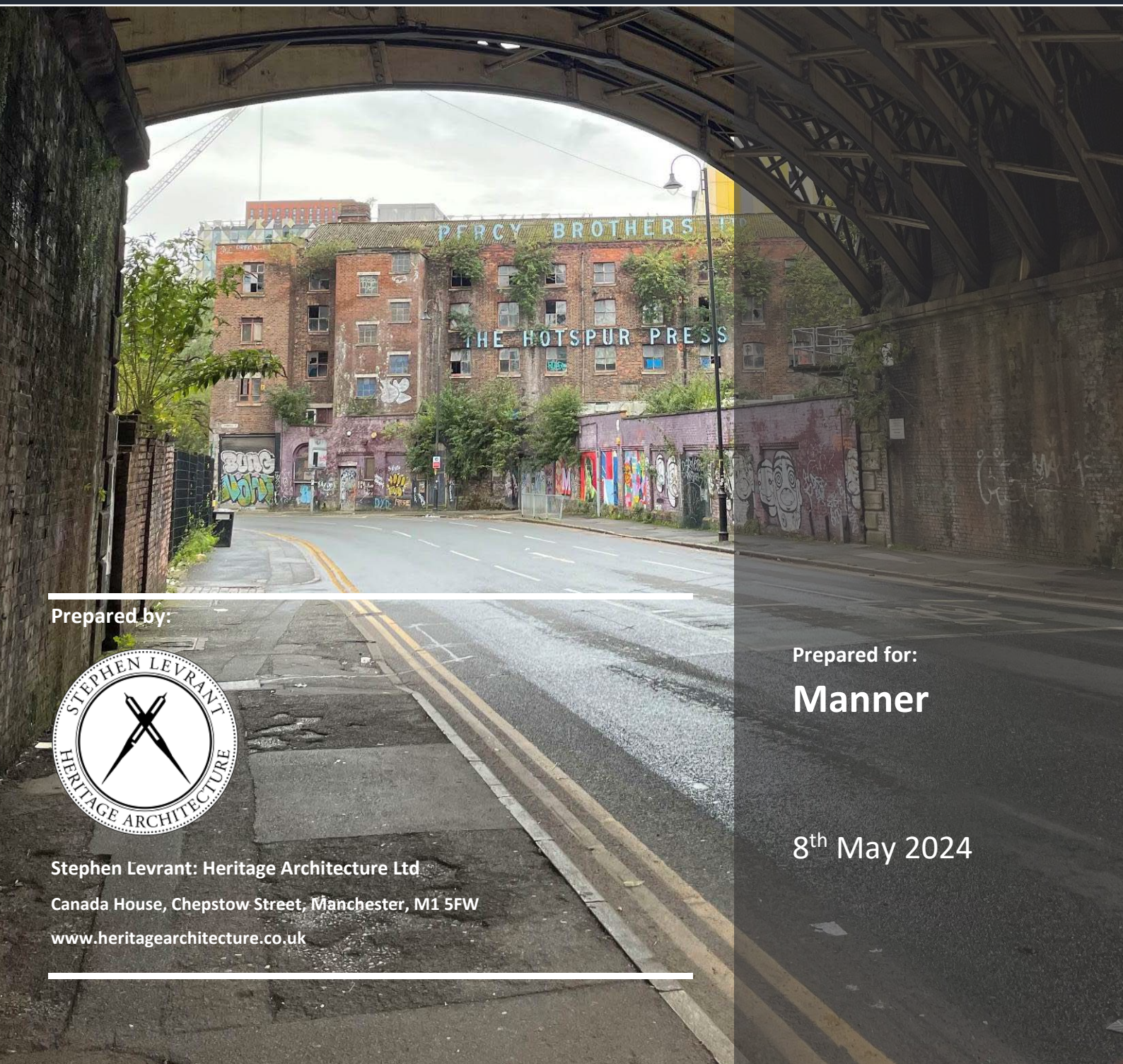
Hotspur House

(former Medlock Mills)

Cambridge Street, Manchester

Heritage Statement



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Prepared for:

Manner

8th May 2024



HOTSPUR HOUSE, MANCHESTER – HERITAGE STATEMENT

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EXECUTIVE SUMMARY

Heritage Architecture Ltd were commissioned by Manner to evaluate the potential heritage impact of the Proposed Development at Hotspur House, Manchester, upon the surrounding historic built environment.

The Proposals seek to introduce a 37-storey residential development within a former cotton mill/printing works known as Hotspur House, which is bounded by the Grade II listed Manchester South Junction & Altrincham Railway viaduct to the north, by Gloucester Street/Lower Cambridge Street to the east, and the River Medlock to the south and west.

The Site comprises the former 1801 cotton mill known as Medlock Mills and is now known as Hotspur House. The building is not statutorily listed and was rejected for listing by Historic England in 2019. However, Hotspur House has been identified as a non-designated heritage asset (NDHA) by Manchester City Council. The Site is not located within a conservation area but is located close to the boundary of the Whitworth Street Conservation Area.

A Heritage Statement is required to understand the potential heritage impact upon the significance and setting of the NDHA Hotspur House and on the settings of surrounding identified designated heritage assets which have the potential to be indirectly impacted by the Proposed Development.

In line with Historic England's recent Guidance Note on 'Statements of Heritage Significance" (October, 2019), the following Heritage Statement is divided into two parts. The Significance Appraisal (Part 1) provides a detailed evaluation of the relative architectural and historic interest of the Site and heritage assets in the surrounding area. Part 2: The Heritage Impact Assessment (HIA) will utilise recognised ICOMOS and Historic England methodology to assess the potential direct (physical) and indirect (visual) impacts of the proposals upon the historic environment.

The Visual Impact Assessment (VIA) (Section 7) demonstrates that the Proposed Development would enhance the currently dilapidated character of the streetscape and introduce a sense of cohesion into the area, which is currently defined by the Site's historic lack of connectivity to Whitworth Street West, and westwards across the river.

The Impact Assessment demonstrates that the Proposed Development would result in a negligible - to- minor adverse impact on designated heritage assets and a moderate adverse impact on the NDHA.

It will be clear that the Site at present is in extremely poor condition and requires significant investment to ensure its heritage interest is not completely lost. The Proposed Development has sought to provide a development that whilst viable, ensures the retention of the most significant part of the non-designated heritage asset, delivering heritage benefits, and one that will make a positive contribution to the vitality of this part of the city centre.

1 INTRODUCTION

1.1 Purpose

This Heritage Statement has been written by Stephen Levrant Heritage Architecture Ltd (SLHA), a specialist practice of conservation architects, surveyors, planners, and heritage consultants which specialises in the historic environment.

SLHA have been commissioned by Manner to prepare a Heritage Statement to accompany the planning application for the proposed residential development of the non-designated heritage asset – Hotspur House (formally The Hotspur Press)/Medlock Mills), Cambridge Street, Manchester ('The Site', **Figure 1 & 2, below**).

The Proposals comprise the partial demolition and redevelopment of the former Hotspur Press Complex (Medlock Mills) and redevelopment of the Site to provide Purpose Built Student Accommodation (Sui Generis Use Class) within a part 4-storey (existing) and part 37-storey (new build) building with ground floor commercial or community uses (Use Classes F(e), F2(a)(b) and E(b)), associated ancillary internal and external amenity space, public realm (including a new public square), hard and soft landscaping and associated highway works.



Figure 1: The principal east elevation of the building as seen in October 2023.

The purpose of this Heritage Statement is to assess the impact of the Proposed Development on the significance and setting of the non-designated heritage asset, and on the settings of surrounding heritage assets. The Local Planning Authority (LPA) is Manchester City Council (MCC).

Hotspur House was built in 1801 as a cotton mill, known as 'Medlock Mills'. The mill was taken over by Rylands and Sons in the 1860s for clothing production and other various goods. The mill was subsequently bought by Percy Brothers Limited ('Percy Bros') in 1902, who used the building for

their printing business, renaming the building 'The Hotspur Press'. During the early 21st century, the building was used for a variety of uses including arts and music studios. It has lain empty since c2015.

This Statement, and the preceding conservation advice to the client, has been prepared in the context of relevant national and local heritage planning policy.

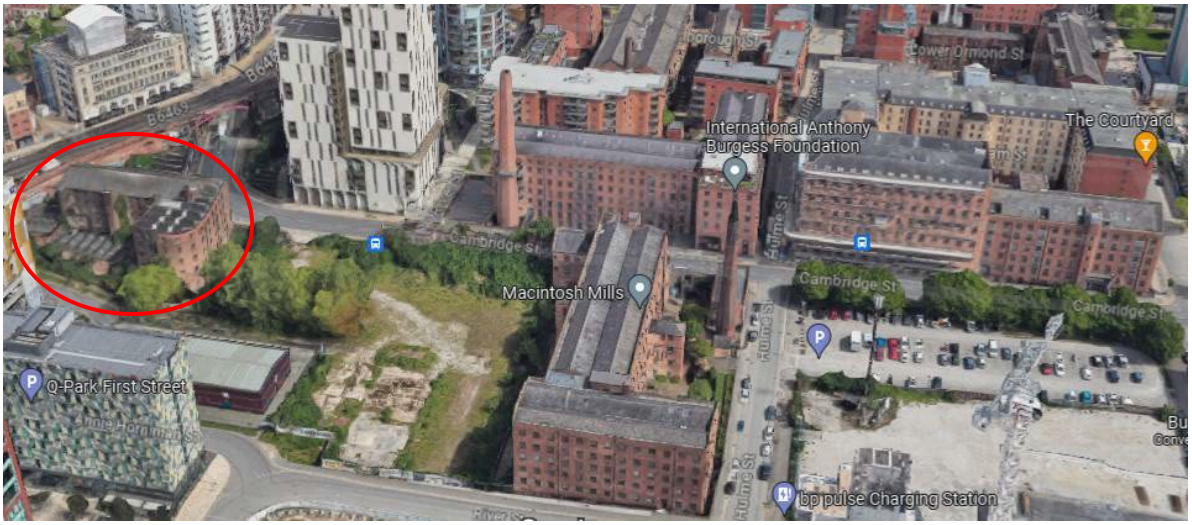


Figure 2: A modern aerial view looking east over the Site (outlined left), showing its location in comparison to the Grade II listed grouping of later cotton mills to the right. (Source: Google Maps).

1.2 General Methodology – focus on proportionality

This Heritage Statement is framed by the requirements of the NPPF. **Paragraph 195** advises that heritage assets are *"an irreplaceable resource and should be conserved in a manner appropriate to their significance"*. The analysis of heritage significance in this document accords with the required NPPF approach, as it presents sufficient evidence to inform the design development and eventually enable the Council *"to reach an informed decision"*.

The assessment is based on the definition of 'heritage assets' set out in the National Planning Policy Guidance and NPPF. Therefore, a heritage asset is defined as:

> *"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. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)".*

The analysis of heritage significance in this Heritage Statement accords with the requirements of **paragraphs 200 and 209** of the NPPF (2023) and Historic England's October 2019 guidance (Historic England's Advice Note 12, 'Statements of Heritage Significance: Analysing Significance in heritage Assets'), as it presents sufficient and proportionate evidence to enable the Council, *"to reach an informed decision".* The conclusions of this Heritage Statement are thus based on the *"need to be proportionate to the significance of the heritage assets* [potentially] *affected, and the impact on the significance of those heritage assets".*

It is important to distinguish 'designated heritage assets' from 'non-designated heritage assets' as they are subject to different legislative and policy evaluation requirements at both national and local levels. Designated Heritage Assets are defined as:

> *"World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or a Conservation Area designated under the relevant legislation".*

Non-designated heritage assets (or Locally Listed buildings), such as the Hotspur House (The Site), are defined within the NPPF (2023) as:

> *"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".*

The assessment of relative significance is a comparative process, and for this reason it relies heavily on the analysis of a range of information, including local knowledge. It aims to establish whether a component of the area is of local, regional, national or international significance, and therefore merit appropriate consideration in the Planning process.

1.3 Research Methodology

This appraisal is the result of an extensive process which synthesises literature and documentary research, analysis and processing of information, building surveying, and professional judgment.

The documentary research was based upon primary and secondary sources, including maps, drawings and reports.

Surveys of the site and surrounding areas were originally conducted in 2018 and most recently in September 2023 by visual inspection.

1.4 Authorship

This report has been prepared by Stephen Levrant Heritage Architecture Ltd., an architectural practice specialising exclusively in the historic cultural environment.

Authors:

- Stephen Levrant [IBA, AA Dipl, IHBC, Dip Cons (AA), ACArch, FRSA] - Principal Architect
- Lee Hutchings [BSc (Hons)] – Associate Heritage Consultant

2 THE SITE & HERITAGE CONTEXT

2.1 Location

The Site is bounded by the Grade II listed Manchester South Junction & Altrincham Railway viaduct to the north, by Gloucester Street/Lower Cambridge Street to the east, and the River Medlock to the south and west (see **Figure 3 below**).

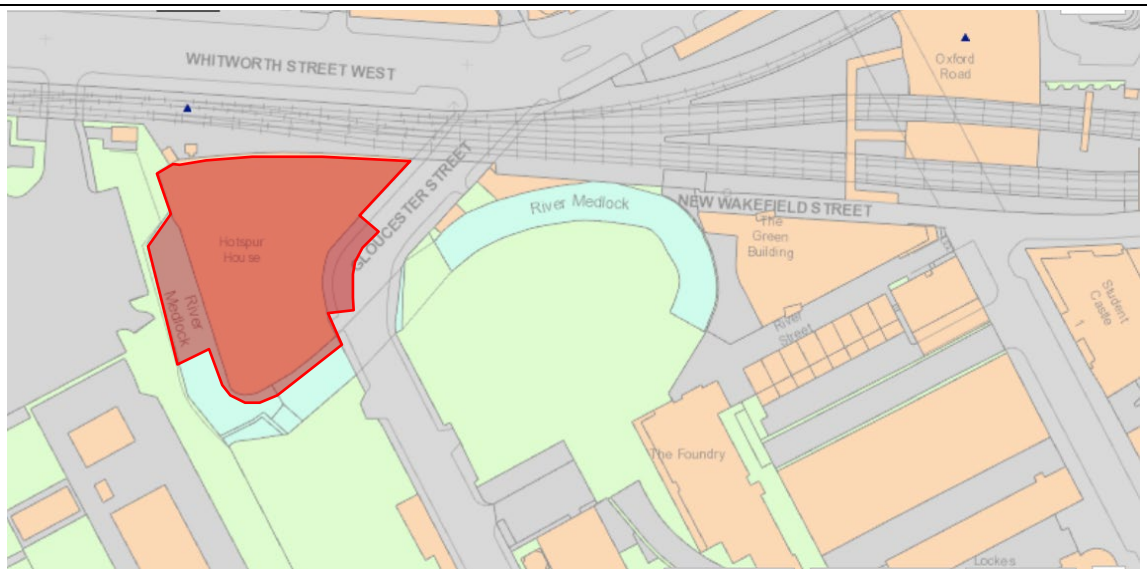


Figure 3: Recent map showing the location of the current site boundary shaded red. (Source: Historic England)

2.2 Statutory Designations

2.2.1 Listed Buildings

Statutory listing of buildings means that a building is of special architectural or historic interest and is therefore of heritage significance. Grading of listed buildings reflects their architectural and historic interest; Grade I buildings are of exceptional interest; Grade II* buildings are particularly important buildings of more than special interest; and Grade II buildings are of special interest.

It will be clear that the redevelopment of the Site with a high-rise element will have the potential to indirectly impact the settings of a number of listed buildings in the surrounding area. The listed buildings within a 250m study area have been identified in **Figure 5 (below)** and those that are considered to be susceptible to indirect impacts from the Proposed Development have been listed in **Table 1 below**.

This area of analysis has captured 15 listed buildings, however, due to the density, typology and alignment of listed buildings within the area surrounding the Site and the visibility of the development from surrounding streets/buildings (as highlighted on the Zone of Visual Influence plan (ZVI) provided by Exterior Architecture (**Figure 3a below**), it is considered that some of the identified listed buildings will not be susceptible to potential indirect impacts from development of the Site, and, consequently, have been scoped out of assessment within this report.

Consequently, a total of 11 listed buildings (shaded orange in **Table 1 below**), where the Proposed Development is considered likely to be seen within their setting, will form part of the subsequent Heritage Visual Impact Assessment in **Section 7**.

The 250m study area provides a focus for assessment but is not intended to be prescriptive; listed buildings/conservation areas outside of the study area which have the potential to be affected by the Proposals will be included within the Visual Impact Assessment (VIA) where relevant.

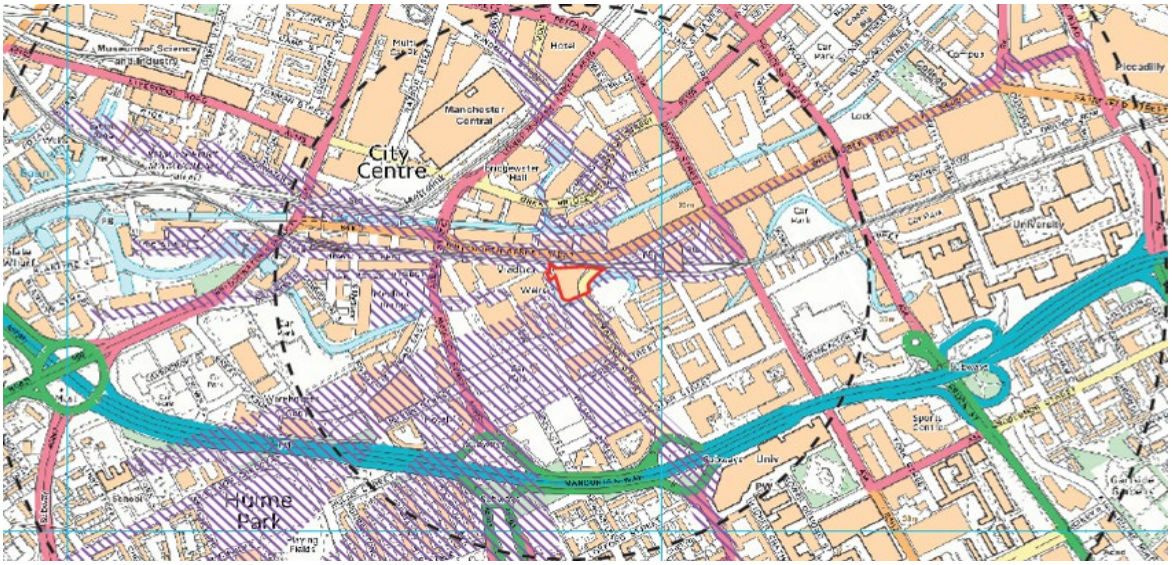


Figure 3a: Zone of Visual Influence plan (ZVI) showing areas where the Proposed Development will be seen from (purple hatching) (Source: Exterior Architecture)



Figure 4: Detailed view showing the location of surrounding listed buildings within the shaded 250m radius of the Site numbered. The Site is shown shaded red. (Source: Historic England)

Table 1: Designated Heritage Assets within the 250m study area which have the potential to be indirectly (visually) impacted by the Proposed Development				
Asset Number on Fig 4 above	**Name / descriptor**	**Grade**	**List Entry Number**	**Potential to be indirectly impacted by the Proposed Development and scoped in for assessment**
A	Former Cotton Mill On West Side Of Junction With Cambridge Street (Mackintosh Mill)	Grade: II	List Entry Number: 1282998	Yes
B	Mill Chimney Stack On West Side Of Junction With Cambridge Street (Mackintosh Mill)	Grade: II	List Entry Number: 1218746	Yes
C	Chorlton New Mill And Attached Chimney	Grade: II	List Entry Number: 1197774	Yes
D	Chorlton Old Mill	Grade: II	List Entry Number: 1197775	Yes
E	Mill On North East Corner Of Junction With Chester Street	Grade: II	List Entry Number: 1197776	Yes
F	Manchester Oxford Road Station (Including Platform Structures)	Grade: II	List Entry Number: 1255053	Yes
G	The Ritz Dance Hall	Grade: II	List Entry Number: 1254888	Yes
H	Manchester South Junction And Altrincham Railway Viaduct	Grade: II	List Entry Number: 1200837	Yes
I	Rochdale Canal Lock Number 89 (Tib Lock), On South Side Of Havelock Mills	Grade: II	List Entry Number: 1247596	No
J	13-17, Albion Street	Grade: II	List Entry Number: 1279694	No
K	The Britons Protection Public House	Grade: II	List Entry Number: 1292050	No
L	Peveril of the Peak Public House	Grade: II	List Entry Number: 1293058	Yes
M	Chepstow House	Grade: II	List Entry Number: 1283067	Yes

N	Canada House	Grade: II	List Entry Number: 1208597	No
O	Lee House	Grade: II	List Entry Number: 1218358	Yes

2.2.2 Non-designated Heritage Assets

Local planning authorities may identify buildings, monuments, sites, places, areas or landscapes identifies as **"non-designated heritage assets" (NDHA). These sites are understood as having a degree of significance, which merits consideration in planning decisions**, but which are not formally designated heritage assets (i.e. listed). In some areas, local authorities identify non-designated heritage assets as 'locally listed'.

Some non-designated heritage assets, such as buildings of good local character or sites of archaeological interest, are of heritage significance but not at a level that would pass the threshold for national designation (listing). Such assets can, singularly and collectively, make an important, positive contribution to the local environment. It is important to note that not all non-designated heritage assets will necessarily feature on a local list and **may be identified by the Local Planning Authority at any time during the planning process.**

Hotspur House has been identified by Manchester City Council as a non-designated heritage asset.

As Hotspur House has been identified as a non-designated heritage asset, we consider that the curved c1882 wing at river level also forms part of this as this forms part of the mill buildings themselves, however, we do not consider the much altered, straight section of supporting river wall to form part of the non-designated mill complex, and instead form part of the ever evolving river defences.

As the building is considered to be a NDHA, the following **paragraph 203** of the **National Planning Policy Framework 2023 (NPPF)** should be considered in the context of the Site's redevelopment:

> *"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****".*

Also of relevance is **Policy CC9** (Manchester City Council's Core Strategy, 2012), which states that: *"Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments."*

2.2.3 Conservation Areas

Conservation Areas are designated areas that are deemed to have special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

As demonstrated in **Figure 4**, above, the Site is not situated within a designated Conservation Area. Due to the proposed scale of the development, however, it will be clear there is some potential for the development to be viewed from select points within the wider townscape. The ZVI (**Figure 3, above**) has demonstrated there will be **limited visibility** from the Whitworth Street Conservation Area to the east of the Site, and this will principally be experienced along the length of Whitworth Street itself. The potential impact upon the character and appearance of the conservation area will thus be tested within the Heritage Impact Assessment (HIA).

2.2.4 Archaeological potential

Archaeology potential is not considered within this report. Reference should be made to Salford Archaeology's Desk Based Assessment, which has been prepared in the support of the planning application; report number SA/2023/72.

3 POLICY CONTEXT

3.1 The Planning (Listed Building and Conservation Areas) Act 1990

The Planning (Listed Buildings and Conservation Areas) Act 1990 provides specific protection for buildings and areas of special architectural or historic interest, over and above that provided by local development management policies.

As the Site is located within the settings of a number of listed buildings, **Section 66** of the Act is of relevance, as it requires the LPA to "*have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*," when considering whether to grant planning permission for new developments within the setting of listed buildings.

3.2 National Planning Policy Framework (NPPF) updated December 2023

The revised and most recent version of the National Planning Policy Framework (December 2023) sets out government's planning policies for England and how these are expected to be applied.

Paragraph 200 states that *"in determining applications, local planning authorities should require an 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".*

Paragraph 209 states that, *'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'.* Consequently, the relative significance value of the non-designated heritage asset must be made clear, in order to provide a clear evidence base to inform development Proposals.

Further to this, **paragraph 211** states that '*Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted'.*

Paragraph 206 states that **'***Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification'*.

Paragraph 207 states that '*Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

a) the nature of the heritage asset prevents all reasonable uses of the site; and

b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

d) the harm or loss is outweighed by the benefit of bringing the site back into use'.

Paragraph 208 states that '*Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'*.

Paragraph 209 states that '*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.*'

3.3 Planning Practice Guidance (PPG) (updated July 2019)

The PPG is an online document which is amended as required by the Government. It provides current guidance to assist with the interpretation of the NPPF. The section *"conserving and enhancing the historic environment"* of the current iteration of the PPG has been reviewed and referenced in the course of producing this Heritage Statement.

Of particular relevance in this instance is the PPG's commentary upon the importance of 'significance' in decision taking **(Paragraph 7 - Reference ID: 18a-007-20190723).** This section advises that "*being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development Proposals*." This report aims to provide such information and in particular to assess the significance of the settings of the identified designated heritage assets which may be affected by the Proposals.

Also, of relevance in this instance is **Paragraph 13 (Reference ID: 18a-013-20190723)** which aims to define setting as a term and to explain how it should be taken into account in the assessment of Proposals. Paragraph 13 explains that "*All heritage assets have a setting, irrespective of the form in which they survive…*". It goes on to note that "*the extent and importance of setting is often expressed by visual considerations"* however, setting also includes "*our understanding of the historic relationship between places*". This highlights the requirement for proportionate research into the development of the area.

Paragraph 039 (Reference ID: 18a-039-20190723) of the PPG states that *"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".*

Paragraph 039 goes on to specifically clarify 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."*

3.4 Local Planning Policy

Manchester's **Core Strategy** was adopted on the 11th July 2012 and is the key document in the Manchester Local Plan.

Policy EN3 (Heritage) states that throughout the City, MCC will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. New developments must be designed to support MCC in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance. This policy also encourages Proposals which enable the re-use of heritage assets in accordance with their significance.

