elements of significance are associated with the historic development of the area and the development of fire resisting construction within large mill buildings. The existing modern extension and associated cladding subject to this application contributes no significance to the main Chorlton Mills.

11.0 Heritage impact assessment

Statement of need

- 11.1 The replacement of the existing cladding is required under the Building Safety Act in order to make the building safe and protect against spread of flames in the event of a fire.

Brief

- 11.2 Replace existing modern cladding with a replacement system which is compliant with current regulations and legislation.

Proposal design

- 11.3 Existing ACM grey cladding replaced with new cladding panels to match existing in colour and arrangement. Replacement cladding to comply with current Building Regulations and updated Fire Regulations. Replacement cladding panels to be non-combustible.

Access

- 11.4 The proposals will retain the existing access which will not be altered as part of the works.

Impact assessment table

- 11.5 The overall impact on each building being developed and the overall context is identified as follows:

Element	Level of significance	Alteration	What is the potential impact	What is the need for change	Options for mitigation / enhancement	Final impact	Can the harm be mitigated against public benefit
Cladding Panels	None	Replacement with non-combustible panels	Negligible	To comply with current regulations	Panels will match existing in colour and arrangement	Beneficial	N/a

12.0 Summary/conclusion

- 12.1 This report finds that the proposal to replace the existing cladding panels with a like-for-like installation will cause no harm to the special character of the listed building and as such is compliant with section 7 of the Planning (Listed Building and Conservation Areas) Act 1990, which states that:

"Subject to the following provisions of this Act, no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised."



Wellington House
Otley Street
Skipton
BD23 1EL

01756 795611

info@bowmanriley.com