The Council's key regeneration objective is tempered by the need to ensure that: *"historic sites and areas of particular heritage value should be both safeguarded for the future and, where possible, enhanced for their own heritage merits and as part of wider heritage regeneration Proposals"* (paragraph 12.21, **Policy EN3**). The policy thus evidently requires development Proposals to be sensitive to the inherent values of heritage assets, with any impact justified by clear, documentary evidence.

Places for Everyone (PfE) was adopted in March 2024. PfE sets out the long-term plan of nine Greater Manchester districts for jobs, new homes and sustainable growth. The plan sets out a strategic policy framework for the nine boroughs and helps these areas to meet their local housing and employment needs by identifying land and infrastructure to support growth. The Proposed Development has been assessed against the policies contained within PfE, with particular focus on: Objective 4 and Policy JP-P 2.

3.5 Historic England's guidance

In 2015 Historic England released three Good Practice Advice notes supporting the implementation of national policy and the related guidance in the PPG. The advice notes do not constitute a statement of Government policy itself, nor do they seek to prescribe a single methodology or particular data sources. **Good Practice Advice Note 2 (Managing Significance in Decision-Taking in the Historic Environment – March 2015)** and **Good Practice Advice Note 3 (The Setting of Heritage Assets – as amended December 2017)** were both utilised as part of this assessment in order to gain a full understanding of the relevant issues, alongside the NPPF and PPG.

This Heritage Appraisal utilises the guidance set out in **Historic England's Advice Note 12**, *'Statements of Heritage Significance: Analysing Significance in heritage Assets'* (October 2019). The recent guidance calls for a staged approach, which provides relevant and proportionate information sufficient to inform decision-making by the Council.

In January 2021, Historic England issued a revised guidance note on **Local Heritage Listing: Identifying and Conserving Local Heritage, Advice Note 7 (2nd Edition).** As the Site has been

identified by the LPA as a non-designated heritage asset (NDHA), the aforementioned guidance note has been utilised within this report.

3.6 Historic England Advice Note 4: Tall Buildings ('HEAN 4')

HE's revised guidance on tall buildings was published on 4 March 2022. The note supersedes a previous version from 2015 and takes into account recent updates to planning policy, legislation, and recent experience of the development of tall buildings within the historic environment.

The purpose of the guidance is defined by HE as follows:

"Its purpose is to support Local Planning Authorities, developers, communities and other stakeholders in dealing with tall buildings Proposals within the legislative and planning framework relevant to the historic environment."

The note provides support and guidance in the following key ways: in the initial plan-making process, in the identification of appropriate locations for tall buildings and the definition of 'design parameters' with regard to the historic environment, and in the assessment and determination of individual tall building Proposals at the determination stage of the planning process.

Although not prescriptive and other approaches may be appropriate, HE's note provides a set of principles for the consideration of tall building development in the historic environment.

The note stipulates that the identification of locations or the determination of Proposals should be informed by an understanding of local place, character, and historic significance. The guidance warns of the negative impacts tall buildings can have on the qualities of place valued by people who experience them if the siting, scale, or design is wrong and/or fails to demonstrate a consideration for the defining positive characteristics of a local area.

The note demonstrates HE's acknowledgement of the capability of high-quality tall buildings to deliver sustainable development in tandem with the conservation and promotion of the historic environment. The note emphasises the importance of good design in ensuring that tall buildings respond positively to their local context, especially within the historic environment, and the opportunity high-quality Proposals can embody in terms of place- making, particularly within the context of wider regeneration schemes. In summary, the note promotes a best-practice approach to the consideration of tall buildings to deliver high quality, sustainable schemes.

4 HISTORICAL DEVELOPMENT

4.1 Introduction

This Section details the historic development of the Site in order to understand the context in which the former cotton mill was constructed.

This Section does not present a comprehensive history of the surrounding area, but aims to provide a sound evidence base to then assess the significance of the Site.

4.2 Brief historical development of the surrounding area

The area surrounding the Site has traditionally been associated with Manchester's historic cotton industry, and an area of Irish immigrant settlement during the early 19th century. Until the late 18th century, the Site and surrounding area had been open fields and pastures with very few buildings located either side of the River Medlock (**Figure 5**). Although some streets around the Site had been laid out; they had not yet been developed with buildings or paved.

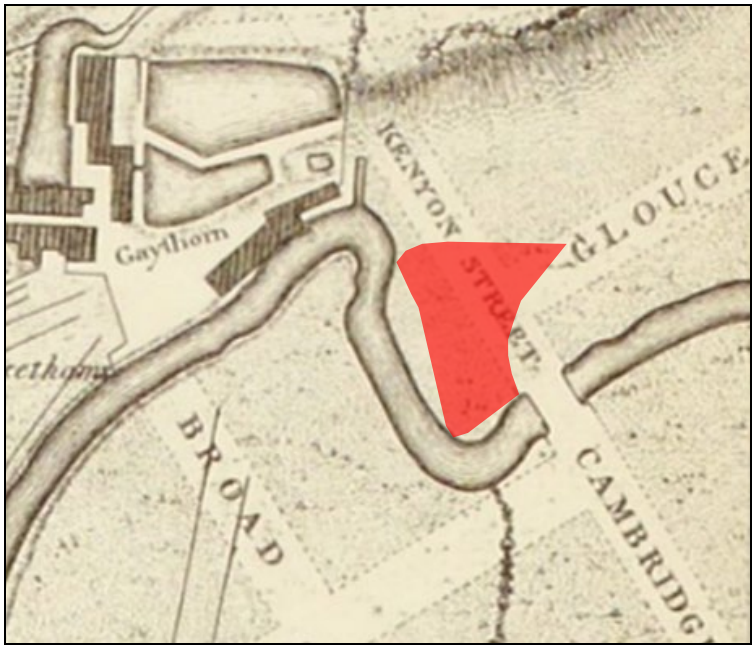


Figure 5: 1787-1794 - William Green – Green's map, which was completed in 1794, shows that the site of Medlock Mill remained undeveloped. The map shows that Kenyon Street, Cambridge Street and Gloucester Street have been laid out but not yet developed. The location of the first Cambridge Street Bridge can be seen crossing the River Medlock. (Source: Manchester University Archives)

Originally this area of Manchester was known as 'Chorlton Row' and was still being referred to as such well into the early 19th century when the area gradually became known as 'Chorlton-upon-Medlock', which now forms the area's name today.

The first wave of development in the area was that of industry, comprising mills, dye-houses and warehouses, which largely concentrated along the banks of the River Medlock, using the water

course as a means of power and for cooling. By the opening decades of the 19th century, and before the 1840s, slum dwellings had been hastily erected around these factories and mills to accommodate the thousands of workers in the area.

As the 19th century progressed, some of these dwellings had already been demolished for new factories, with back-to-back dwellings and terraced housing being built further south along Cambridge Street and adjoining streets leading into the neighbouring district of Hulme (now largely separated by the construction of the Mancunian Way flyover in the 1960s).

The original formation of roads around Medlock Mills was laid out in the late 18th century in a grid pattern. The location of Medlock Mills was originally on the northernmost end of Cambridge Street on a part of the street then known as Kenyon Street. These roads were constructed across the former open fields and passed over the River Medlock at several points.

The site on which Medlock Mills was constructed is located immediately adjacent to an early crossing point across the River Medlock, originally known as Cambridge Street Bridge; a point which is also the historic boundary between the township of Chorlton-upon-Medlock and the township of Manchester. This historic boundary is illustrated by the Victorian sign that still exists upon the south-east corner of Medlock Mills.

During the 1830s Manchester Gas Works, known as Gaythorn Gas Works, had been constructed on the western bank of the River Medlock on the site now occupied by the current First Street development. As the 19th century passed, more gasometers were added to combine to a total of seven by 1908; these colossal but varying height metal structures loomed over Cambridge Street and the Site from above the rooftops of Macintosh Rubber Works and Medlock Mills (**Figure 6**).

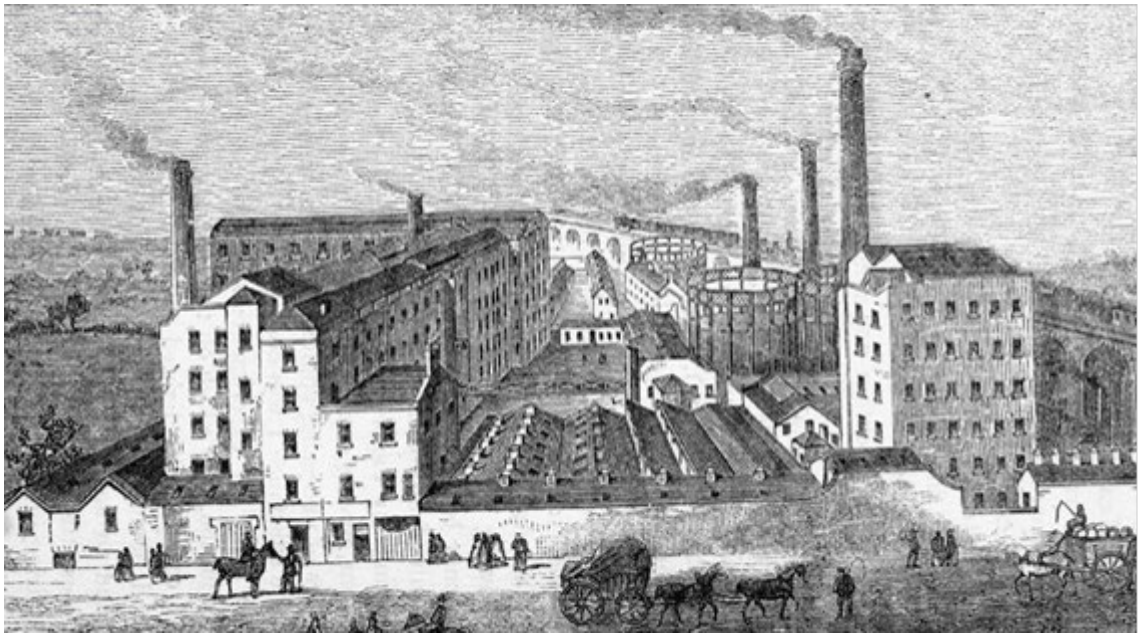


Figure 6 – 1889 – An etching of Charles Macintosh's rubber works (foreground), which along with the Gaythorn Gas Works (background) were a dominating features of the local area around Medlock Mill, which is located just off the image to the right. (Source: Manchester Archives)

In the early 1800s the Rochdale Canal was constructed immediately north of the Site, and by 1849 the new Manchester South Junction railway viaduct (forming the northern boundary of the Site today) had been constructed to link the new Oxford Road Railway Station to the north-east of the Site, following the line of the now completed Rochdale Canal.

It was also between 1845 and 1849 that Gloucester Street was extended to accommodate the bend in the River Medlock, to allow the narrower new South Junction Street (now Whitworth Street West) to be constructed, just missing the line of the river.

When first laid out in the 18th century, the western end of what is now Whitworth Street West was called Gaythorn Street, after the district of Gaythorn in which it started near to where the Home development is now located. Gaythorn Street originally ended at the location of what is now Deansgate-Castlefield tram stop and was only extended to meet with Gloucester Street to the east following the construction of the railway viaduct to the new Oxford Road Station in the 1840s.

It was during this period that the western end of the street was changed to South Junction Street, whilst keeping the name of Gloucester Street to its eastern part. South Junction Street was widened between 1896 and 1908 and, along with Gloucester Street, were together renamed as Whitworth Street West.

In 1849 the construction of the railway line immediately north of the Site saw the new brick viaduct having to be constructed across Kenyon Street. This saw Kenyon Street being narrowed and realigned through an arch of the new viaduct to meet with Gloucester Street, and a section of Gloucester Street being extended through the new viaduct to meet with Cambridge Street Bridge, thus cutting off the now awkward and constricted corner of Kenyon Street and Gloucester Street.

At some point during the 1870s and 1880s, the stretch of Kenyon Street directly to the east of Medlock Mill, which had already been renamed as Lower Cambridge Street, was finally closed as a pedestrian thoroughfare, and the area of Kenyon Street was purchased by the then owners of Medlock Mills, Messrs Rylands & Sons, and the present single-storey north-light shed extension was constructed.

The Chorlton New Mills, which occupies an L-shaped site between Cambridge Street and Hulme Street immediately to the south-east of the site was first constructed in 1814 by the Birley Brothers, and later much extended. It is probably the oldest fire-proof mill in Manchester. The mill was built for Hugh Birley, who was second in command of the Manchester & Salford Yeoman Cavalry at Peterloo, and the mill itself was the scene of violent confrontation between the owner and mill workers in 1818.

In the 1860s the site was taken over by Charles Macintosh & Co. and was used to produce rubberised cloth until well into the late 20th century. In 1864 the current stone weir structure to the south of the Site which originally controlled the flow of water between Medlock Mills and Birley's Mill was constructed, replacing an earlier structure from the 1820s.



Figure 7 – 1896 – Looking north-east along Chester Street towards Charles Macintosh & Company's rubber works (and others). Medlock Mill is located off the image to the left. (Source: Manchester Archives)

4.3 Historical Development of the Site

Hotspur House was originally constructed as 'Medlock Mills' in 1801 on the site of an earlier linen yard mill of the same name, which was constructed in 1794 and destroyed by fire in 1801. Linin

The mill remained in this use until 1864 when it was purchased by Rylands and Sons for use as their underwear manufactory. Rylands extended the original mill building by adding the two, single-storey sheds and southern curved wing in c1882, and sold the building to the printing firm Percy Brothers Limited in 1902. Percy Brothers renamed the building "The Hotspur Press" until the firm sold the site 103 years later in 2015. (See **Figure 7a below**)

An article in the Chester Chronical dated 6th February 1801 noted that the original 18th century mill was a "*large Linen-yarn factory*", occupied by Messrs. Littlewood and Kirby.

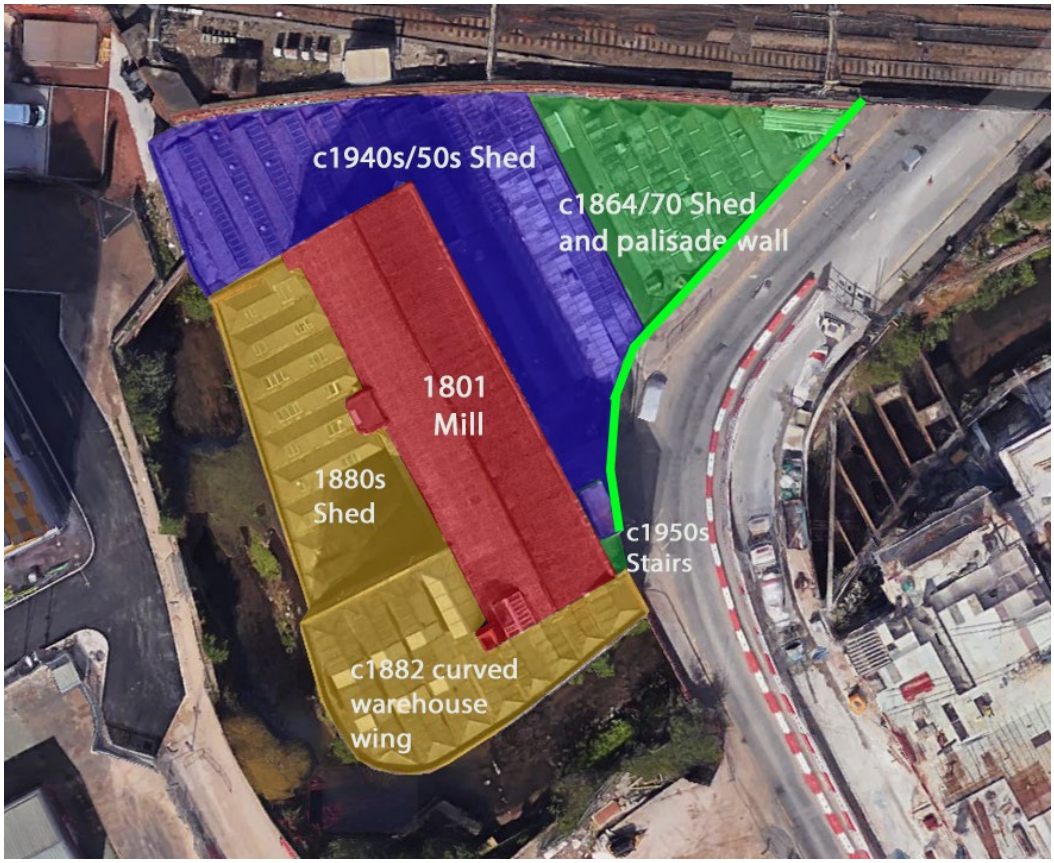


Figure 7a – Chronological block plan of the Site (Source: Google maps/SLHA)

This original mill (**See Figure 8**) was of six stories, with the three lower floors being used for spinning cotton, the fourth for spinning flax, and the fifth and sixth for cotton. From the ground to the fourth storey there were stairs, but from the fourth to sixth floors access was only possible using step ladders through trapdoors.

On the 24th June 1791, the area of the Site shaded blue and yellow (**See Figure 12**) was conveyed from Edward Greaves (of Culcheth), John Houghton, The Reverend John Clowes and The Reverend Peter Haddon, to Abraham Clegg (timber merchant of Manchester), Samuel Hope (architect of

Manchester), John Hope (merchant of Manchester) and William Hope (merchant of Liverpool). It is possible that Samuel Hope may have been involved in the design of the original mill on the site.

On the 2nd October 1793, the area of the Site containing the early mill between Gloucester Street and the River Medlock (**shaded pink in Figure 12 below**) was conveyed from Abraham Clegg, Samuel Hope, John Hope and William Hope to William Cooper Esquire (of Manchester), Samuel Marsland, Peter Marsland (of Heaton Norris) and George Duckworth (gentleman of Manchester) and Ashworth Clegg.

The land marked yellow and blue in the above plan, located between the railway viaduct and the main mill building, and now containing single-storey north-light sheds, was conveyed on the 15th October 1795 from Ashworth Clegg to John Crossley. The original mill is likely to have been water powered, due to its late-18th century date and its location on the curve of the River Medlock, of which there was a weir.



Figure 8 – 1800, A Pocket Plan of Manchester and Salford – This map shows the site of the original Medlock Mill being considerably smaller that the rebuilt pst-1801 replacement Medlock Mills. This early mill would have been constructed at some point between 1794 and 1801 and was destroyed by a fire in January 1801. (Source: Manchester University Archive)

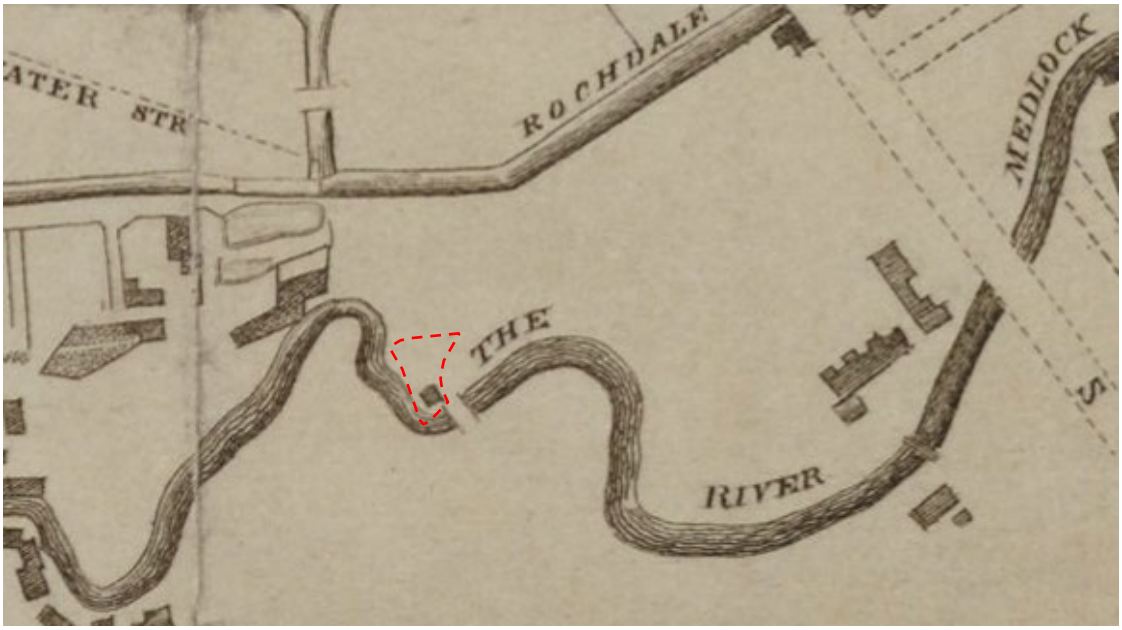


Figure 8a – 1804 Aston - This map shows that three years after the fire that destroyed the original 18th century mill and its rebuilding, shows the original footprint and location of the first mill still depicted as existing. (Source: Manchester University Archive)

The original Medlock Mills was destroyed by fire in January 1801, with many workers being killed. An article in the Morning Post of the 6th February 1801 recorded the tragic and destructive fire:

> *"On Tuesday night, an alarm of fire was given from a factory near Oxford Road, belonging to Messrs. Littlewood and Kirby, which in a few minutes spread with such fatal rapidity, that the inside of the building was in a blaze.*
>
> *Unhappily, we have to state that the people were at work in it; and from the fire beginning in the lower part of the building, those in the upper parts were cut off from the means of escaping. In this dreadful situation, several of the work-people threw themselves from the windows, with a hope of saving life, and every possible assistance was rendered.*
>
> *Eleven lives were lost in the building, and seven persons were taken to our Infirmary, severally burnt and wounded: six of them in a fair way of recovery. The distress that this calamity occasioned may be better conceived than described. All the property in the factory was destroyed, but it is nearly covered by insurance."*

The Chester Courant Newspaper ran an identical article, earlier on the 3rd February, adding *"A report that the doors of the work rooms were locked, is, we are assured, entirely false".*

A book published in 1822 by the editor of the Manchester Herald entitled the 'Metrical Records of Manchester' featured the following poem recalling the fire at Medlock Mills more than 20 years earlier, which was still in the memory of local people such was the severe nature of the blaze and loss of life.

"And now, Mistress Doggrel, her finger lays on
The year of our Lord, Eighteen Hundred and One;
But a muse of more pathos should write of this year;
An occurrence presents, which lays claim to a tear.
Though years have pass'd over, since the accident dire,
When a Mill, near the Medlock, one evening took fire;
In full work all the rooms, full of hands, at employ –
One moment in health, who the next were to die!
As Memory retraces the heart-rending scene,
The fire so destructive is vivid again:
Again, at the windows, with maddening despair,
The victims, with horrible shrieks, rend the air!
Again Sympathy, paralysed, stands out of breath,
And, in agony, witnesses death after death!
Sees infancy, childhood, and manhood, and age,
All yield to the element's fury and rage!
Or attempting the horrible fate to escape,
But hasten to death in a different shape.
Oh! Horrid! from fire they one moment were snatch'd;
The next - they all perish'd - to atoms were dash'd!
Oh ne'er (never) will the shriekings, the cries, and the groans,-
The parents' distraction,- the widows' deep moans,-
Be absent, when Memory reverts to that night!
Nor the awful spectacle e'er (ever) leave the mind's sight,-
When upwards of forty poor souls, by fire, perish'd!-
Distresses, like these, by our feelings are cherish'd!-
Yes! sighs will arise - and the eyes with tears fill,
When Remembrance reverts to the burnt "Medlock Mill."

4.3.1 The new Medlock Mills of 1801

Following the disastrous fire of January 1801, the original mill building is thought to have been demolished, and a new mill (the current building) constructed on the site. However, there may be some discrepancy with the origins of the current building as the small footprint and location of the original 18th century mill that appears on the 1800 map (**Figure 8**), matches that depicted on the 1804 Map in **Figure 8a**, supposedly drawn three years after the construction of the new, larger mill.

Building surveying has also shown that the current mill building was built in two halves, with matching brick stub walls at each floor level, illustrating the location of extension, and located to the centre of the current brick and stone staircase to the west elevation. Together this suggests that the original late-18th century mill was not entirely destroyed by the 1801 fire, and instead its brick shell was reconstructed and extended with the addition of a new staircase across the point of extension.

The new mill was also called Medlock Mills and is believed to have been completed in 1801, as can be seen from the original date stone on the east elevation of the mill (**Figure 9**). As can be seen on

historic mapping from 1800 (**see Figure 8 above**), the original 18th century Medlock Mill was considerably smaller than the new 1801 mill as seen on the 1809 map (**Figure 10)**.

It appears that it was a Mr John Crossley who was responsible for the construction of the new Medlock Mills in 1801. The new mill was rectangular in shape and built of red handmade brick, with the internal structure being of a non-fireproof construction. The mill originally had six floors and a loft level, with each floor being open-plan and each supported by 26 slender cast iron columns arranged parallel to the east and west elevations of the building. The columns in turn supported large timber beams, with floorboards laid on top.



Figure 9: The original date stone stating, 'Medlock Mills, 1801'. This stone can be seen to have been re-painted beneath. (Source: SLHA)



Figure 10: 1809 - Pigot - A Plan of Manchester and Salford – This map was completed 8 years following the fire that destroyed the first Medlock Mills, and shows the new, enlarged present Medlock Mills in its original form. The indicative map shows a range of outbuildings to the west of the main mill, which are positioned on the bend in the river. (Source: Manchester University Archives)

The authoritative book on Manchester Mills, '*Cotton Mills in Greater Manchester'*, by Mike Williams and D. A. Farnie (1992) states that: "*Large non-fireproof early mills are now rarely found intact in Greater Manchester. The best examples in Manchester itself are Medlock Mill and the much larger Murray's Mills complex* [Grade II*]".

The original open plan floors of the mill would have contained long rows of spinning machinery, running north to south across each floor. The power for the machinery would have been provided through a gearing system to each floor from the adjoining, two-storey engine house, which originally projected from the southern end of the building (**marked as 'b' in Figure 11 below**). The square chimney, and an area of large stone blocks in the basement, are all that remains from this early structure.

The mill was accessed through an entrance at its northern end, which was contained within a gated yard. Each floor was accessed via the surviving steep, narrow stone staircase to the centre of the western elevation.

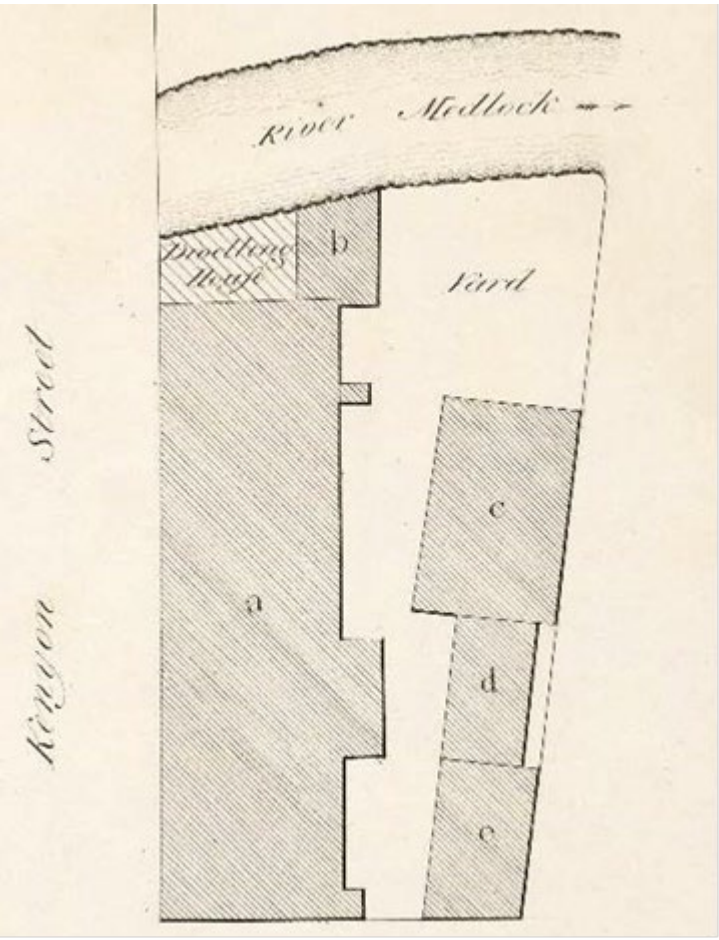


Figure 11: A plan (looking south) of Wilson Fairweather's Medlock Mill as it appeared in 1822.

'a'– Factory, 6 stories & loft,

'b' - Engine, 2 stories,

'c', 'd' & **'e'** - Batting Room, 3 stories.

(Source: Manchester University Archive)

To the north-west corner of the building was a small projecting bay to all floors, which contained the mill's original water closets (toilets), each containing one single toilet to each floor. This arrangement is found commonly in the earlier Lancashire mills. (**See Figure 76 & 77**)

Some aspects of the layout of early cotton mills suggest that security was an important consideration. Few mills of this date had their entrances in the front elevation facing the street, with

most sites having enclosed private yards as seen in Medlock Mills, which was originally entered through a private gated yard at the northern end.

The new 1801 Medlock Mills will have originally been powered by steam, facilitated by the building's convenient location on the banks of the River Medlock; a process of which was also used in the surrounding Birley's Mills on Cambridge Street.

The land marked yellow and blue on the plan in **Figure 12 below**, along with other land, was subsequently conveyed on the 22nd December 1821 from: (1) Peter Marsland, (2) John Marsland, and (3) William Duckworth, to (4) Joseph Wilson and John Fairweather, as described in the following extract from the covenant which accompanied the sale.

> *"COVENANT by the said Joseph Wilson and John Fairweather jointly to leave open the space of nine yards wide the whole length of the south-easterly side of the land to form part of Gloucester Street and the space of six yards wide the whole length of the north-easterly side to form three fourths of Canal Street and to flag three yards in breadth into Gloucester Street and to pave the said space of six yards into Canal Street and so much of Gloucester Street as with the three yards to be flagged would include the spaces to be left open and at all times to keep the said flagged and other pavements in good repair – that neither they nor any tenant should carry on or permit on the said any manufactory or operation for the making or manufacturing of Vitriol glass copper iron or any other mineral or minerals or any acid alkali or other salt or any chemical operation or chemical works which should produce any smoke or any disagreeable smell or the business of a melter of fat slaughterer butcher fustian dresser pipe maker lime burner tallow chandler or any other employment which was or might be deemed a nuisance or inconvenience to the neighbourhood."*

Wilson and Fairweather purchased the 1801 mill and wider site, to continue cotton spinning. The early planform of the Site and its building types and uses are illustrated by a plan of the Site published in 1822 (see **Figure 11** above).

An article published in the Manchester Mercury on the 4th June 1822 advertised the auction of Medlock Mills - *"To be sold by auction….All that well-secured perpetual yearly chief rent of £52 10 Shillings, issuing and payable from and out of a plot of land, situate in Kenyon Street, in Chorlton Row, and the cotton factory and other buildings erected thereon, formally belonging to Mr. John Crossley* [who had purchased the site in 1795]*, and now to Messrs. Wilson and Fairweather* [who had purchased the site in 1821]*….(rent) made payable thereout to Messrs. Clegg and Hopes, the former owners of the land* [who purchased the site in 1791]*"*

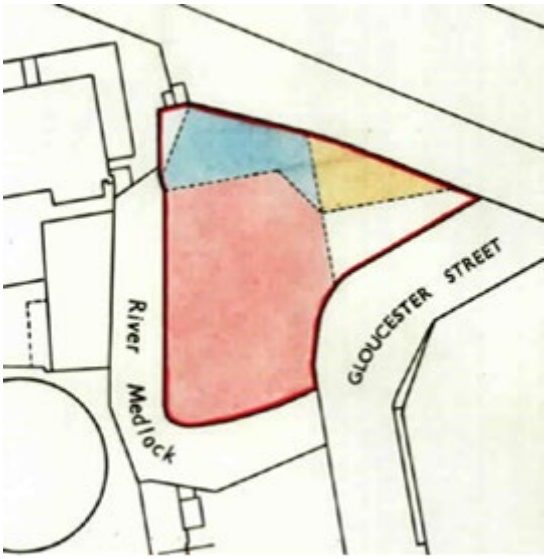


Figure 12: Coloured site plan showing the different parcels of land which made up the C18th Medlock Mill site.

An abstract from the London Gazette from the 3rd July 1824 states that the partnership between Joseph Wilson and John Fairweather (cotton-spinners), under the name of 'Wilson and Fairweather', had been dissolved: *"Notice is hereby given, that the Partnership heretofore subsisting between us the undersigned, Joseph Wilson and John Fairweather, carrying on business at Manchester and Chorlton-Row, in the County of Lancashire, as Cotton-Spinners, under the firm of Wilson and Fairweather, was dissolved on the 12th day of June last by mutual consent".*

Following the dissolvement of the partnership, John Fairweather took over the business at Medlock Mills single-handed, as he is noted as being a cotton-spinner at Medlock Mill, Kenyon Street in the trade directory of 1841. Two years later the mill was advertised for sale or to let in the Manchester Courier & Lancashire General Adviser on the 18th February 1843:

> *"Valuable Freehold Cotton Mill – to be sold or let, with or without the machinery, all that valuable Freehold Cotton Mill and Premises, situate in Kenyon Street, opposite end of Gloucester Street, Oxford Road, on the margin of the river Medlock, and known by the name of "Medlock Mill." Together with the steam engine, 36-horse power, and machinery, comprising carding engines, throstles, mules, warping mills, sizing apparatus, and looms, all of which are in good working condition, and may be sold or taken with the mill".*

The land marked yellow (**Figure 12 above**) together with other land, was conveyed on the 30th December 1839 between (1) John Holford (2) John Shaw and (3) The Manchester & Salford Junction Canal Company.

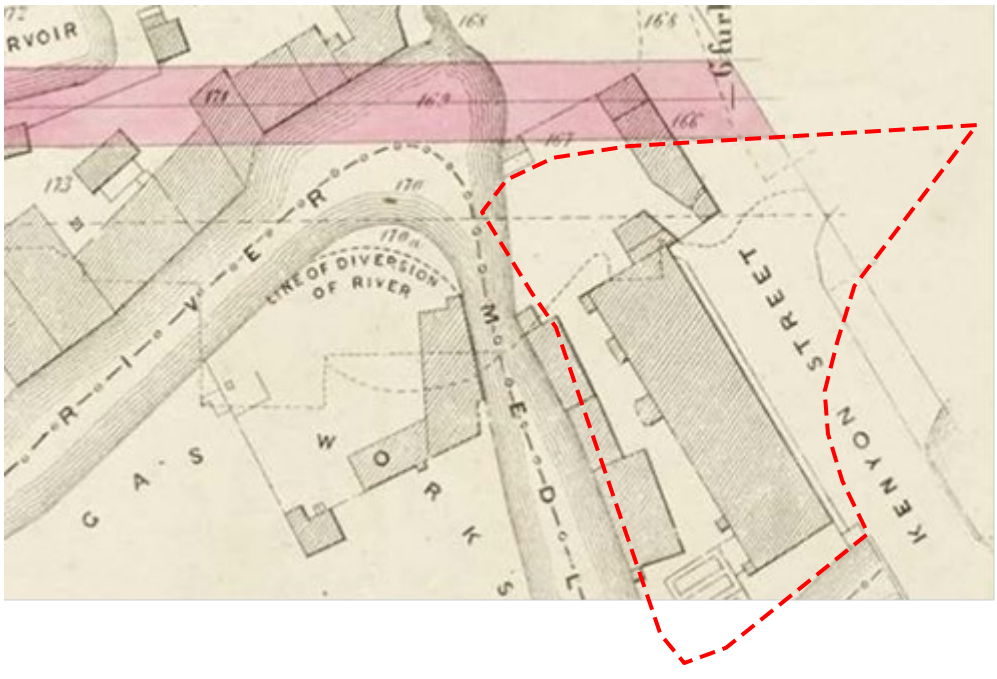


Figure 13: This 1844 plan of the intended railway and viaduct, to be called the 'Manchester South Junction and Altrincham Railway', shows the proposed viaduct shaded pink, crossing across part of the northern end of the Medlock Mills site, requiring the demolition of two small mill buildings. The current Site is shown outlined red. (Source: Manchester University Archives).

This area of land was purchased for the construction of the present railway viaduct for the Manchester South Junction and Altrincham Railway, which connected Deansgate Station to London Road Station (now Piccadilly Station), through the new Oxford Road Station in 1844 (**Figure 13 above**). The sale of the land would have resulted in the demolition of the two small early buildings to the northern end of the Site for its construction.

An article in the Manchester Courier & Lancashire General Adviser dated the 11th January 1845 advertise for sale – *"Seventy-Two very excellent 5-4 Power Looms, made by Sharp, Roberts, and Co, the whole quite complete, and in the very best working condition".* This advertisement does not denote the sale of the mill but may indicate that the Fairweather's business was successful and modern cotton spinning machinery was being purchased.

The following article indicates that the mill had in fact passed to a member of John Fairweather's family, as an article in the Manchester Courier & Lancashire General Adviser dated the 11th August 1847 explains a legal case involving the mill and its then owner, Mr. Robert Fairweather:

> *"Convictions Under the New Factory Act. Yesterday, at the Borough Court, before Mr. Maude, the sub-inspector of factories, Mr. Graham, appeared to prefer an information against Mr. Robert Fairweather, cotton-spinner, of Kenyon Street. ….. Mr. Graham stated when he visited the mill, half an hour after the proper time to cease work, he found not only the six females, but the whole of the hands employed in cleaning and oiling the machinery…. Mr. Fairweather's brother, who appeared on his behalf, said it was done in ignorance of the law"*

The Trade directories of the period show that Mr. Robert Fairweather still occupied the mill in 1852, however, due to the quick succession of the following three adverts advertising the mill for sale or to let in 1856, and two in 1857, it indicates that Robert Fairweather sold the mill at some point around 1857.

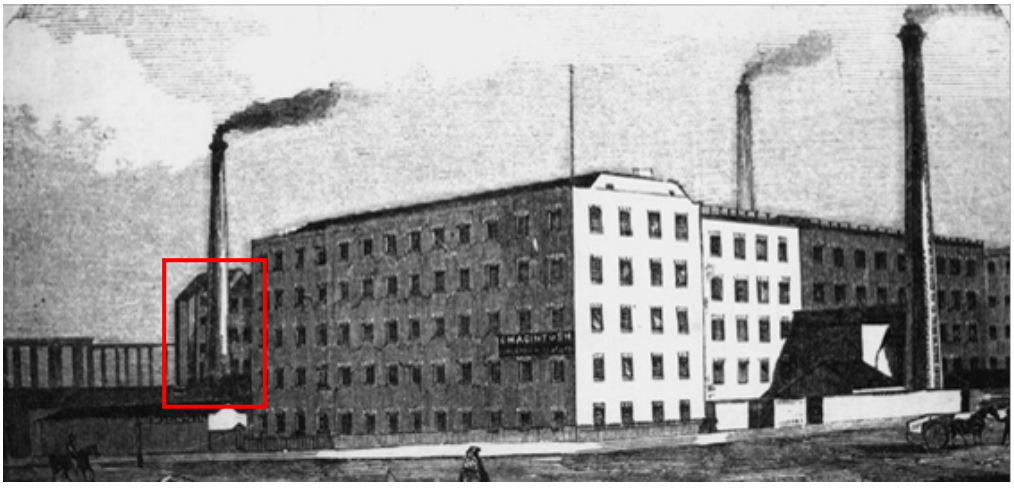


Figure 14: This etching of 1853 looking north over the Hulme Street elevation of Charles Mackintosh's new rubber works. To the left are the decompressed gasometers of Gaythorn Gas Works. The north-west elevation of Medlock Mill can be seen in the background (outlined red) with its projecting toilet bay clearly visible. Note that this etching shows that the northern end of the mill was originally taller, possibly accommodating the 'loft' space as referred to in the 1822 plan in **Figure 11** (Source: Manchester Archives).

In 1861 the 'Cotton Famine', or 'Lancashire Cotton Famine', started, which saw a depression in the textile industry in the North West of England, only ending in 1865. The famine was caused by the effects of trading due to the American Civil War.

It is possible that the lead-in to the unprecedented depression in the industry meant that Robert Fairweather lost income and needed to sell his cotton mill. The following three articles for the sale or letting of the mill shows the lack of interest in a cotton mill during this turbulent period.

An article in the Manchester Courier & Lancashire General Adviser, 27th September 1856 advertised – *"To be let or sold, Medlock Mill, Gloucester Street, Oxford Road, six stories high, and attic, with 35-horse condensing Engine and Boilers etc. The land is bounded by the River Medlock, and the Manchester and South Junction Railway, and contains, including the site of the mill, outbuildings, yard and vacant land, about 3,000 square yards"*

A year later, on the 7th March 1857, an article in the Manchester Courier & Lancashire General Adviser illustrates the difficulty at that time in letting or selling the mill – *"To be let, either with or without power, Medlock Mill, Gloucester Street, Oxford Road; the ground floor and room over are very suitable for a calenderer and maker-up, and the upper rooms for engravers or any purpose where premises are required".* The above article shows that the nature of the advertisement for the sale of the mill had changed and became focused on selling the mill for non-cotton manufacturing purposes such as calenderer's, "maker-up'ers" or engravers.

A further article in the Manchester Courier & Lancashire General Adviser, seven months later (10th October 1857) highlights the continuing lack of interest in the site - *"To be let, several rooms, either with or without power, 120ft by 34ft 6in in Medlock Mill, Gloucester Street, Oxford Road".*

By 1863 the mill was occupied by Edwin Butterworth, who under the name of Messrs Butterworth and Co appeared to have let the mill. Messrs Butterworth and Co were cotton waste/rag dealers, ropemakers and calico printers, however it is unclear which of these areas of their business was carried out in the building.

4.3.2 Messrs Rylands and Sons - 1864-1902

The occupation of Messrs Butterworth and Co appears to have been short lived, as on the 24th June 1864 Medlock Mills was purchased by Messrs Rylands and Sons for £3.300. John Rylands & Sons were prolific and successful textile manufacturers and owned several mills around Lancashire and Manchester (**Figure 16**).

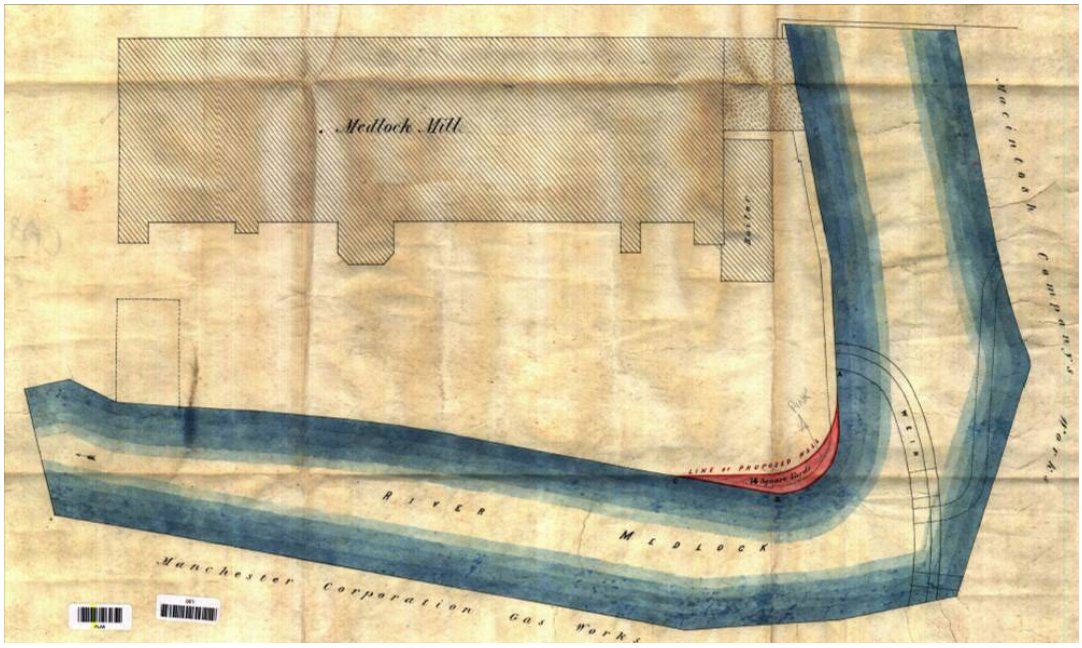


Figure 15: 1867 plan of the Site three years after being taken over by Rylands and Sons (Source: Original deeds)

A Deed of Covenant dated 18th March 1867 was drawn up between John Rylands (who purchased Medlock Mill in 1864) and Birley & Co. (whose mills were located adjoining the Site), The Oxford Road Twist Company, Charles Macintosh & Co. (who owned and ran the Macintosh Mills to the south of the Site), John MacMillan Dunlop, Henry Cooke & Co., and Fryer Benson & Co., regarding rights relating to a new weir over the River Medlock between Medlock Mill and Charles Macintosh's factory.

Rylands & Sons was established in Wigan in 1819 from a partnership between John Rylands, his brothers Joseph and Richard, and their father Joseph Rylands, who originally manufactured and distributed linen. The company opened its first warehouse in Manchester in 1822 and subsequently extended its operations into dyeing and bleaching in 1824, cotton spinning in 1830, and power-loom weaving in 1839.

John Rylands became the sole proprietor of the business in 1842, withdrawing from linen manufacture in 1854 in order to concentrate upon the cotton industry. The success of the company meant that John Rylands was Manchester's first millionaire, and from 1857 he was the most successful textile merchant in the country. The company took advantage of the crisis caused by the 1860s Cotton Famine to expand their operations by buying up mills and machinery cheaply.

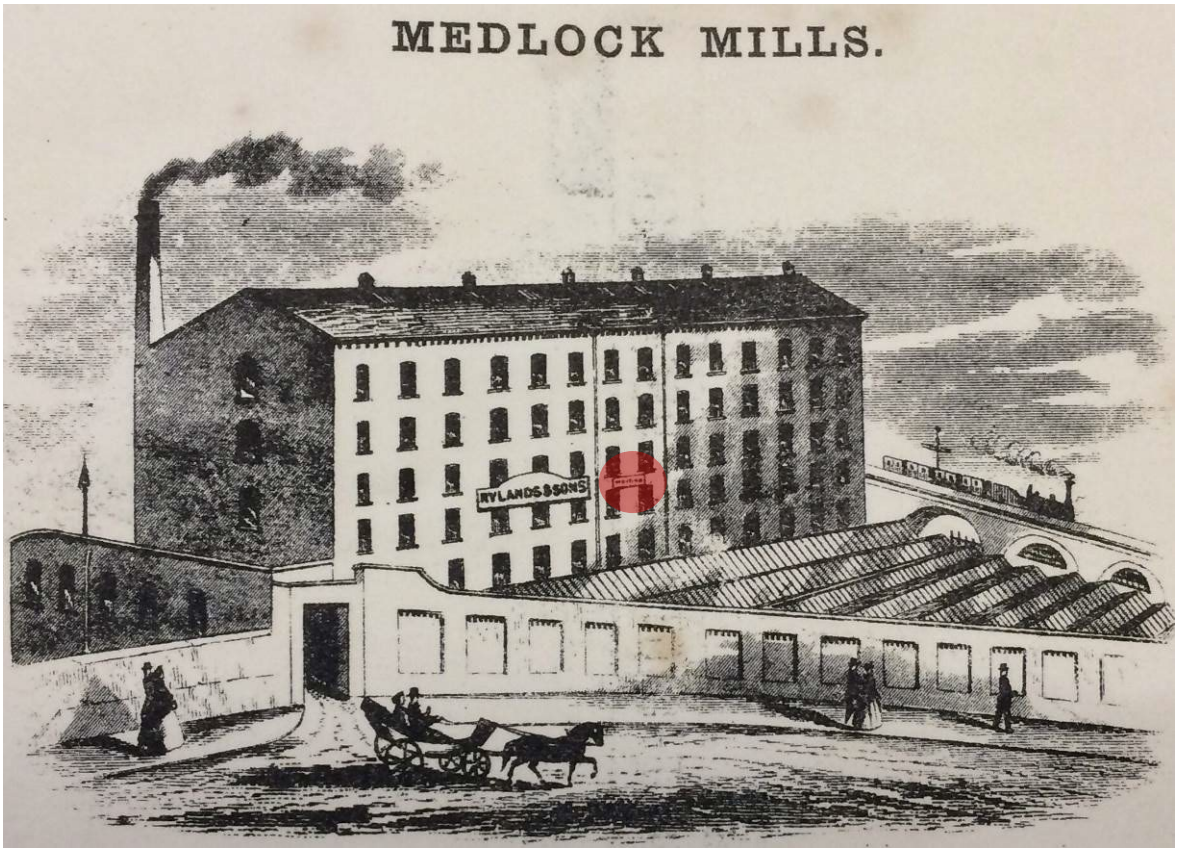


Figure 16: 1870 etching of Ryland's "Rylands & Sons, Ladies' & Childrens' Underclothing Manufactory" showing the southern end of the site before it was extended/replaced with the current curved wing. The original 'MEDLOCK MILLS 1801' date stone can be seen highlighted red.

Note the existence of the single-storey shed to the right (Source: Rylands and Sons 1870 catalogue)

In 1863-1865 the company built model mills at Wigan and purchased Medlock Mills for use as their Ladies' and Childrens' Underclothing Manufactory in 1864. At Medlock Mills the company pioneered the use of industrial sewing machines for the manufacture of clothing. Medlock Mills contained the entire process of manufacture, including the making of pattern cards, producing the clothing, making boxes for their distribution and also printing and production of circulars.

From 1872 the firm expanded into the manufacture of ready-made clothing, and between 1860 and 1877 its workforce increased from 2,000 to 12,000, employed across seventeen mills and forty-two departments within its warehouses.

An article in the Huddersfield Chronicle dated the 17th November 1873 state that *"Partnerships Dissolved - John Rylands and Reuben Spencer, as Rylands and Sons, merchants, Wood Street and Philip Lane, London, and at New High Street and the Medlock Mills, Manchester, and elsewhere."* Although this partnership was dissolved, Medlock Mills were still in the occupation of the Rylands family on the Goad's Fire Insurance Plan of 1888. Medlock Mills are noted in the 1895 commercial directory as being called the 'Midland Works' part of Rylands & Sons.

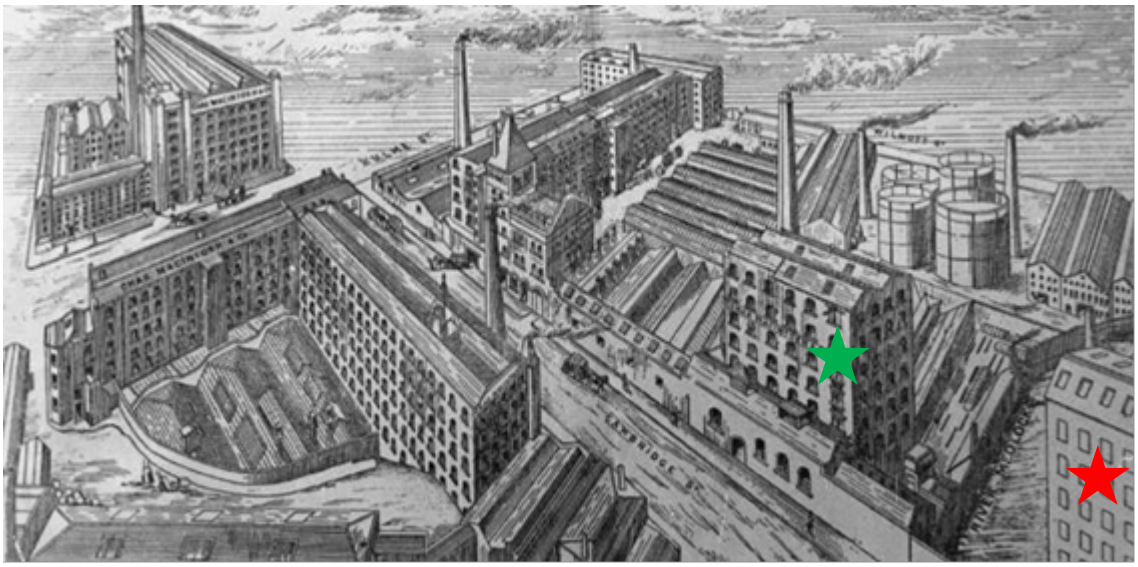


Figure 17: By 1889 Charles Mackintosh's rubber works (green star) had massively expanded to incorporate Chorlton Mill and Chorlton New Mills. To the far-right foreground can be seen the simple outline of the corner of Medlock Mill (red star), showing that it had roof lights at this time. (Source: Manchester Archives)

It was during the occupation of the Site by John Rylands that the three original detached buildings in the yard to the west of the mill were demolished and the two existing single-storey, north-light sheds were constructed to the north and west sides of the site as well as the construction of the current five-storey curved block and internal loading bay, following the line of the River Medlock.

The new shed was likely used for light manufacturing purposes, and contained a new client entrance into the mill, which led up a short flight of steps from Cambridge Street up into the first-floor client showroom and directors' offices. It is likely that the first floor, and other areas of the building may have been fitted with partitioned offices for John Rylands at this time.

The large, curved wing appears to have also been built at this same time in the 1880s as part of warehousing for Rylands. A Deed of Covenant was produced on the 30th March 1882 relating to rights to light and air between John Rylands (of Medlock Mill) and the Birley family who ran the adjoining Birley Mills adjacent to the river and site of curved extension, which is likely to denote the approximate construction date of this wing.

4.3.3 Percy Brothers Limited 'The Hotspur Press' – 1902-2011/15

The longest owner/business to have occupied Medlock Mills were Percy Brothers Limited ('Percy Bros'). Percy Brothers were a large printing firm, who appear to have purchased the site in 1902, renaming the building as 'The Hotspur Press', and often using the postal address of "Whitworth Street West".

Percy Brothers was formed in the late-19th century as the printing firm 'T & R Percy' by Thomas and his father Robert Percy, and the business was originally located at 14 St Mary's Parsonage. Following the death of Robert in 1894 the firm was taken over by Robert's two sons Thomas and John Cuthbert Baines Percy and renamed as 'Percy Brothers'.

Percy Brothers continued the business at Britannia Mills, Lower Mosley Street, a former cotton mill that was let out to a further eight businesses, and shortly after the business became a limited company in 1899 (**Figure 18**). The last record of the business being located at Britannia Mills is in a newspaper advert dated August 1902.



Figure 18: Advertisement for Percy Brothers at their earlier premises at Britania Mill. (Source: Alliance News – 22nd February 1900)

In 1902 Percy Brother's purchased Medlock Mills, immediately renaming it 'The Hotspur Press'. **Figure 19** below shows that by 1903 the large timber letters 'THE HOTSPUR PRESS' between the second and third floors of the east elevation, had been installed, and these remain in situ today.

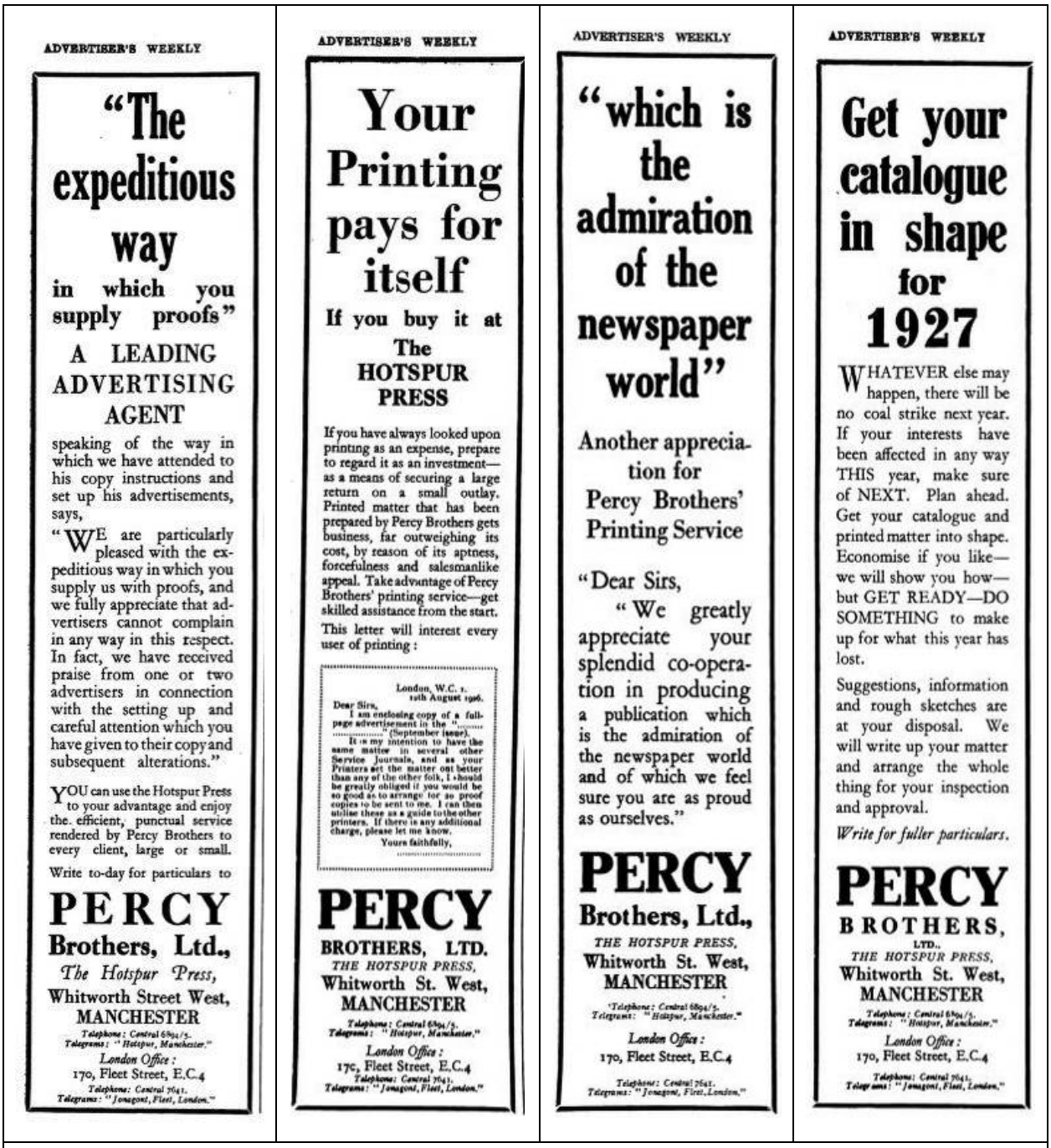
They soon undertook several phases of alteration in 1907, 1910 and c1911 to convert the former cotton mill premises for use as a paper printing works, with the last major alterations being implemented in 1955.



Figure 19 – A view looking across to the eastern elevation of Medlock Mill in 1903, showing a piece of early wall to be removed to allow for the Cambridge Street bridge to be widened. Note the early cast iron fire escape (far left) and original signage 'THE HOTSPUR PRESS' which still survives today. (Source: Manchester Archives)



Figure 20 – A view looking along the River Medlock towards the corner of Medlock Mill in 1910, showing the completion of the road and bridge widening on Cambridge Street. (Source: Manchester Archives)



ADVERTISER'S WEEKLY

"The expeditious way in which you supply proofs"

A LEADING ADVERTISING AGENT

speaking of the way in which we have attended to his copy instructions and set up his advertisements, says,

"WE are particularly pleased with the expeditious way in which you supply us with proofs, and we fully appreciate that advertisers cannot complain in any way in this respect. In fact, we have received praise from one or two advertisers in connection with the setting up and careful attention which you have given to their copy and subsequent alterations."

YOU can use the Hotspur Press to your advantage and enjoy the efficient, punctual service rendered by Percy Brothers to every client, large or small.

Write to-day for particulars to

PERCY Brothers, Ltd., *The Hotspur Press*, Whitworth Street West, MANCHESTER

Telephone: Central 6894/5. Telegrams: "Hotspur, Manchester."

London Office: 170, Fleet Street, E.C.4

Telephone: Central 7641. Telegrams: "Jonagoni, Fleet, London."

ADVERTISER'S WEEKLY

Your Printing pays for itself

If you buy it at The HOTSPUR PRESS

If you have always looked upon printing as an expense, prepare to regard it as an investment—as a means of securing a large return on a small outlay. Printed matter that has been prepared by Percy Brothers gets business, far outweighing its cost, by reason of its aptness, forcefulness and salesmanlike appeal. Take advantage of Percy Brothers' printing service—get skilled assistance from the start.

This letter will interest every user of printing:

London, W.C. 1.
10th August 1926.

Dear Sirs,
I am enclosing copy of a full-page advertisement in the "..... ..... " (September issue).
It is my intention to have the same matter in several other Service Journals, and as your Printers set the matter out better than any of the other folk, I should be greatly obliged if you would be so good as to arrange for 20 proof copies to be sent to me. I can then utilise these as a guide to the other printers. If there is any additional charge, please let me know.
Yours faithfully,
.....

PERCY BROTHERS, LTD. *THE HOTSPUR PRESS*, Whitworth St. West, MANCHESTER

Telephone: Central 6894/5. Telegrams: "Hotspur, Manchester."

London Office: 17c, Fleet Street, E.C.4

Telephone: Central 7641. Telegrams: "Jonagoni, Fleet, London."

ADVERTISER'S WEEKLY

"which is the admiration of the newspaper world"

Another appreciation for Percy Brothers' Printing Service

"Dear Sirs,

"We greatly appreciate your splendid co-operation in producing a publication which is the admiration of the newspaper world and of which we feel sure you are as proud as ourselves."

PERCY Brothers, Ltd., *THE HOTSPUR PRESS*, Whitworth St. West, MANCHESTER

Telephone: Central 6894/5. Telegrams: "Hotspur, Manchester."

London Office: 170, Fleet Street, E.C.4

Telephone: Central 7641. Telegrams: "Jonagoni, Fleet, London."

ADVERTISER'S WEEKLY

Get your catalogue in shape for 1927

WHATEVER else may happen, there will be no coal strike next year. If your interests have been affected in any way THIS year, make sure of NEXT. Plan ahead. Get your catalogue and printed matter into shape. Economise if you like—we will show you how—but GET READY—DO SOMETHING to make up for what this year has lost.

Suggestions, information and rough sketches are at your disposal. We will write up your matter and arrange the whole thing for your inspection and approval.

Write for fuller particulars.

PERCY BROTHERS, LTD., *THE HOTSPUR PRESS*, Whitworth St. West, MANCHESTER

Telephone: Central 6894/5. Telegrams: "Hotspur, Manchester."

London Office: 170, Fleet Street, E.C.4

Telephone: Central 7641. Telegrams: "Jonagoni, Fleet, London."

Figure 21 – Advertisers weekly October to December 1926 (Source: Advertisers Weekly)

The common storey that the building was named after the Hotspur Boys Annual, which was thought to have been printed there by the firm, is incorrect, as this was published by D. C. Thomson & Co of Dundee. The name 'Hotspur' Press is explained in Clifford Bevan's publication '*Enterprise Rise Demise, Percy Brothers, The Hotspur Press'* (2019) as being a *"clever piece of branding",* which came from a medieval character in Shakespeare's Richard II and Henry IV, Part 1 called Sir Henry Percy, and known as Harry Hotspur (**See Figure 22**).

The firm printed a vast array of periodicals, annuals, leaflets and books throughout its life, with periodicals being the company's main stay. Other particular publications included:

- Lancashire Life
- Cheshire Life
- Our Dogs
- The Church Time
- Rambles In The Peak District
- Post Office Union Paper
- Kelly's Post Office Directories
- Ethiopia Times
- Riding
- Farmer's Weekly
- Poultry
- Textile Weekly
- Buster comic annuals
- Manchester Ship Canal magazine
- Opera House What's On
- Mills and Boons novels
- Large number of various books
- Various technical periodicals
- Old Moore's Almanac
- Telephone directories and voters lists
- Telegraph forms.



Figure 22: Percy Brother's logo 'The House of Percy' depicting Sir Henry Percy (known as Harry Hotspur) from Shakespeare's plays. (Source: National Printer Journalist, 1914)

In 1907, a raised skylight to the south-west corner of the ground floor was inserted to help illuminate the ground floor and basement machine room (see **Figures 23 & 24** below). Works included removing a section of brick wall and windows at basement and first-floor level and inserting stanchions and girders from the basement floor to the second floor to create an internal glazed 'light well'. Works were carried out by warehouse, office and shop fitters; Peace & Norquay Limited.

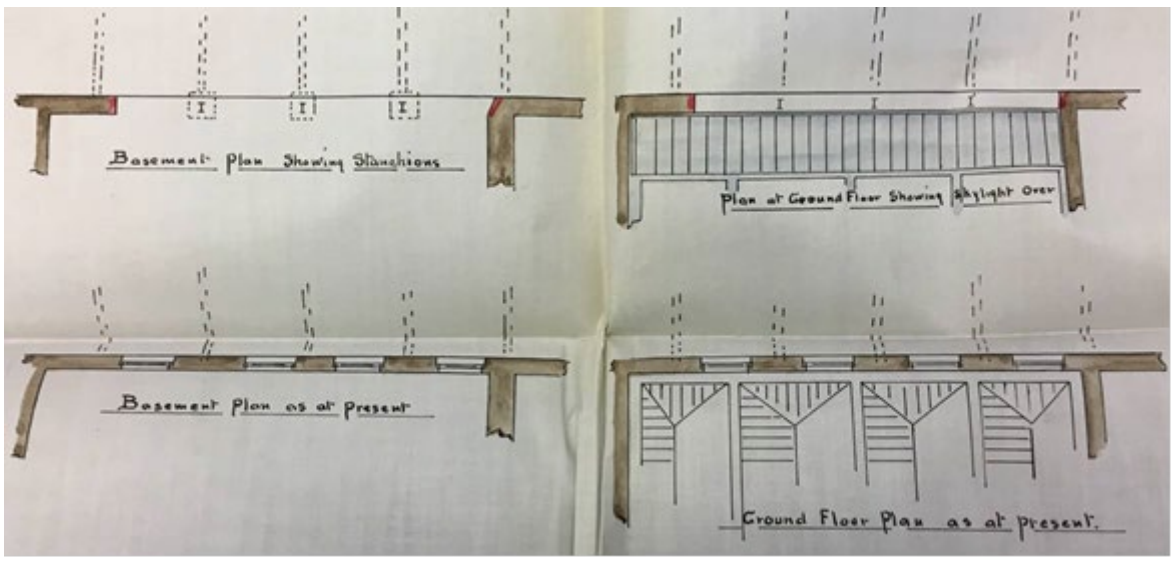


Figure 23: 1907 - Plans for the insertion of the roof light/light well between the basement and ground floors. (Source: Manchester Archives)

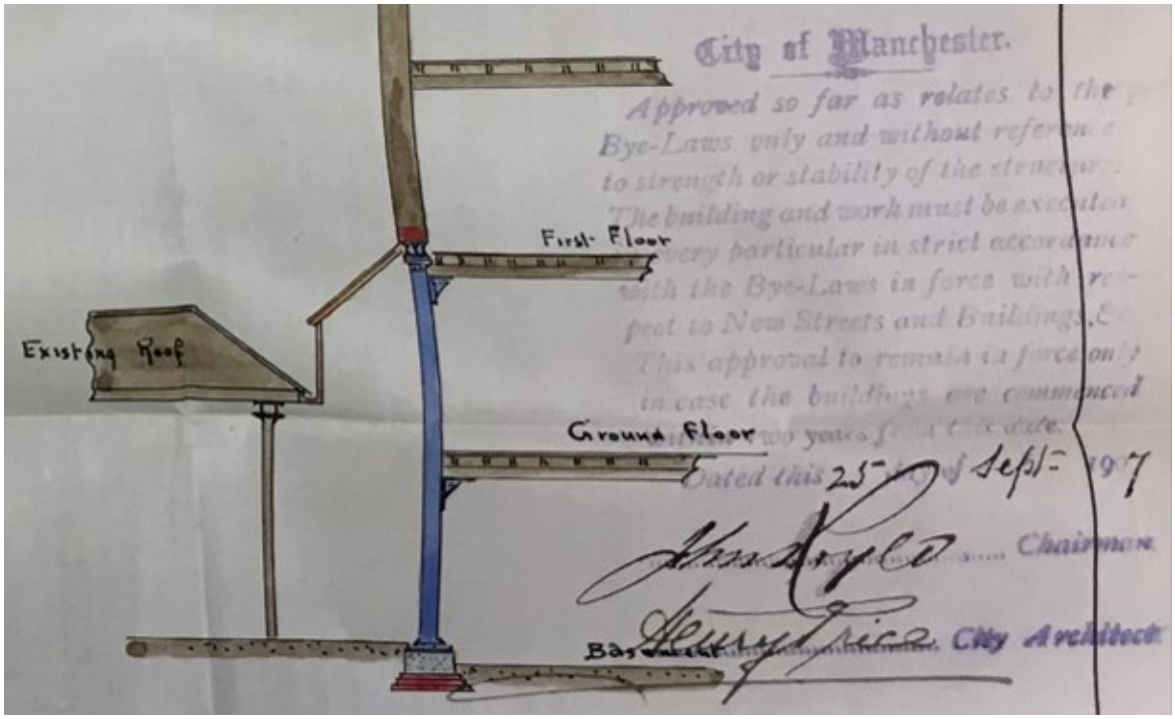


Figure 24: 1907 -.Section showing the proposed location of the lightwell between the ground and basement floor levels. (Source: Manchester Archives)



Figure 25: The same structure as seen today.

Plans held within Manchester Archives show that in 1910, Peace & Norquay Limited carried out further works to the printing works, including the construction of a new, below ground 'gas plant', or

'gas suction plant' with associated engine. This new room was constructed projecting eastwards from the northern end of the basement level.

The plans show that the basement level of the main mill building was partly used as the engine house in 1910, with the single-storey sheds being used as the 'machinery house', presumably where much of the heavy printing machinery was operated. The new structure was constructed beneath a part of the existing, ground floor glazed shed to the east of the building, to create a double-height room.

Other alterations carried out at some point between 1902 and 1910 was the internal fit-out of the first floor to accommodate panelled, partitioned offices and toilets for the directors and clients. It is likely that parts of an earlier internal fit-out were utilised as part of the refurbishment.



Figure 26 – 1909 – Looking north-east along Gloucester Street. The single-storey shed occupying part of the Site is just visible to the far left of the image. (Source: Manchester Archives)

Proposals were drawn up by architect A. H. Lewis in 1911 for the substantial alteration of the building for Percy Brothers (see **Figures 27-32** below).

Proposals included the removal of the early stone staircase to all floors on the west elevation, the removal of the second chimney to the northern end of the west elevation, the insertion of a new staircase to all floors in the south-east corner of the building, the filling-in of the third floor open gallery, the removal of the entire fourth floor level to create a double-height space for printing machinery, and the wholesale removal and replacement of the original pitched roof with a 'saw-tooth' roof with multi roof lights.

However, these plans were never carried out, possibly due to the expense and disruption it would cause to the business. Parts of these plans appear to have been carried out, either at the time or as

subsequent Proposals, and included the removal of the chimney flue from the northern end of the west elevation, and the partial rebuilding of that wall on all floors.

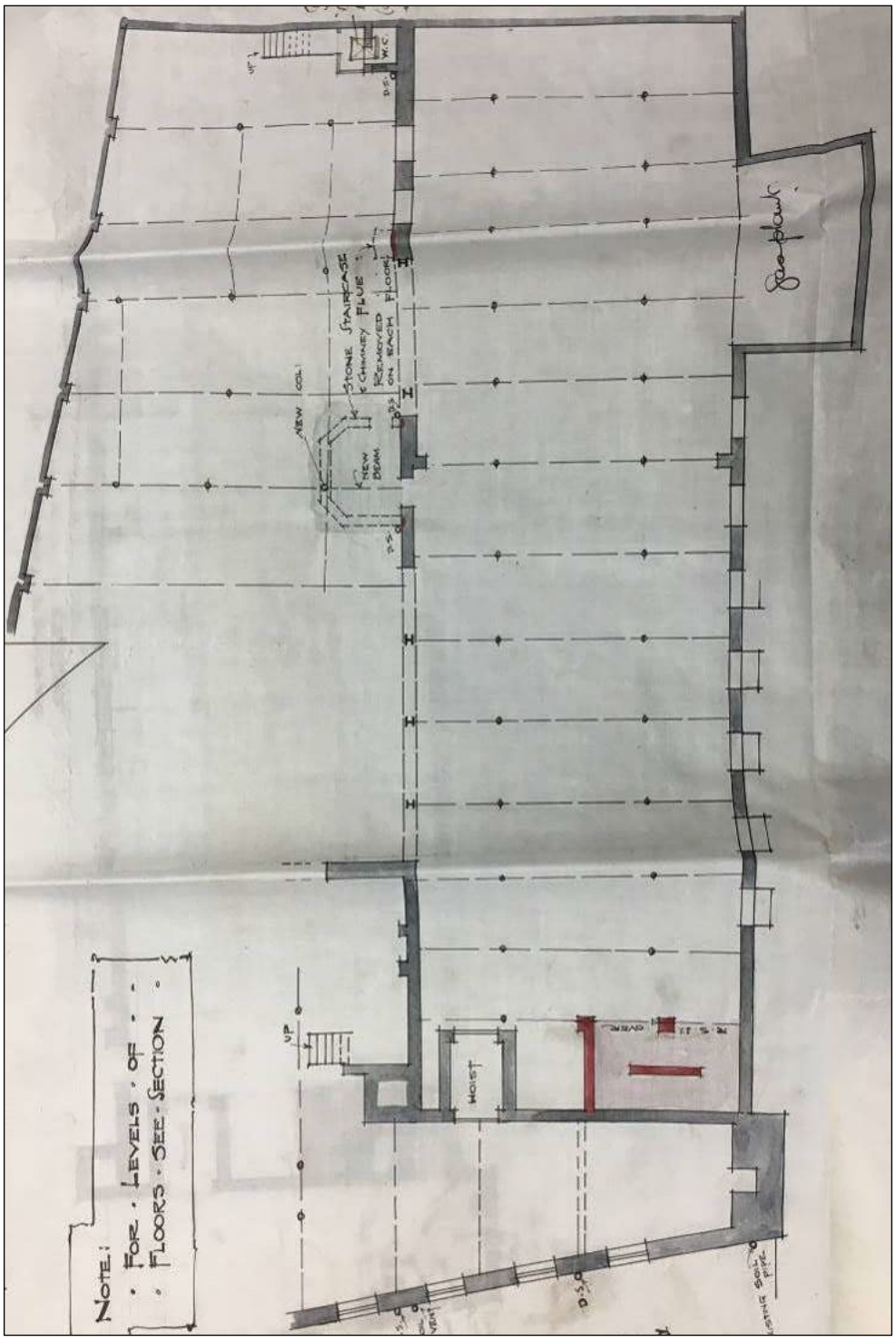


Figure 27: 1911 Basement Level (not as built) – This plan shows the proposed, but not implemented location of the new staircase in pink/red. It also shows the wholesale removal of the stone staircase and chimney flue. (Source: Manchester Archives)

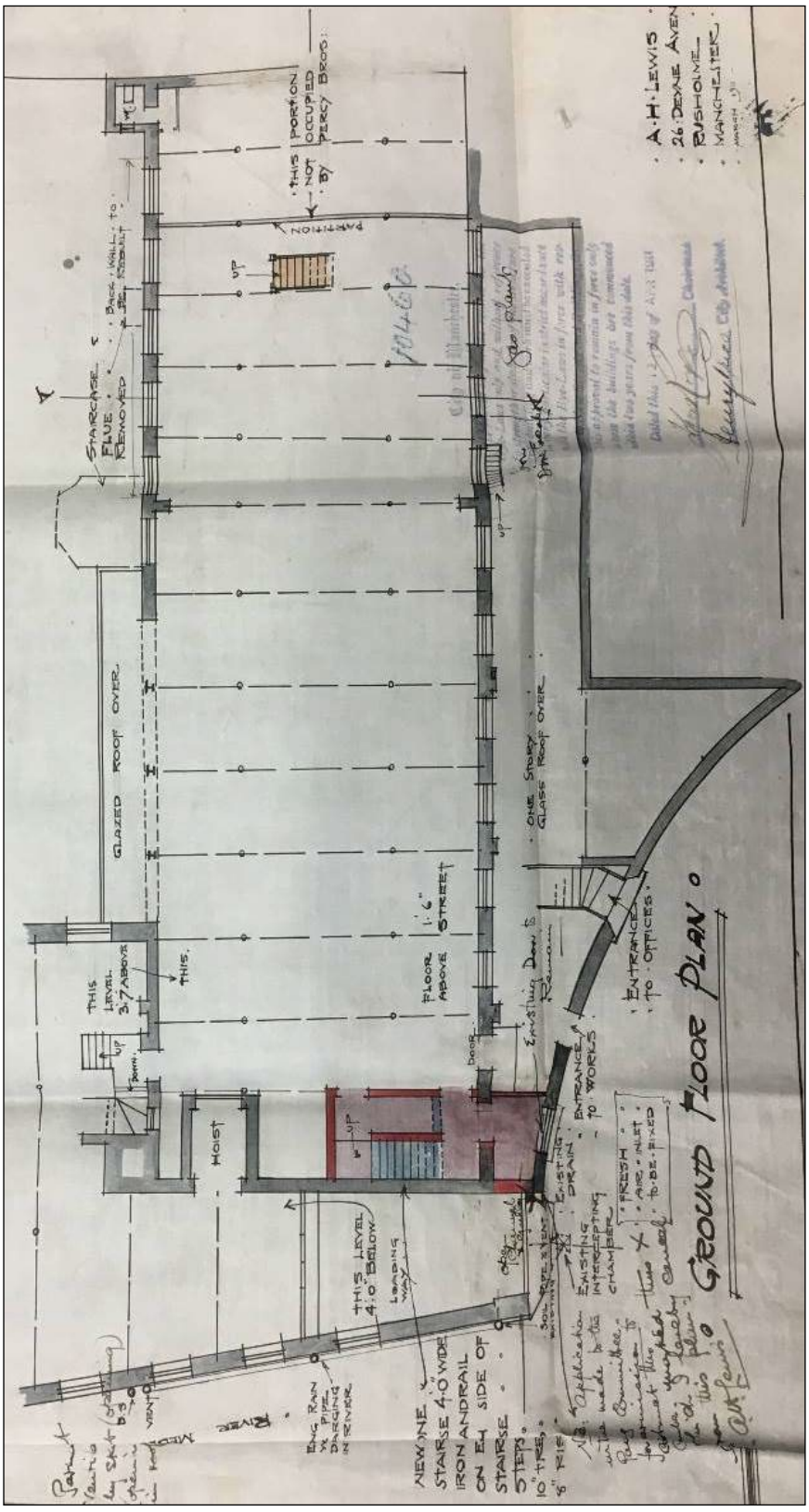


Figure 28: 1911 Ground Floor Level (not as built) – This plan shows the proposed, but not implemented location of the new staircase and entrance in pink/red. It also shows the wholesale removal of the stone staircase and chimney flue. This plan also shows that the northern end of the ground floor was not in the occupation of Percy Brothers at that time. (Source: Manchester Archives)

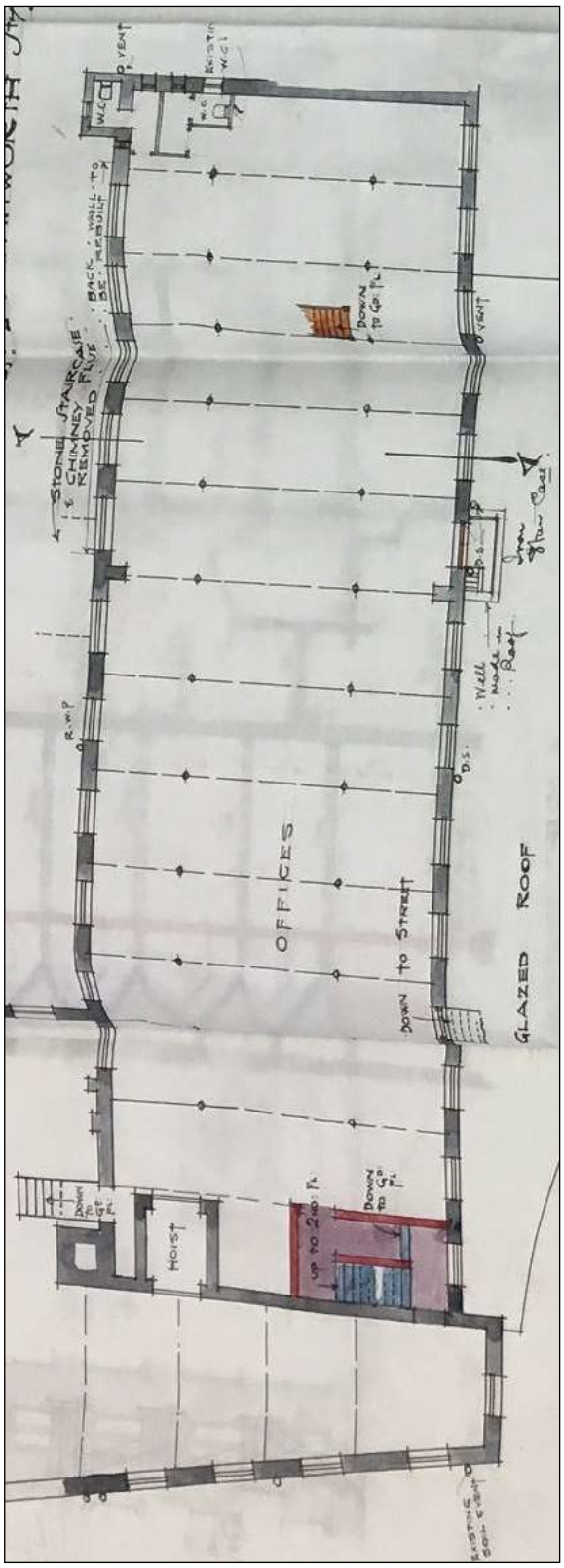


Figure 29: 1911 First Floor Level (not as built) – This plan of the Percy Brothers office floor shows the proposed, but not implemented location of the new staircase in pink/red. It also shows the wholesale removal of the stone staircase and chimney flue. The plan also shows the Proposal of a new flight of timber stairs from the first floor to the ground floor. (Source: Manchester Archives)

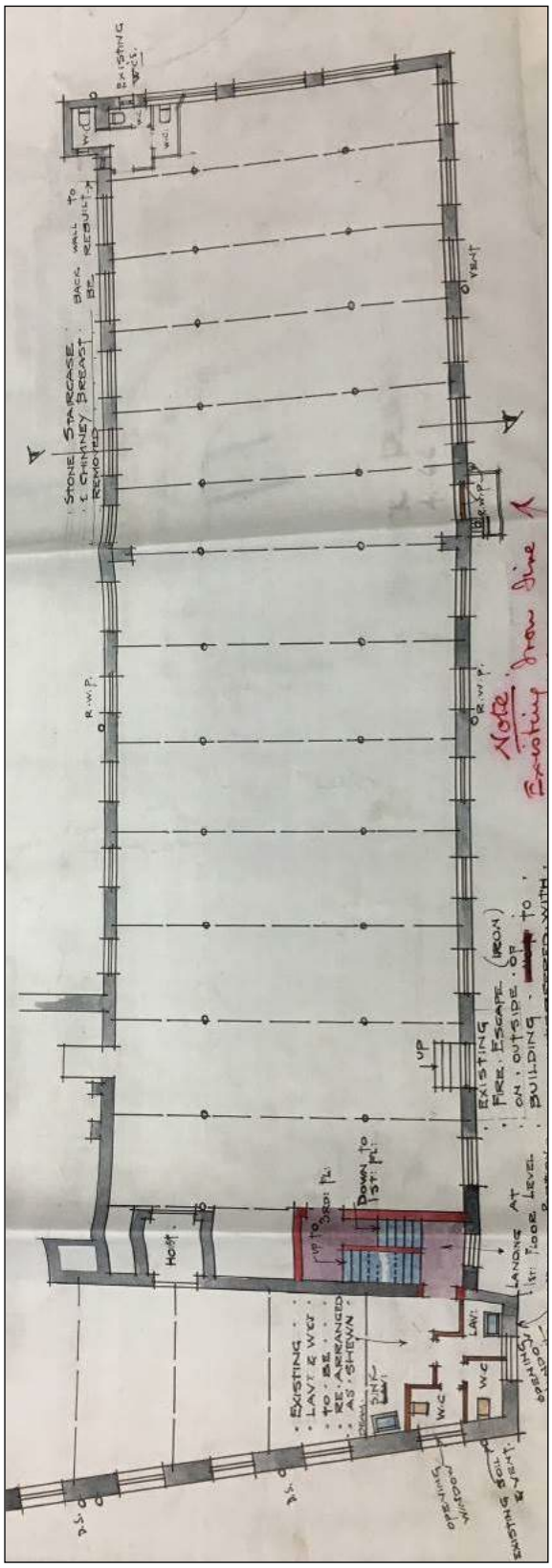


Figure 30: 1911 Second Floor (not as built) - This plan shows the proposed, but not implemented location of the new staircase in pink/red. It also shows the wholesale removal of the stone staircase and chimney flue. It also shows the addition of new toilets to the south of the building (curved wing). (Source: Manchester Archives)

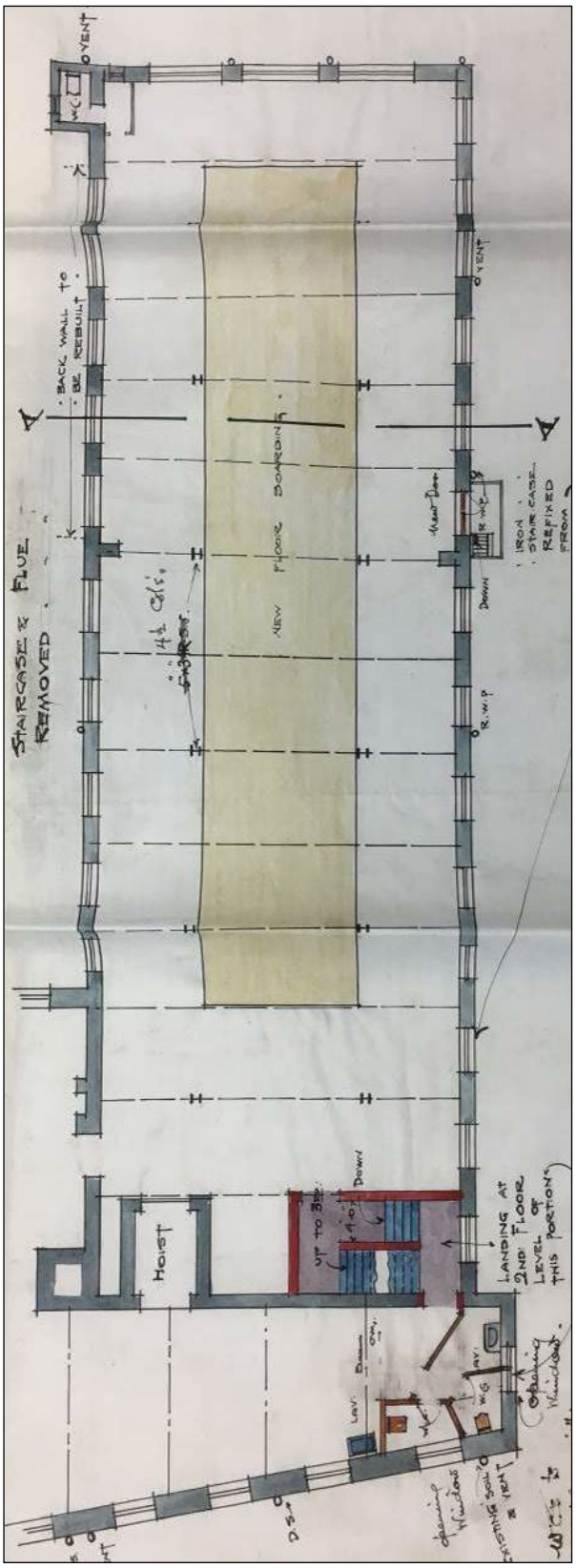


Figure 31: 1911 Third Floor Level (not as built) – This plan shows the proposed, but not implemented location of the new staircase in pink/red. It also shows the wholesale removal of the stone staircase and chimney flue. The plan also shows the Proposal for the filling in of the large galleried space to the centre of the floor and further toilet facilities in the curved wing (south). (Source: Manchester Archives)

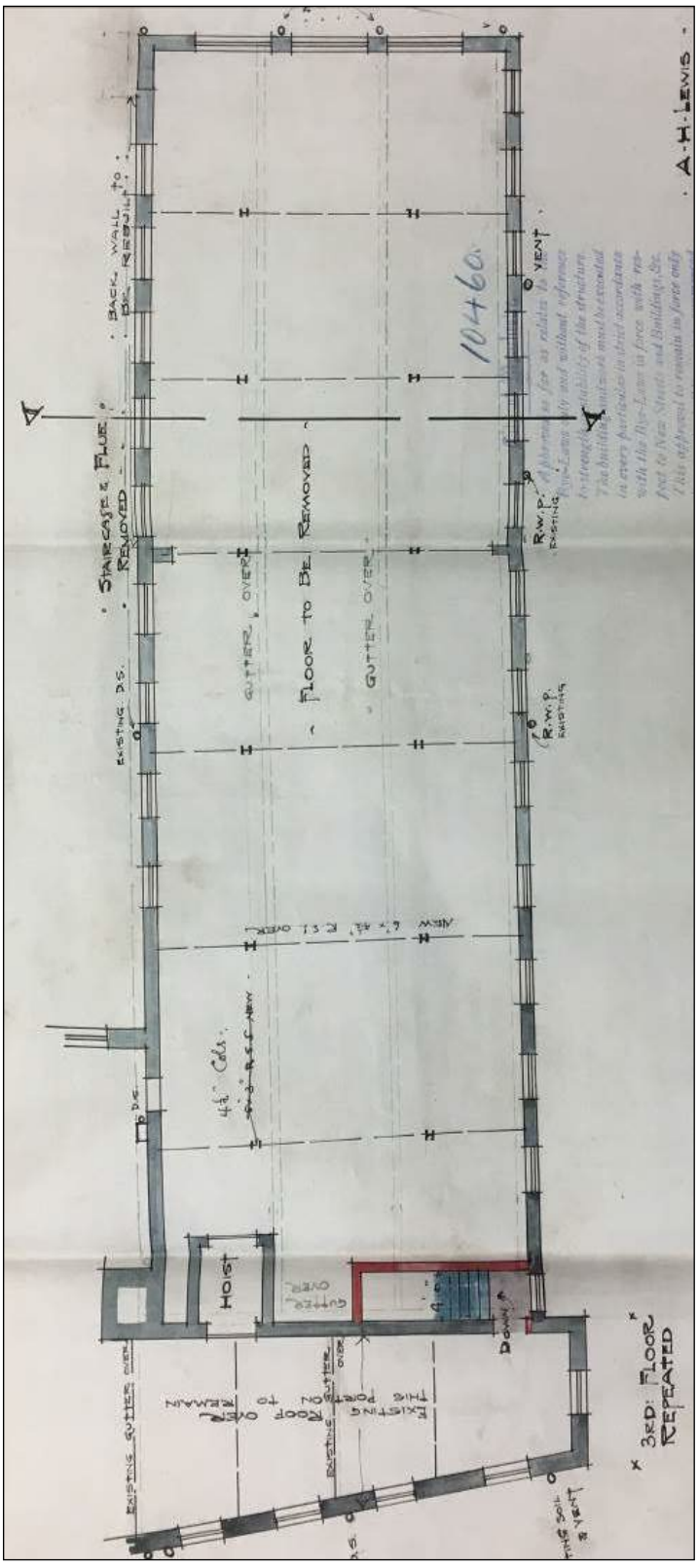


Figure 32: 1911 Fourth Floor Level (not as built) – This plan shows the proposed, but not implemented location of the new staircase in pink/red, which die to the removal of the fourth floor itself, only continues up to the top floor of the curved wing. It also shows the wholesale removal of the stone staircase and chimney flue. (Source: Manchester Archives)

Although the 1911 plans (**Figures 16 – 21**) were not realised, they do show that the internal hoist, located in the south-west corner of the building, was already constructed by 1911, and may have been installed when the curved wing was constructed in c1882. The plans also appear to show that the party wall between the south-west of the original mill, and the new curved extension contained a chimney breast, which was possibly the location of John Rylands' offices during the 1880s.

It appears that at some point before 1930, the current timber staircase to all floors was constructed in the curved wing; this saw the original 1801 steep and narrow stone staircase being demoted for use as a secondary route.

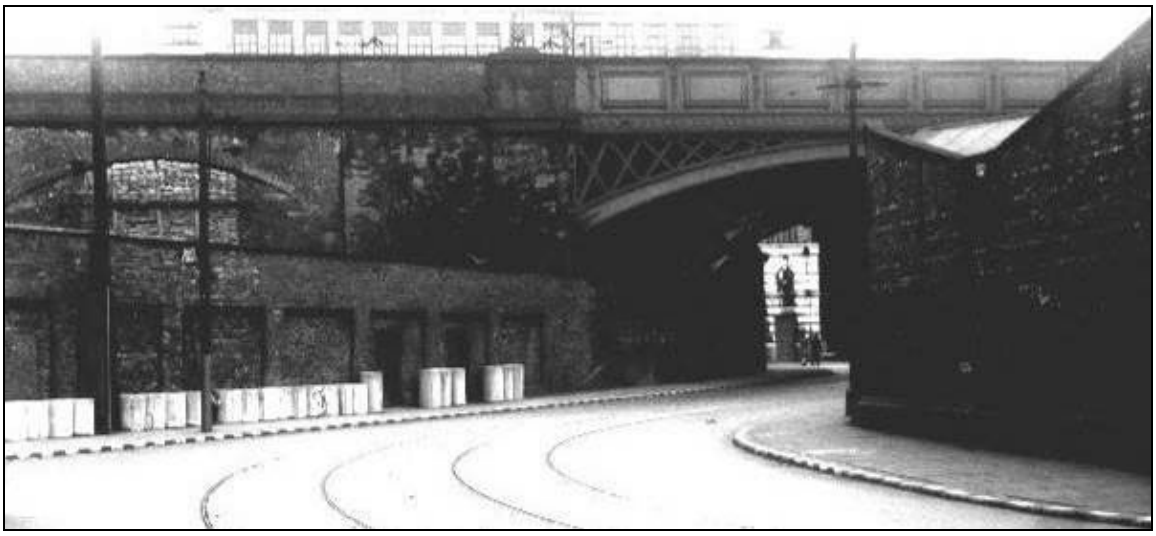


Figure 23 – Looking around the curve of Cambridge Street as it enters Gloucester Street in 1944, the external palisade wall of the c1860s/70s shed can be seen to the left. (Source: Manchester Archives)

On 23rd December 1940, an incendiary bomb (fire bomb) landed to the north of the northern single-storey glazed shed. As incendiary bombs did not explode, it appears that it simply damaged the glazed roofs and possibly started a fire within the shed. As a result of the damage, a large part of the glazed roof in this area appears to have been redesigned using a simpler pitched roof design and covered with corrugated asbestos panels.

It also appears that the pitched roof of the main mill was reroofed in this same material at this time, however the original heavy timber roof construction was retained, and the slates were simply replaced with new asbestos sheeting.



Figure 24 – 1939 view of Birley's Weir and Cambridge Street Bridge (Weir constructed in 1863, replacing earlier one dating to the 1820s).

The large stone blocks making up the foundations of the later curved wing are likely to date from the construction of the 18th century Medlock Mill. Note the original, 18th century stone and brick bridge structure beneath the later road-widening. (Source: Manchester Archives)

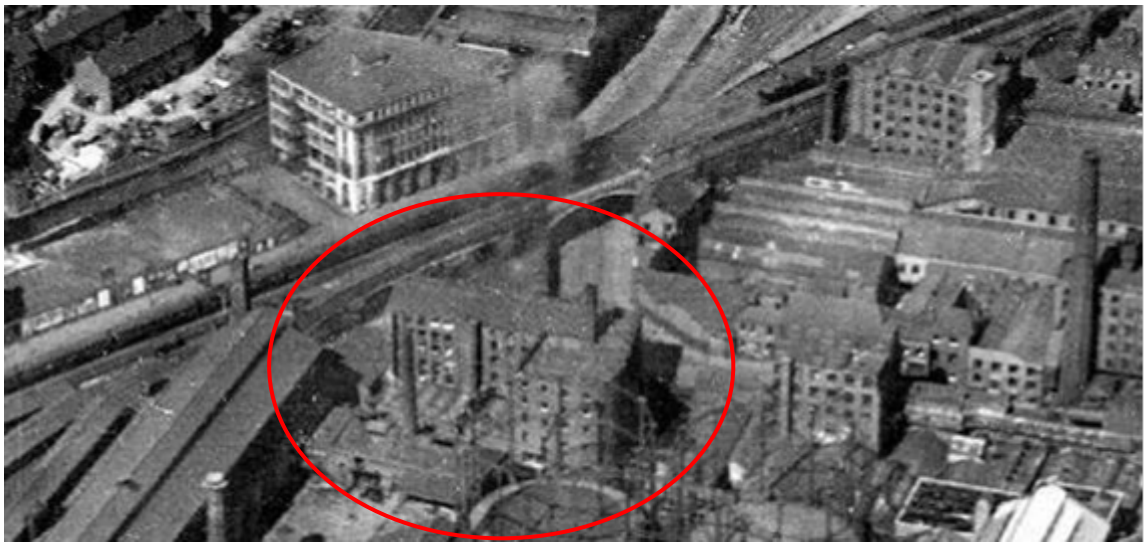


Figure 25 – 1930 – Looking north-east across the site, showing the original taller height of the main chimney. Note the Site looks almost exactly as it does today. (Source: Britain From Above)

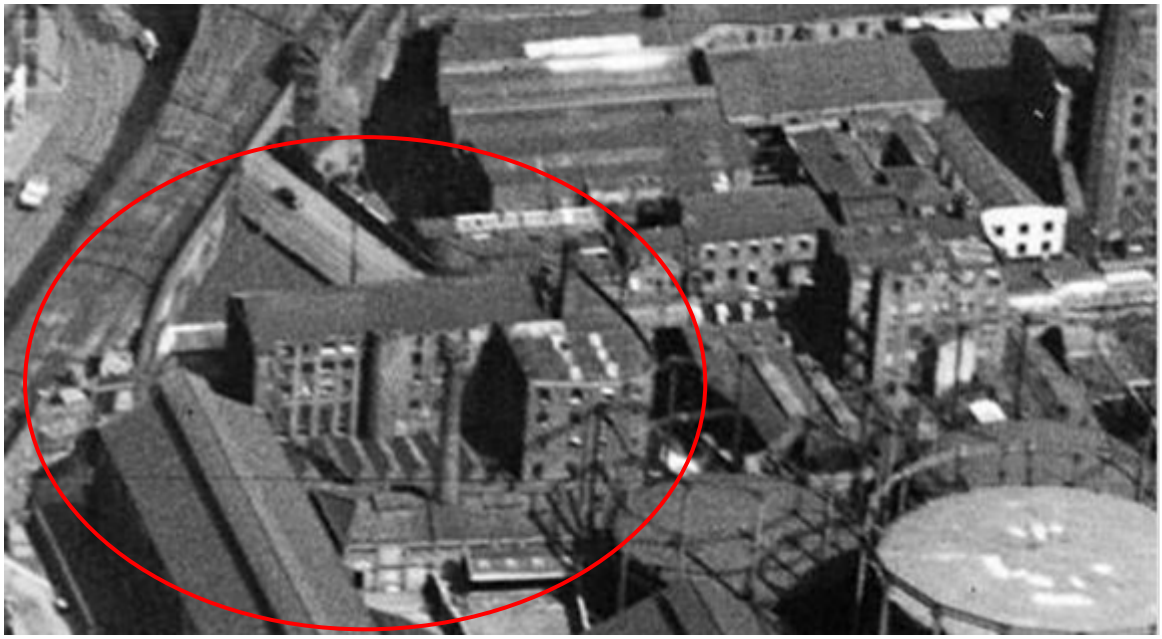


Figure 26 – 1939 – Looking east over the site. (Source: Britain From Above)

In 1955 a series of Proposals were drawn up by Cruikshank and Seward Architects for the reconstruction and refurbishment of male toilets to the north-west corner of the second floor and adjoining the office entrance on the ground floor, female toilets to the south-east corner of the curved wing on the third floor, and female staff and directors' toilets to the west of the first floor (offices). As part of these Proposals, some window openings were altered, and some inserted.

Further to these works were the substantial strengthening of the third-floor gallery, which required large steel stanchions being inserted into the floors. These works retained all original cast iron

columns, and were simply, and with the least intrusion into the historic building fabric, inserted around the existing structure.

In 1943 Percy Brother LTD was dissolved and was bought out soon after by the Amalgamated Press who continued to use the name Percy Brothers. By the 1950s the firm had over 300 employees and was one of the largest printing companies in Manchester.

The below photographs are taken from Clifford Bevan's 2019 publication 'Enterprise Rise Demise, Percy Brothers, The Hotspur Press', and depict a number of processes and departments within the Hotspur Press in 1955-6, which were originally featured in an issue of 'The Post' in that year.

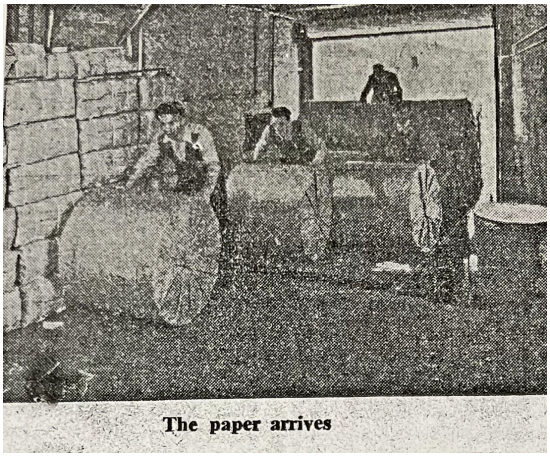


Figure 27 – The paper arrives into the ground floor loading bay, wound on reels for printing on a rotary press. (Source: Enterprise Rise Demise, Clifford Bevan (2019)

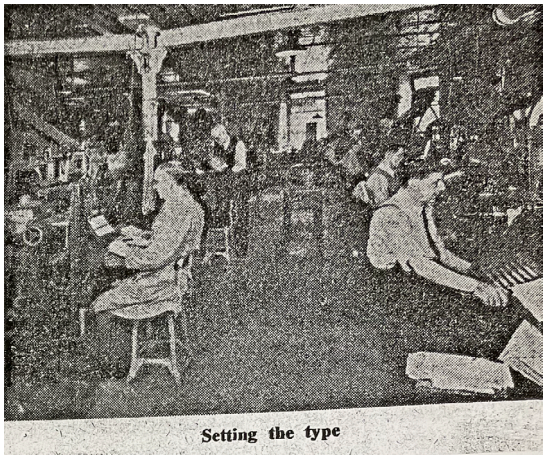


Figure 28 – Setting the type in the linotype department. (Source: Enterprise Rise Demise, Clifford Bevan (2019)

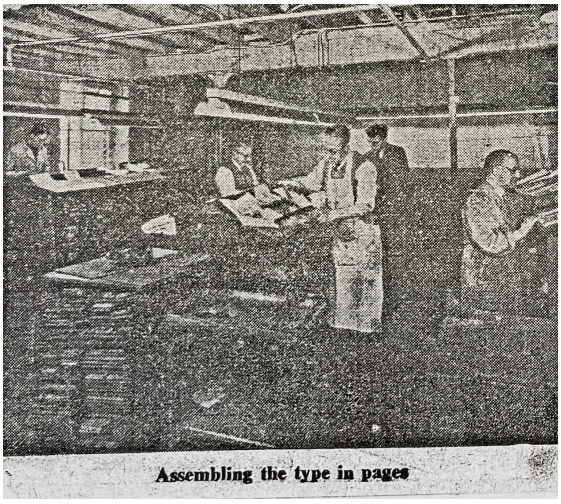


Figure 29 – Assembling the type in pages in the comp room. (Source: Enterprise Rise Demise, Clifford Bevan (2019)



Figure 30 – Operator lifting a curved stereo plate from the casting box where it has been formed by injecting metal into the "flong". It is now ready for positioning into the rotary press. (Source: Enterprise Rise Demise, Clifford Bevan (2019)



Figure 31 – Collecting printed copies at the delivery end of the machine, ready to be wheeled in a truck to the hoist and lifted up to the Bindery for wire stitching. (Source: Enterprise Rise Demise, Clifford Bevan (2019)



Figure 32 – Ladies in the Bindery in the binding line laying out final copies for binding. (Source: Enterprise Rise Demise, Clifford Bevan (2019)

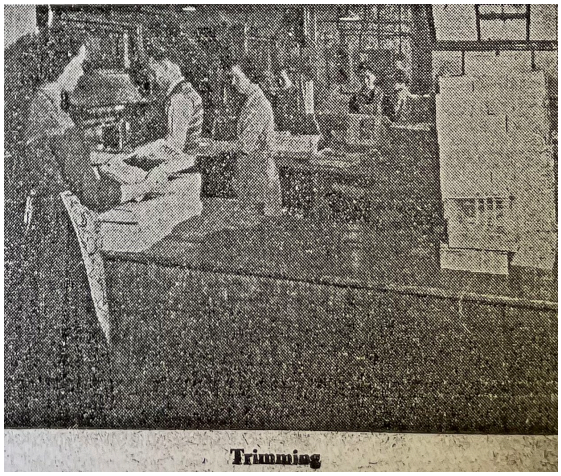


Figure 33 – Finished and bound copies are now trimmed of any excess paper (Source: Enterprise Rise Demise, Clifford Bevan (2019)



Figure 34 – Complete copies are now counted and packaged before being sent along a conveyer into the loading bay for dispatch. (Source: Enterprise Rise Demise, Clifford Bevan (2019)



Figure 35 – Finished bundles being offloaded into trucks from the conveyer for dispatch. (Source: Enterprise Rise Demise, Clifford Bevan (2019)



Figure 36 – An original Percy Brothers & Co Printers brass sign surviving at the office entrance in 2016, since removed. (Source: SLHA 2016)

Congratulations to The Guardian
on their
150th Anniversary
from
PERCY BROTHERS LIMITED
The Hotspur Press
Manchester M60 1PB, and London
Printers of Journals and General
Commercial Work

Figure 37 – Notice placed in the Guardian, 05 May 1971.



Figure 38 – "Remains of the composing room" approximately late 2000s (Source: https://rpmail.uk/percybrothers)



Figure 39 – "Looking down on the Comp Room from the balcony" approximately late 2000s (Source: https://rpmail.uk/percybrothers)

4.4 Summary

The following chronology summarises the key dates which record the development of Medlock Mill from the late-18th century origins of the Site, through to the present day.

c1794 -1801 – Construction of the first Medlock Mill
1801 - First Medlock Mill destroyed by fire and present Medlock Mills constructed
1821 - Mill purchased by **Messrs Wilson & Fairweather**

- **1839** – North of site used for construction of viaduct (built 1844)

1864 - Site purchased by **John Rylands & Sons**

- **1867** - New weir in River Medlock constructed
- **c1882** - New curved wing and adjoining north-light shed constructed
- **c1864-70** - North-light shed constructed to the northern end of the site

1902 site purchased by **Percy Brothers Ltd**

- **1903** - Gloucester Street widened over Cambridge Street Bridge
- **c1903-7** – Percy Brothers Ltd signage added to exterior
- **1907** – Insertion of ground floor lightwell
- **1911** – Abortive plans for major changes to layout and additional staircase
- **1940** – Incendiary bomb damage - December 23rd
- **c1940s** – Partial reconstruction of north shed following bombing
- **c1950s** – Principal timber staircase added
- **1955** – Cambridge Street staircase added
- **c2011** – The building is used as studio space for artists and musicians.
- **2015** – Percy Brothers LTD sell Hotspur House and the building remains empty.

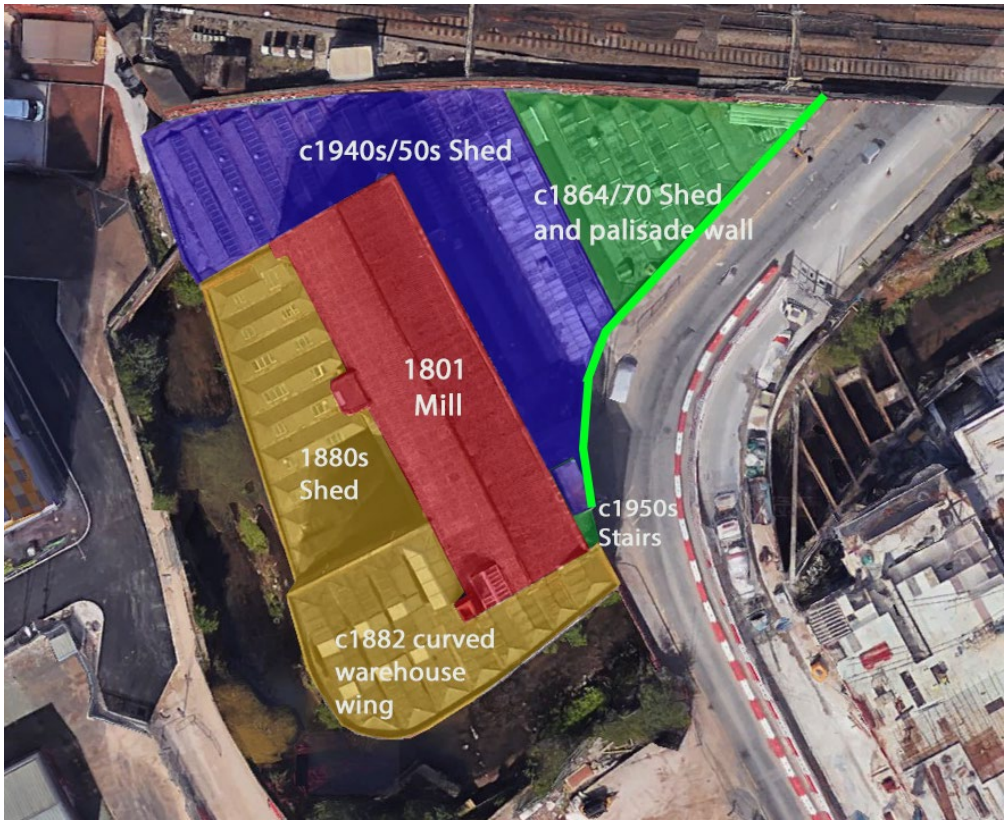


Figure 40 – Aerial view of the Medlock Mill site, illustrating the main phases of development.

5 SITE DESCRIPTION

5.1 Introduction

The following section provides an objective description of the Site as existing, using images from the non-intrusive visual survey undertaken in September 2023. The aim of the following section is to illustrate and describe the extent of surviving historic fabric across the Site, which in turn will inform the significance appraisal (**Section 6**).



Figure 41: Aerial view looking north-east across Hotspur House, showing the original 1801 mill building to the middle with 1880s shed to the left-foreground and c1882 curved wing (right) (Source: Google maps)

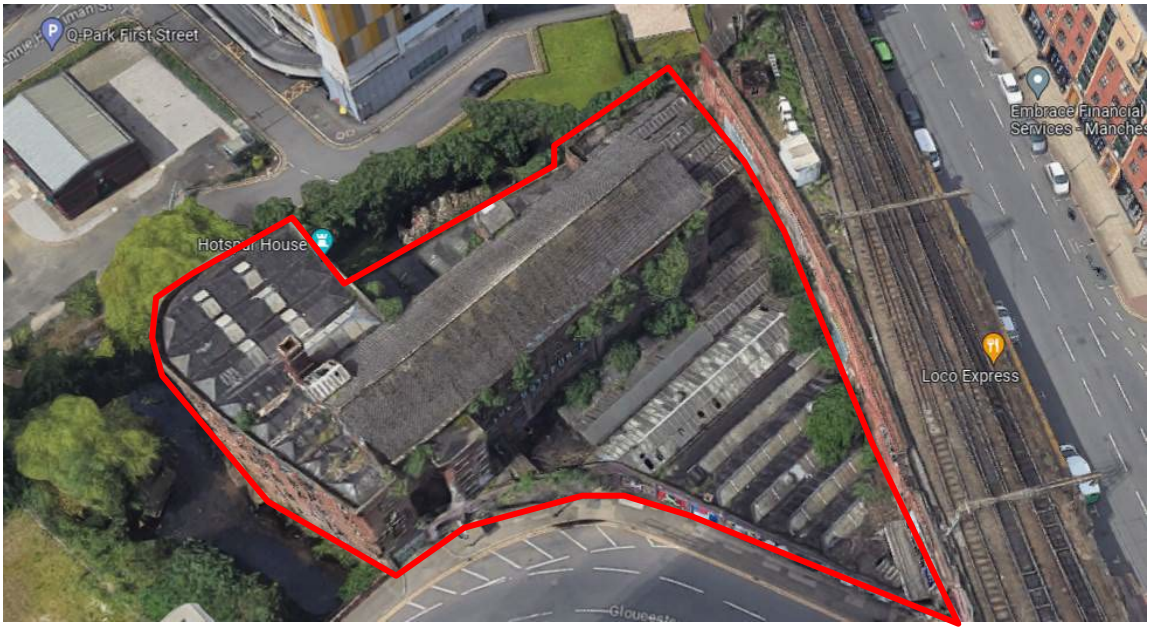


Figure 42: Aerial view looking north-east across Hotspur House, showing the original 1801 mill building to the left with c1860s/1940s/50s shed to the foreground and c1882 curved wing (right) (Source: Google maps)

5.2 Exterior

The most prominent elevations of the building are the principal east elevation as seen from Cambridge Street (**Figure 43 & 45**), and the south riverside elevation, which since c2016 has been highly visible from the public realm of the First Street development and Starbucks outdoor seating area (**Figure 49**).



Figure 43: View of the principle, east elevation of Medlock Mills taken from Cambridge Street.

The original, main mill building is of four storeys plus basement constructed in soft red brick laid in Flemish bond. There are 14 bays, two of which are obscured by the much later 1950s full height stair case structure to the southern end of the elevation. A few 19th century structural iron tie ends are visible protruding from the masonry to the centre of the elevation, likely introduced when the earlier southern half of the building was extended to the north.

At parapet level there is a simple-dentilled cornice formed in brick, which is likely to date to Rylands' purchase of the building in the 1860s, and was probably undertaken when the original loft level to the northern end of the building was removed.

The northern end of the fourth floor level of the original 1801 can be seen to have been partially rebuilt in the mid-to-late 20th century. A single bay of the c1882 curved five storey wing is also visible to the southern end of the view, which was added by Rylands and Sons and constructed using an English garden wall bond.

In the foreground is the single storey curved brick frontage from c1864-70 (**Figure 44**) addressing Cambridge Street with a round headed arched entrance, added slightly later in the c1870s/80s, which leads directly to the first-floor former office suite of the printing company. Prominent on this elevation also is the surviving lettering of 1902-3 reading 'PERCY BROTHERS LTD – THE HOTSPUR PRESS'.



Figure 44: View looking along the c1860s single-storey shed on Cambridge Street.



Figure 45: A view looking north-west at Hotspur House, showing the original 1801 mill to the right and later, c1882 curved wing to the left.



Figure 46: View of the south elevation of Medlock Mills taken from Cambridge Street. Part of the recent First Street development can be seen to the rear of the image.

The window arrangement to the original 1801 building remains as built although the window frames and glazing have been replaced in the late 19th century with four light timber framed single glazed units, possibly during the 1880s, and these replacements remain. The original windows to a building of this date and use would have been formed of a number of small panes of glass as may still be seen

at comparable early mills in the region such as Murrays Mills, Manchester and Quarry Bank Mill, Styal, Cheshire.

The windows to the c1882 curved five storey block, meanwhile, appear to be entirely original dating to its construction during the 1880s (**Figure 46**) and adopt a form typical of this period (nine lights, the upper three of which form a bottom opening hinged casement) and this can be seen in further regional examples such as at Weir Mill in Stockport.

The south elevation (**Figure 46**) consists entirely of the c1882 five storey (4-floors and a basement) curved extension facing the River Medlock. It is notable that the roof parapet has been entirely rebuilt at a later date.

This elevation shows the parapet to have been rebuilt but otherwise it has been changed very little since it was constructed in the 1880s. The curved façade following the river is unusual and adds significant character to this elevation. At the base of the building on the banks of the river it is notable that several very large blocks of stone remain embedded within the façade. These do not match the rest of the construction and it may be supposed that they formed part of the previous mill on the site dated to 1794 - 1801.

Window sills are typically of stone although those within the 1950s staircase addition are of concrete. The windows to the 1950s staircase are of nine fixed lights. Window heads generally are of typical brick relieving arch construction although again those to the 1950s section are of concrete. Beyond these features the external construction is quite plain and utilitarian with a mix of rainwater goods typically in traditional cast iron.



Figure 47: A view looking north along the rear, western elevation of the 1801 mill building from the first floor of the c1882 curved wing, showing the originally glazed roofs of the 1880s sheds below.

The north and west elevations of the structure are best appreciated and understood from the vantage point of the adjacent First Street development (**Figure 49**). This view also allows for an appreciation of the various roof structures of the building.



Figure 48: Aerial view from January 2017 view of the north and west elevations of Medlock Mills taken from above the First Street development, surrounded by the north and west single storey sheds.

The west elevation mirrors that of the east being dominated by the original 1801 block with the return of the enclosing c1882 block to the southern portion of the building.

Figure 48 illustrates the original mill worker's 1801 lavatory, which forms the small and narrow extension to the left of the image, whilst to the centre can be seen the canted brick/stone staircase tower with chamfered corners and a single pitch roof, which appears to date to just after the construction of the mill, and to the right of the image is the mill's original chimney to the former engine house, now enclosed by the later curved c1882 wing. The later ground floor lightwell of 1907 may also be seen here, between the 1801 stair tower and the 1880s block.

The north elevation is formed of the gable end of the 1801 bock, which is dominated by the later inserted windows from the early-1900s inserted to provide light into the composing rooms of the printing works, and the return wall of the c1882 wing, which are both otherwise without features of note. This view also allows the modern roof structures and coverings to be seen and understood.

The principal 1801 block is served by a conventional double pitched roof with gable ends and a parapet wall to the east elevation (but not the west). Whilst internal investigations show the roof

structure to be largely original, the coverings (likely to have originally been of slate) have been entirely replaced with a modern corrugated sheet material.

The curved c1882 wing and the western single storey shed of the same date both have roof structures composed of a series of narrow, elegant double pitched roofs set in parallel all of which are terminated at both ends by hipped sections.

Those to the c1882 wing run north-south whilst those to the western shed run east – west. The coverings themselves have been replaced in modern felt or a similar material. Whilst the north shed is likely to be of a similar date, the entirety of the roof has been replaced, perhaps following the 1940 incendiary bomb.



Figure 49: The view as seen of the rear of the building from the First Street development and Starbucks seating area.

5.3 Interior - Ground floor

At ground-floor level the original 1801 mill building and c1882 curved wing extend to include the north and west sheds. The original 1801 building is typically simple for its age, and comprises a single, open-plan room supported down the centre by a series of cast iron columns which appear to be of a slightly later date, and likely to have been replaced as machinery weight increased.

The roof and floor structures are original and of non-fireproof construction, comprised entirely of timber joists, beams and floorboards, of which some areas have been recovered with 20th century floor coverings. A number of mid-20th century stud partitions have been inserted in areas to create partitioned rooms. To the south-west corner of the original mill is the 1907 alterations seen in **Figures 23-5 above**, which provided additional lighting/borrowed lights to the ground and basement level (**see Figures 52 & 53**).

To the southern end of the ground floor of the 1801 mill building is an early 20th century partitioned office with panelled door, with a smaller room adjacent which still contains the early-to-mid 20th century timber shelving used to store finished publications prior to dispatch. The shelving retains the names of a number of more recent publications, including Rugby World, Riding, Garden Supplies and Chamber of Commerce (**Figures 57-9**).

To the south and south-west of the ground floor level is the c1882 curved wing, which contains the original, loading/dispatch bay onto Cambridge Street to the east, and a large open-plan room to the main curved part of the building. Between the 1801 and 1880s buildings is the inserted c1930s timber staircase, which connects all floors, and allows for the slightly different floor levels between the two buildings.

To the centre of the west elevation of the 1801 mill building is the early canted staircase, which gives access to all floor levels. As seen in other early mills in Manchester, the staircase is constructed from brick and stone, and will have been constructed very soon after the original construction of the mill., as it is located on the building line between the south and north halves of the mill. To the north-west corner of the 1801 mill is the original mill worker's toilet, which is repeated on every floor level.

The north-east shed was built in the c1860s and now only survives to the eastern part, whilst the central, western part was reconstructed following the war. The shed is a simple structure, with a number of east-light roofs supported on simple cast iron columns. The west shed is a double-height space from basement level upwards and was built in the 1880s for Rylands and Sons. As with the remaining original parts of the north shed, this shed also retains a number of north-light roofs and simple cast iron columns.



Figure 50: Looking south across the length of the original 1801 mill building, showing original timber ceiling structure supported by cast iron columns.



Figure 51: Looking south-east across the width of the original 1801 mill building, towards the original eastern external elevation, subsequently extended by Rylands and Sons.

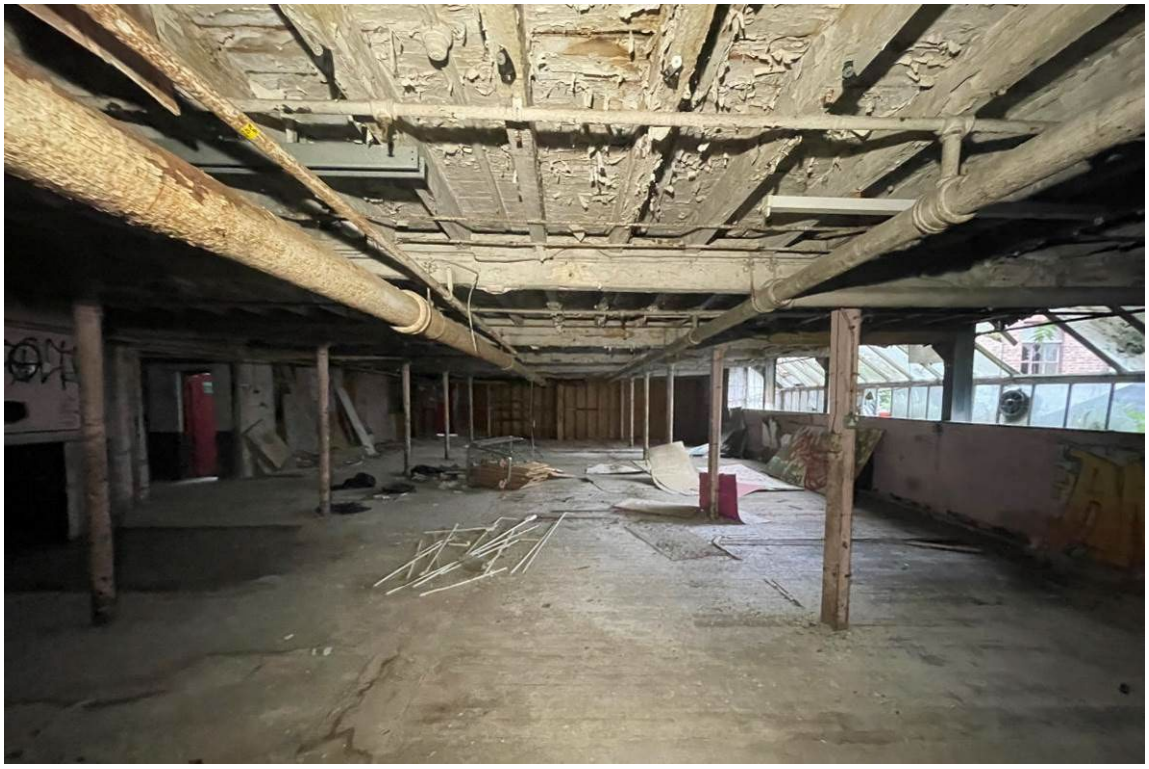


Figure 52: Looking south from the centre of the 1801 mill building, showing the 1907 lightwell alterations to the right, and additional c1950s steel columns.



Figure 53: The 1907 alterations, which provided additional light to the ground floor and basement levels.



Figure 54: An area of original timber floorboards that are exposed beneath later floorboards to the south-east corner.



Figure 55: An example of one of the early/original cast iron columns to the centre of the building (looking north).



Figure 56: The early 20th century partitioned office to the south-east entrance.



Figure 57: The surviving timber racking showing a number of historic publications adjacent to the entrance office. The hatch (left) led directly to the loading bay and dispatch area. The area outlined red shows parts of the original c1801 cast iron wall openings that originally connected to the mill's steam engine on the opposite side.

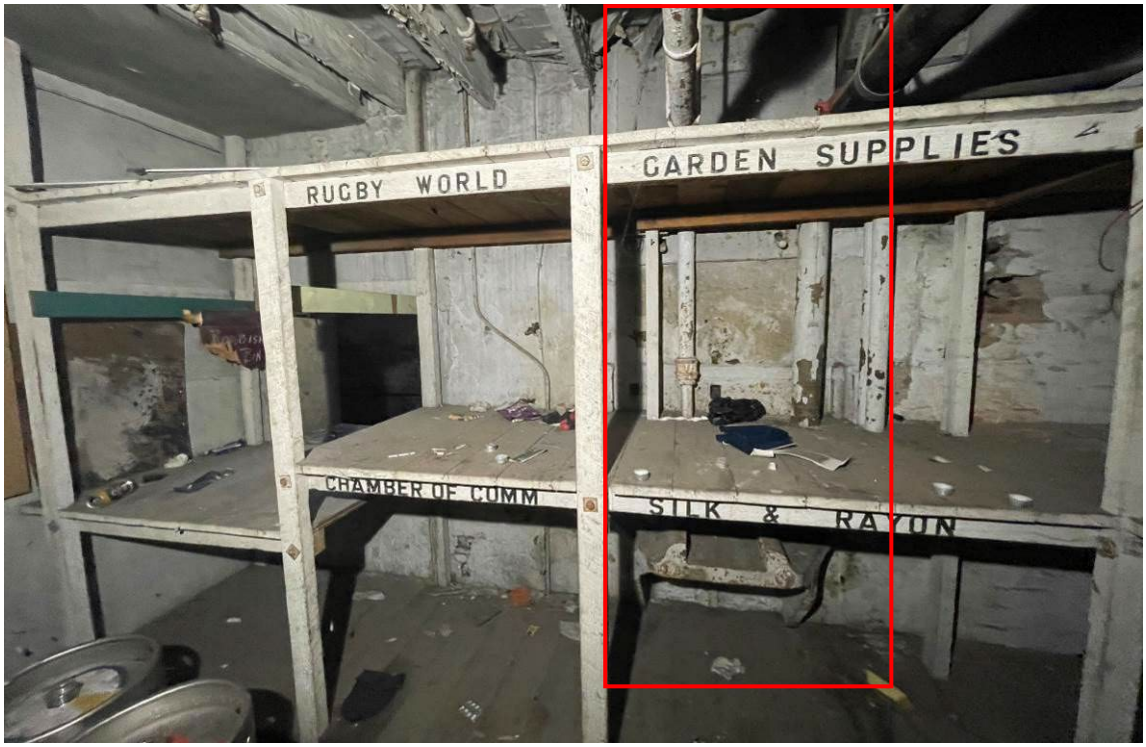


Figure 58: The 20th century racking to the store room, showing the remnants of the original 1801 mill's engine house, which was located on the opposite (south) side of this, south wall. The large iron surrounds would have carried the original steam engine's beam.

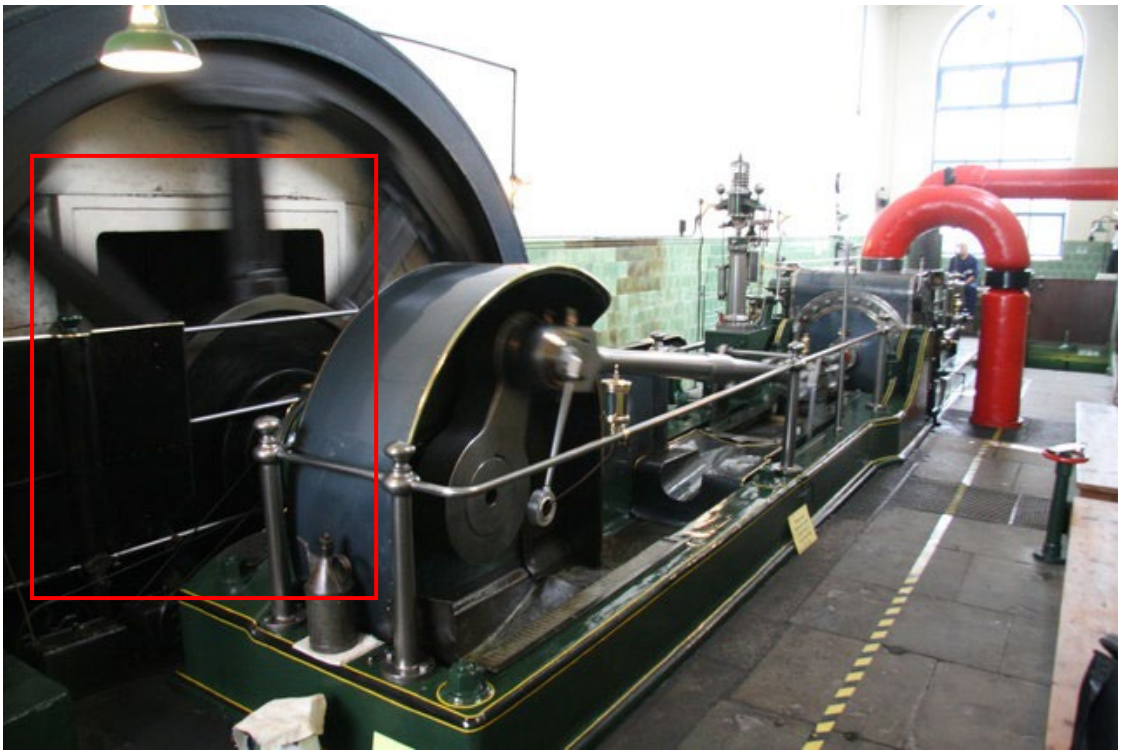


Figure 59: An example of a working steam engine powering Queen Street Mill in Burnley, showing a similar cast iron opening (Source: Geograph)





Figure 60 & 61: The ground floor level of the early stone and brick spiral staircase, which linked all floor levels of the mill.

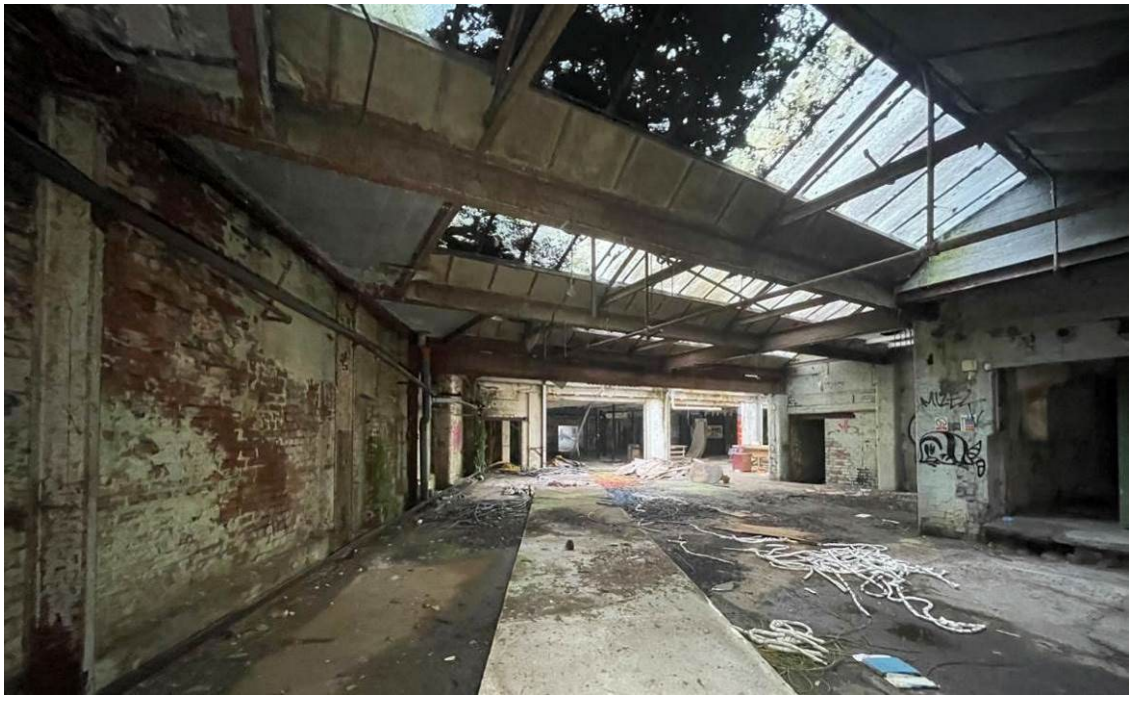


Figure 62: Looking north-east along the original Grade II listed 1840s railway viaduct structure (left), showing the reconstructed c1940s glazed roof.



Figure 63: A 19th century panelled doors within one of the railway arches which will have originally led into Percy Brothers' paper store.

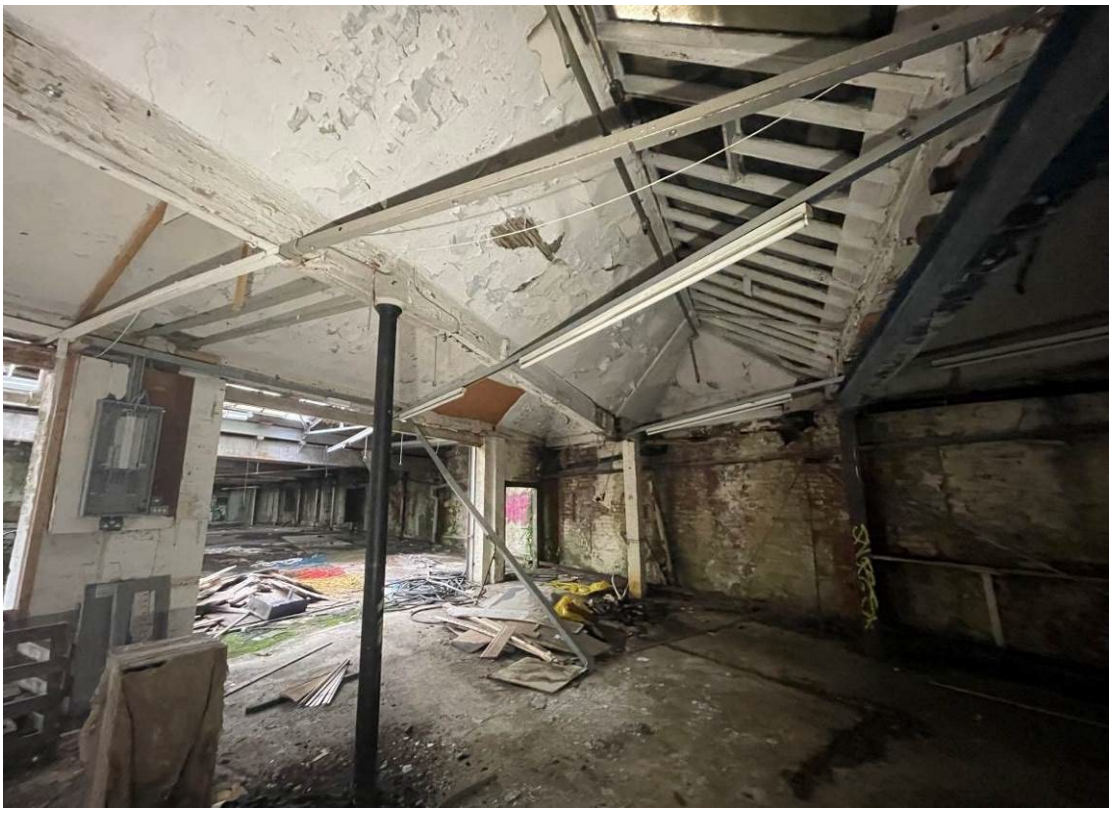


Figure 64: Looking north-west across the eastern part of the c1860s shed, showing the narrow cast iron columns and north-light roofs.



Figure 65: Looking south along the original external east elevation of the 1801 mill (right), and c1860s shed (left). The area to the centre was originally Kenyan Street and now contains a c1950 glazed roof.

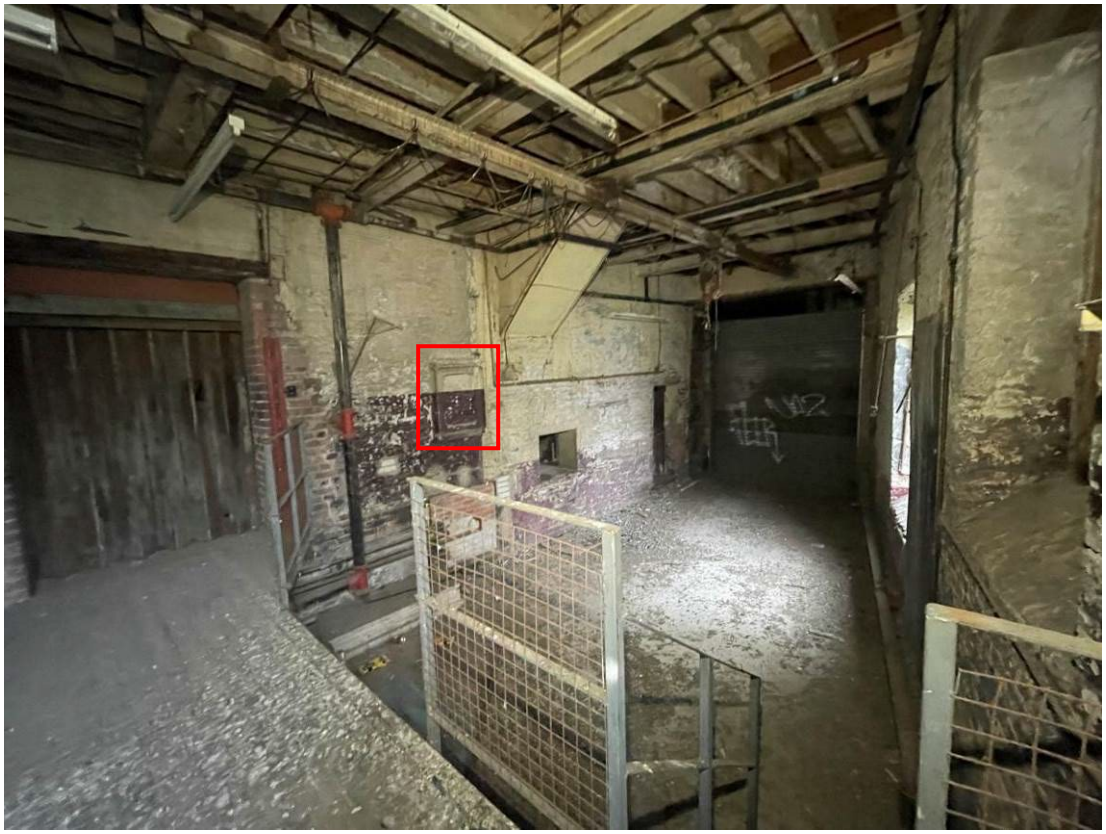


Figure 66: The c1882 curved wing, showing the 1801 mill (left, and River Medlock to the other side of the right elevation. When originally constructed, this was the location of the mill's engine house – part of the original cast iron wall opening for the beam engine can be seen highlighted **(see Figure 57 above**).

5.4 First floor

The first floor level was converted for office use in the early-20th century by the Percy Brothers and is thus more compartmentalised than the ground floor level. To the south-east corner is the original Percy Brother's office entrance and c1970s veneer panelled 'visitors' staircase down to the entrance in the curved brick wall on Cambridge Road.

The first floor of the c1882 curved wing follows the pattern established above with cast-iron and timber principals, plain painted brickwork walls and original windows.



Figure 67: Looking south along the central corridor showing the inserted offices.



Figure 68: An example of an early 1900s partitioned office.



Figure 69: Example of mid-20th century inserted strengthening.

5.5 Second floor

The second floor of both the 1801 block and the c1882 curved wing follows the same general planform as seen in the other floor levels, using cast iron columns, timber principals, mix of 1880s and later windows, whitewashed brickwork and timber floors.

Within the c1882 wing there is further structural-strengthening steelwork intervention as elsewhere. The second floor of the 1801 building also contains an example of early 1900s valve machinery which appears to relate to an early heating system serving the building (**Figure 74**).



Figure 70: Looking west along the c1882 curved wing.

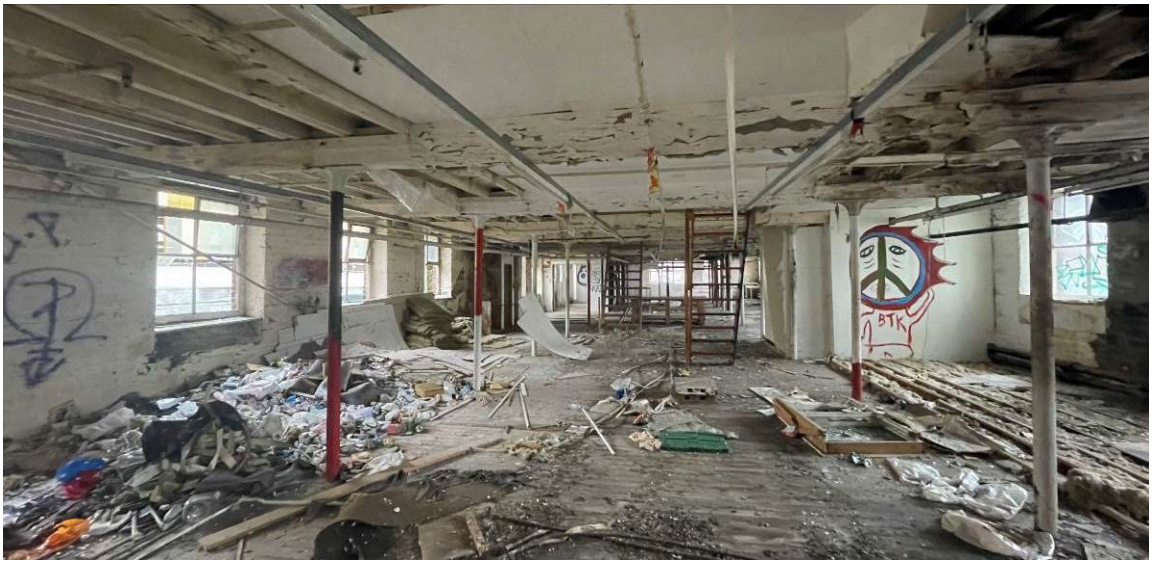


Figure 71: Looking north along the length of the 1801 building.



Figure 72: Looking north at the northern end of the floor, showing the large, early-1900s inserted gable windows and opening in ceiling allowing for printing machinery to be placed and illuminated.

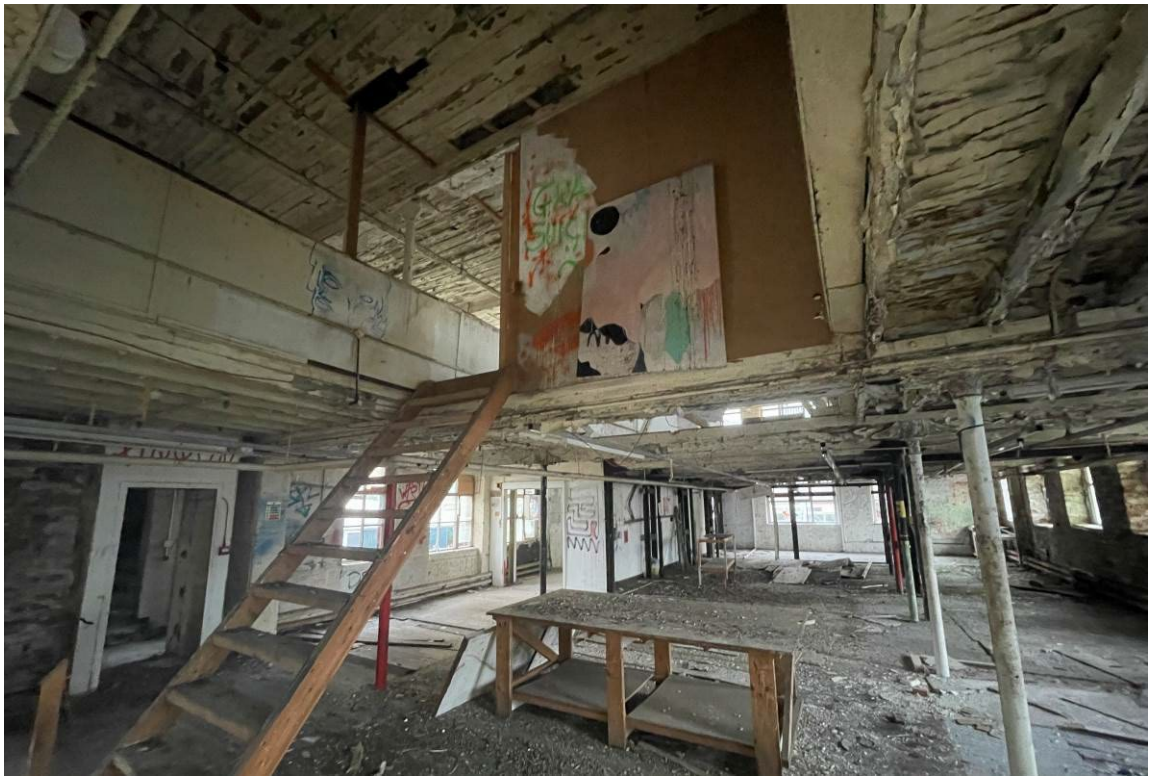


Figure 73: Looking north from the centre of the floor, showing the early-1900s joining of the second and third floor levels.



Figure 74: remnants of early heating system to the 1801 block.

5.6 Third floor

Within the 1801 block, the planform and design is largely similar to that seen at the lower floor levels, with cast iron columns supporting timber principals and timber floorboards above, painted brick walls and replacement 1880s windows.

To the centre is the upper part of the early-20th century void with supporting steelwork descending to second floor level, inserted to contain the printing machinery to form the composing room for Percy Brothers. (**Figure 75**).



Figure 75: Looking south-west from the northern end of the floor, showing the early-1900s inserted floor opening to the composing room.





Figure 76 & 77: An unusual example of a surviving 1801 mill worker's latrine. Originally each floor level had a single latrine for workers, all housed in a narrow, projecting tower structure to the north-west corner of the 1801 mill. This example retains its original, wide timber plank door, roof structure and early paint finishes.

5.7 Fourth floor

The fourth floor level extends into the exposed roof structure in both the original 1801 block and curved c1882 wing.

Within the 1801 block (**Figures 78-82**) the structure is seen to be of very substantial triangular timber trusses with wrought iron connections and some later strengthening steelwork. The roof covering itself has been under-boarded in timber, probably during the early 20th century.

Notches to the principal beams (**Figure 78)** confirm that the roof space was formerly boarded and once formed a further fifth, attic floor. The same photograph shows a single carpenter's mark on the southernmost truss of the roof structure.

During Percey Brothers' occupation of the building, this floor level was used as the staff canteen, private directors' dining room and a mess room.



Figure 78: detail of part of southernmost roof truss to fourth floor of 1801 block showing carpenter's mark and notches to allow insertion of a fifth floor within the roof-space.



Figure 78a: A view looking through the 1801 roof timbers.



Figure 79: Looking south, showing the modern stud partitions.



Figure 80: The northern end of the floor, showing the use of a much more slender form of cast iron column, which is likely to be original.



Figure 81: Looking north from the southern end of the 1801 building, showing the slender cast iron columns,



Figure 82: Looking east across the southern, curved c1882 wing, showing the original sawtooth roof.

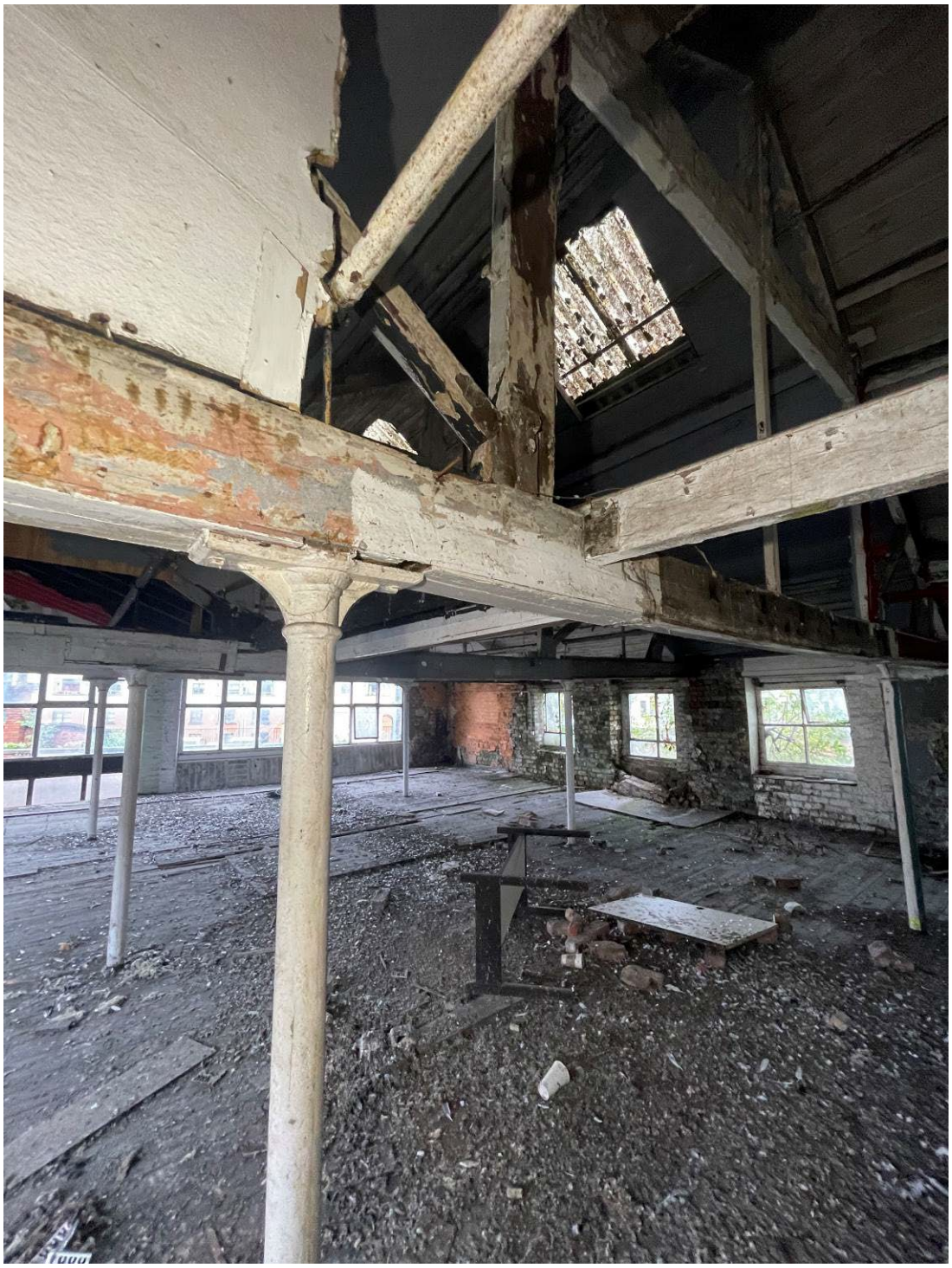


Figure 83: A view of one of the original c1801 cast iron columns, supporting the substantial timber roof structure to the northern end of the floor.

5.8 Basement

The basement level would have originally been at ground level to the west, where the mill's yard would have been located between the mill and the river. During the c1880s this external area was covered with the current shed. A number of original, slender cast iron columns survive within the basement level of the 1801 building, and an interesting feature is a single cast-iron column designed with a large loop to its top, which would have allowed for the machinery shaft to pass through it **(Figure 85**).

Within the basement area, a key feature of interest is a series of substantial stone blocks at the base of the principal chimney which date to at least the construction of the mill in 1801, but possibly dates to the original 18th century mill. (**Figure 84**).

To the northern end of the 1880s shed is a short staircase which leads up to the higher, ground level of the north shed, and is located against the original latrine tower structure.



Figure 84: Detail of the interior of the basement level showing large stone block sections at the base of the original steam engine chimney.



Figure 85: Detail of the interior of the basement level showing a single cast iron column designed with an adaptation to carry moving machinery. Note the slender design of the original c1801 columns at this level.



Figure 86: Looking south through the basement level of the 1801 mill, showing some of the original 1801 cast iron columns. Compared to other columns throughout the building, these are very slender with simple mouldings to their heads.

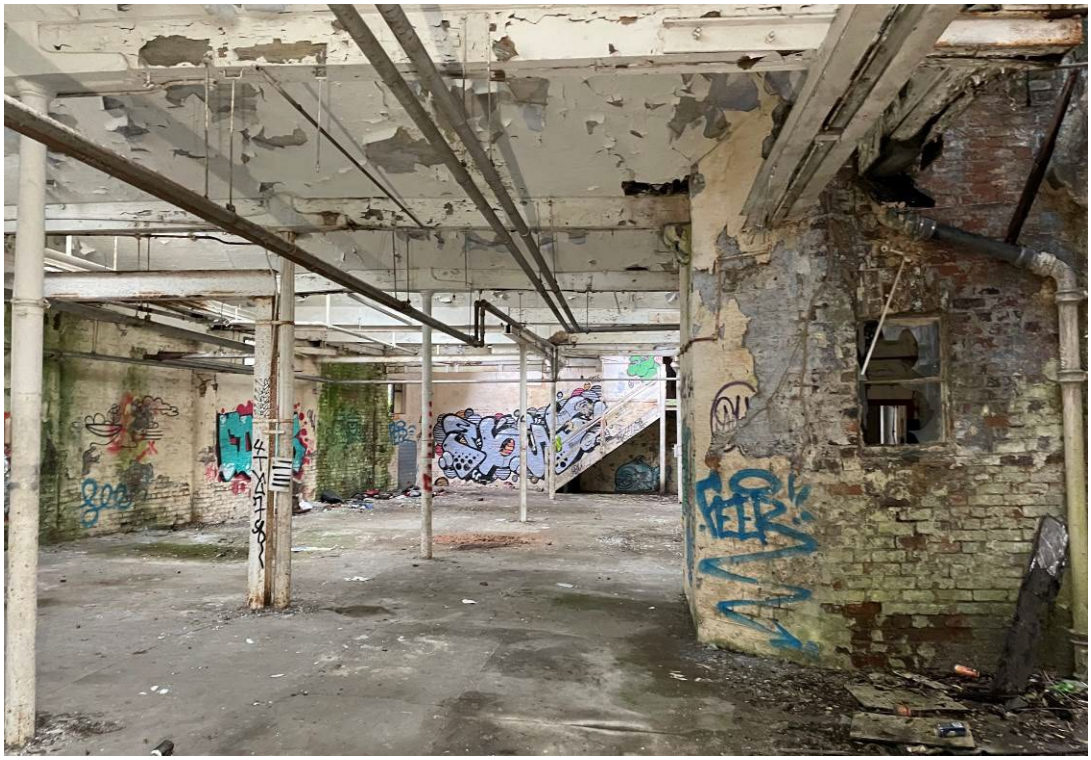


Figure 87: Looking north along the original western elevation and staircase tower of the 1801 mill (right). The shed structure was constructed over the original external mill yard in the c1880s.



Figure 88: Looking east at the central part of the original lower ground/basement floor level of the 1801 building, which was originally external.



Figure 89: An original 1900s steam driven lathe in the basement area.

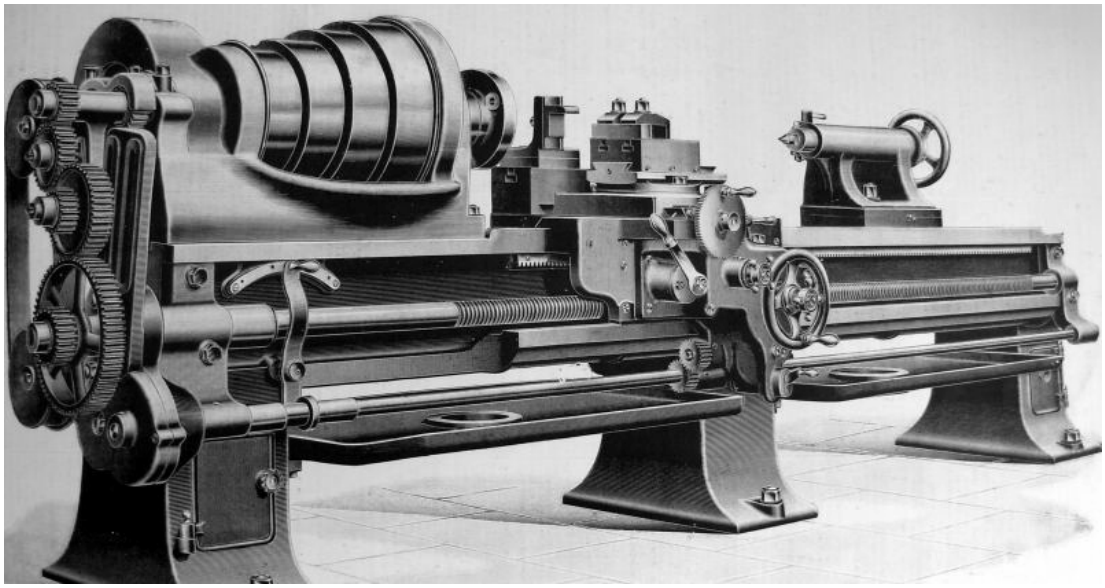


Figure 90: A drawing of the same c1902 Darling and Sellers lathe (Source: Gracesguide)

5.9 Staircases

There are three principal staircases within the building, namely the early, external tower staircase to the 1801 mill to the middle of the west elevation, the internal timber 1930s staircase enclosed within the c18802 wing to the south-west, and the 1950s staircase to the south-east.

The post 1801 tower staircase is of interest (**Figures 91-4**) as an extremely simple staircase structure which is largely unchanged since its construction. It comprises a plain brick outer skin with chamfered walls, stone treads, a solid brick core and a primitive roof structure comprising timber rafters and battens with slate roof coverings.



Figure 91: detail of the early 1800s staircase showing stone treads and solid brick external and core walls.



Figure 92: Basement level of the early 1800s staircase

The 1930s staircase (**Figures 95**) is a simple structure that will have been constructed to give better access to the printing press as an alternative to the early 1800s staircase. Due to the differing floor levels between the 1801 and 1880s buildings, the staircase is an awkward design, which attempts to accommodate these levels.

The staircase replaced an *ad hoc* arrangement that differed at each floor level, with some levels containing a simple level link between the two buildings, some with a short staircase to accommodate the floor level change, and some with no access at all.

The 1950s staircase (**Figures 97**) is an entirely utilitarian brick and reinforced concrete structure, constructed against the eastern elevation of the original mill.



Figure 93: The ground floor level of the early staircase.



Figure 94: The original exposed roof structure of the early staircase.

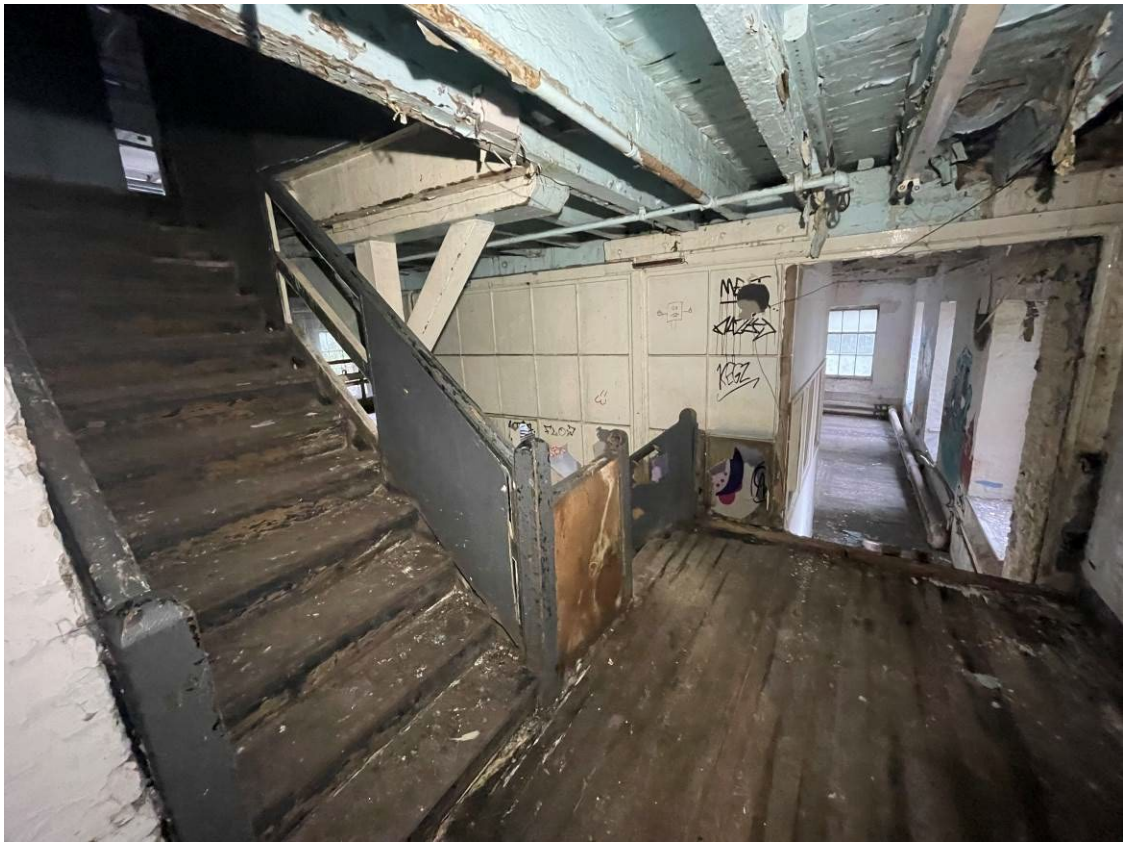


Figure 95: The 1930s staircase, showing the different floor levels.

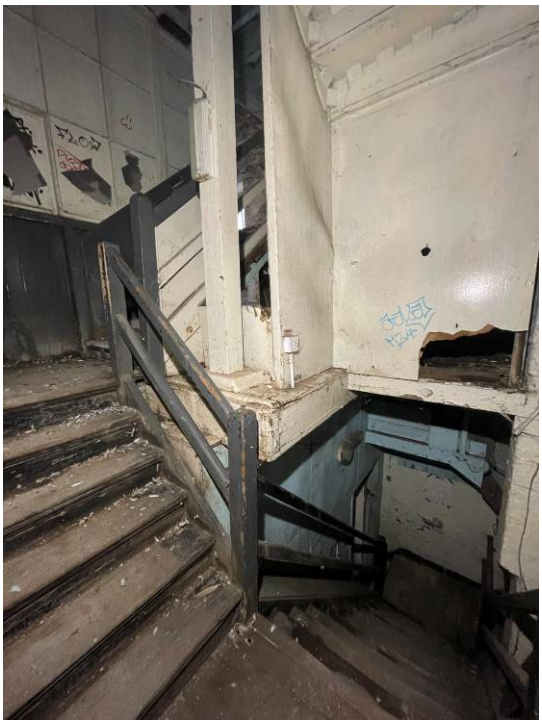


Figure 96: The 1930s staircase.



Figure 97: The 1950s staircase.

6 SIGNIFICANCE APPRAISAL

6.1 Introduction

The purpose of the significance appraisal is to use recognised criteria to assess the relative heritage significance of Hotspur House in in line with its planning status as a non-designated heritage asset (NDHA), and to also determine the contribution of settings to the significance of surrounding designated heritage assets that have the potential to be impacted by the Proposed Development of the Site.

The existing Site will also be assessed with regard to the contribution the Site makes to the ability to understand and appreciate the heritage significance of any surrounding Listed Buildings and Conservation Areas.

6.2 Methodology

Criteria have been established to appraise a building's significance. Statutory criteria, as set out in the 'Principles of Selection for Listing Buildings', DCMS, 2018, provides a list of principles for assessing significance based on architectural and historic interest, age and rarity, aesthetic merits, selectivity and national interest.

The assessment of significance accords with the requirements of the NPPF and uses Historic England's methodology outlined in its 2019 document, *"Statements of Heritage Significance".* Historic England's *"Conservation Principles Policies and Guidance"* 2008 and the revised guidance on *"Setting of Heritage Assets*" (as reissued in Dec. 2017) have also been acknowledged as part of the following assessment.

Consequently, the significance of a heritage asset is determined by an analysis of the relevant aspects of the following:

- ***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.

The analysis of the significance allows for an assessment of the current integrity and authenticity of the Site and its contribution to the settings of nearby designated heritage assets. The focus is on providing necessary and proportionate amount of information based on the perceived level of heritage significance (refer to **Table 2, below** for full definitions of heritage significance as defined in this present report and **Table 6, Appendix I**).

Table 2: Definition of significance terms used in this Heritage Statement
High heritage significance relates to those components deemed to be of special interest. They are important to the understanding of the Site's design concept and play a considerable role in reflecting their archaeological, architectural, artistic or historic interest.
Medium heritage significance relates to those components deemed to be of some interest. They will make a modest contribution to the understanding of Site's design concept and play a minor role in reflecting their archaeological, architectural, artistic or historic interest.
Low heritage significance relates to those components deemed to be of more modest interest. They make a relatively insignificant contribution to the understanding of the architectural design concept and retain a slight role in revealing the building's evidential historic aesthetic or communal values.
No significance /Detrimental features and elements that do not contain any special interest. These can *detract from the significance* of the building and maybe evidence of poor craftsmanship or ad-hoc refurbishments.
Unknown heritage significance features or components where the relative importance or interest requires determination by further investigation.

6.3 The Site - Hotspur House

Hotspur House is recorded as the second-oldest surviving, non-fireproof mill in Manchester and Salford (after the Grade II* listed Murray's Mills of 1798-1806) in the publication report of the 1985 Greater Manchester Textile Mills Survey, published in 1992 as *'Cotton Mills in Greater Manchester'* by Mike Williams with D. A. Farnie. The assessment concluded that *"large non-fireproof and fire-resistant mills are now rarely found intact in Greater Manchester. The best examples in Manchester itself are Medlock Mill and the much later Murray's Mills complex"*.

The earliest, 1801 part, of the former Medlock Mills building broadly retains its original plan-form (although this is obscured by some areas of later partitioning) as well as some fittings such as heavy timber floors, original, slender cast iron columns and the original timber roof structure. Although extensive alterations have taken place throughout the life of the building, these have not fundamentally impacted on the appreciation of the building's main 1801 mill fabric, which remains intact to a certain degree and is easily understood and appreciated as being an early example of a riverside textile mill.

Hotspur House also forms a surviving component of the historic range of (otherwise listed) cotton mills on Cambridge Street and Hulme Street. This listed group is recorded as being a *"hugely important cluster"* in the Manchester section of the 2017 'Greater Manchester Textile Mills Survey' (page 21), with Medlock Mills noted as being, *"in poor condition and requiring significant investment to avoid further deterioration"*.

Although Hotspur House has undergone alterations throughout its history, a number of these more detrimental/low significance alterations are considered to be largely reversible, therefore the building is deemed to **yield sufficient local historic interest to be considered as a 'non-designated heritage asset'** when assessed against the recognised Historic England Criteria.

Hotspur House was assessed by Historic England for listing in 2019. Following HE's assessment of the Site on the 25th February 2019 they refused listing for the following reasons:

- *"Medlock Mill, a textile mill of approximately 1805 with extensions of the 1880s and later alterations, is not recommended for listing for the following principal reasons:*
- ***Degree of architectural interest:** although it dates from the first decade of the C19, and is rare for its surviving non-fireproof construction, the extent of alteration diminishes its interest as an example of the period and type.*
- ***Degree of historic interest:** its association with the pre-eminent textile manufacturing concern Rylands and Company is not strong enough or apparent in the building;*
- *Its use by Rylands for making clothing was not influential on the industry and this was not the main centre of that activity, which is also not manifest in the surviving fabric.*
- ***Group value:** the mill's contribution to the Chorlton on Medlock group of mills is relatively peripheral."*

6.4 Listed Buildings – Contribution of setting to significance

The heritage assets which have the potential to be impacted by proposed redevelopment of the Site have been identified in **Section 2.2**. The contribution of setting to the significance of these heritage assets will be explored in **Table 3, below**.

The scope of potential impact upon heritage assets can involve impacts upon their setting as well as any physical impact. The importance of 'setting' lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.

Therefore, it is the *contribution of setting to the significance of the heritage asset* which should be established at this stage in the process. For these purposes, the contribution of setting to the significance of any given heritage asset is considered to be either **high, medium, low, negligible, or neutral** (refer to **Table 2** above for complete definitions).

Table 3: Contribution of setting to significance of identified listed buildings			
Map Reference on Figure 4	**Name and Grade**	**Summary of architectural and historic interest from list description**	**Contribution of setting to significance and relationship to the Site**
A	Former Cotton Mill On West Side Of Junction With Cambridge Street (Mackintosh Mill) Grade II	Cotton spinning mill, now apartments. Probably early C19; altered. Red brick in English garden wall bond, with some sandstone dressings, slate roof. L-plan formed by long range on east-west axis with south-west wing. Six storeys, 17 windows, all small and segmental-headed, with altered glazing; parapet to right-hand half. 5-window wing in similar style. Adapted in the mid C19 for production of rubberised cloth by Mackintosh rubber processing works.	The large site of Mackintosh Mill is bound by Cambridge Street, Hulme Street, and the River Medlock. The principal elevation of the building faces Cambridge Street and as such this streetscape forms the most significant element of the building's setting. Due to the close proximity of the building to the Site it can be seen in conjunction with the listed building from many locations. The contribution of the setting to the building's significance comes primarily from its group value alongside the adjacent listed mills. The overall contribution of the setting to significance of the heritage asset is considered to therefore be **medium**. Due to the close proximity of Hotspur House, the Site makes a **low contribution** to the appreciation and understanding of the listed mill as part of a grouping of 19th century former mills.
B	Mill Chimney Stack On West Side Of Junction With Cambridge Street Grade II	Detached chimney stack to cotton mill. Probably early C19. Brown brick in English garden wall bond. Octagonal, tapering in the height, finished with stone cornice; 3 metal straps near the top (full-height ladder attached to west side at time of survey 1989). History: said to have been built for Chorlton New Mill (on opposite side of Cambridge Street), and connected to it by underground flue.	The mill stack is bound by Hulme Street and is adjacent to Mackintosh Mill with its adjoining boiler house fronting Cambridge Street. The stack itself fronts Hulme Street and is a prominent feature of the area. Its Hulme Street elevation is visible in more wide-ranging views from many parts of the surrounding area. The significance of the stack's setting comes from its group value alongside the adjacent listed mills. The overall contribution of the setting to significance of the heritage asset is considered to be **high**. Due to the distance and orientation of the stack to the Site, Hotspur House makes **no contribution** to the appreciation and understanding of the listed stack.
C	Chorlton New Mill and Attached Chimney Grade II	Cotton spinning mill, now residential apartments built in 1814, 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 further extended in 1845, with chimney dated 1853. Red brick with slate	Chorlton New Mills is bound by Cambridge Street and Hulme Street. The building is appreciated and understood as forming part of the streetscape of Cambridge and Hulme Street. Due to the nature of the surrounding urban form, the setting of the building is

Table 3: Contribution of setting to significance of identified listed buildings			
Map Reference on Figure 4	**Name and Grade**	**Summary of architectural and historic interest from list description**	**Contribution of setting to significance and relationship to the Site**
		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.	confined to the streetscape that it forms part of on Hulme Street. Its Cambridge Street elevation has more wide ranging views from many parts of the surrounding area. The contribution of setting to significance of the building comes from its group value alongside the adjacent listed mills, and its dominance within the streetscape. The overall contribution of the setting to significance of the heritage asset is considered to therefore be **high**. Hotspur House makes a **negligible contribution** to the appreciation or understanding of the listed mill complex, due to the Site being only glimpsed within the immediate setting of the mill.
D	Chorlton Old Mill Grade II	Cotton spinning mill, now student accommodation. The earliest mill on the site was built in 1795, considerably extended c1810, and then largely rebuilt in 1866. Brick with slate roof. 6 storeys over basement, 14x8 bays, each with rectangular window with flat arched head. Panelled corner pilasters. Former shallow wings to each side to rear. Interior construction is cast iron columns and beams carrying transverse brick arches (some columns encased in steel), and with 3 bays of cast iron arch braced roof trusses.	Chorlton Old Mill is bound by Cambridge and Hulme Street with its main elevation being located on the former. The building has a prominent position on the junction of the two streets. The contribution of setting to the significances of the building is mostly appreciated from the junction of the two streets, where its setting can be appreciated as part of the wider group of similar listed mills. The overall contribution of the setting to significance of the heritage asset is considered to be **high**. Hotspur House makes **no contribution** to the appreciation or understanding of the listed mill, due to the distance and orientation of the Site to the mill.

Table 3: Contribution of setting to significance of identified listed buildings			
Map Reference on Figure 4	**Name and Grade**	**Summary of architectural and historic interest from list description**	**Contribution of setting to significance and relationship to the Site**
E	Mill On North East Corner Of Junction With Chester Street (Cambridge Mill) Grade II	Cotton spinning mill, now apartments, early C19, Brown brick in Flemish bond with some sandstone dressings. Five storeys with basement and attic, 13 windows to Cambridge Street; square stair-turret attached between 8th and 9th windows, with doorway at its base; doorway inserted in 10th bay; segmental-headed windows with arched brick heads, all with altered glazing. Coped parapet. Five-window gable end to Chester Street has central doorway, similar windows including one at attic level. Construction is probably of fireproof type.	This former mill fronts Chester Street with its second return on Cambridge Street. Due to the nature of the surrounding urban form, the understanding and appreciation of the setting of the building is confined to the streetscapes that it forms part of, where its setting can be appreciated as part of the wider group of similar listed mills. The overall contribution of the setting to significance of the heritage asset is considered to be **medium**. Due to the distance and orientation of the mill to the Site, Hotspur House makes **no contribution** to the appreciation and understanding of the listed stack.
F	Manchester Oxford Road Station (Including Platform Structures) Grade II	Railway station building and platform structures, 1958-60, by Max Clendinning of British Railways' Midland Region with Hugh Tottenham of the Timber Development Association. Laminated-timber structure of three conoid shells, with hardwood strip ceilings to the shell roofs and canopies. Single-storey.	Oxford Road Station holds an elevated position to meet the line of the tracks from the Grade II listed viaduct. Its entrance is on Whitworth Street West at the junction with Oxford Street. Due to the nature of the surrounding urban form, the understanding and appreciation of the setting of the building is confined to the immediate station forecourt that it forms part of, and the station platforms where elevated views of Hotspur House and its Edwardian external signage can be appreciated. The overall contribution of the setting to significance of the heritage asset is considered to be **low**. Hotspur House is glimpsed from the platforms but makes **no contribution** to the appreciation or understanding of the listed station complex.
G	The Ritz Dance Hall Grade II	Dance hall of 1927, altered. Brick with white glazed terracotta facade. Rectangular plan at right-angles to street. Free C20 classical style. Two storeys, 1:7:1 bays, symmetrical; with plinth, channelled rustication to ground floor, horizontal canopy over ground floor suspended on tie-rods (and now with C20 fascia), pilastered upper floor, cornice and stepped parapet. The ground floor has a wide central entrance with a range of C20 doors, and 3 small windows to the outer bays (all either blocked or blind).	The Ritz Dance Hall is bound by Whitworth Street West and the Rochdale Canal. Due to the nature of the surrounding urban form, the understanding and appreciation of the setting of the building is confined to the immediate street that it forms part of. Hotspur House makes an imperceptible contribution to the significance of the heritage asset. The overall contribution of the setting to significance of the heritage asset is

Table 3: Contribution of setting to significance of identified listed buildings			
Map Reference on Figure 4	**Name and Grade**	**Summary of architectural and historic interest from list description**	**Contribution of setting to significance and relationship to the Site**
			considered to be **low**. Due to the distance and orientation of the dance hall to the Site, Hotspur House makes **no contribution** to the appreciation and understanding of the listed building.
H	Manchester South Junction And Altrincham Railway Viaduct Grade II	Railway viaduct for the Manchester South Junction & Altrincham Railway Company, 1846-9, constructed by David Bellhouse Jnr. Red brick with some small sections of blue brick, sandstone dressings and cast-iron bridges.	This structure spans a great length and is a constant feature in the area, forming the background to many local streetscapes. The viaduct is mainly bound by Whitworth Street West in this area. The significance of its setting is varied as it is in many parts built up against and hidden from view from other areas. The viaduct and bridge enclose the Hotspur House site to the north. It is physically abutted to the single-storey former storage/weaving sheds of the Hotspur House building group. The overall contribution of the setting to significance of the heritage asset is considered to be **medium**. Due to the close proximity, and the glimpsed views of the Site from beneath the railway viaduct bridge, Hotspur House makes a **low/medium contribution** to the appreciation and understanding of the listed bridge.
L	Peveril Of The Peak Public House Grade II	Public house. c1820, remodelled internally and externally c1900. Brick with cladding of coloured faience tiles. Welsh slate roof. Ridge stacks. 2 low storeys under shallow hipped roof. Narrow west facade with one doorway and window, long north and south facades. Dark green tiled plinth, yellow-green tiles, both plain and embossed, to ground floor, and plain yellow tiles to first floor.	The public house forms a domestic-scaled building, which forms a juxtaposition with all surrounding, tall former warehouses and apartment buildings. The building's highly decorative external tiling forms its principal character, and this can be appreciated and fully viewed when looking north/north-east at the building from Great Bridgewater Street. The overall contribution of the setting to significance of the heritage asset is considered to be **medium**. Hotspur House makes **no contribution** to the appreciation and understanding of the listed building.
M	Chepstow House	Shipping warehouse, 1874, by Speakman, Son and Hickson, for textile merchant Sam Mendel – now apartments; altered. Red brick with sandstone dressings, slate	Chepstow House forms a large, robust and highly decorative former 19th century warehouse. Its scale and height makes it

Table 3: Contribution of setting to significance of identified listed buildings			
Map Reference on Figure 4	**Name and Grade**	**Summary of architectural and historic interest from list description**	**Contribution of setting to significance and relationship to the Site**
	Grade II	roof. Irregular plan on island site between Chepstow Street, Great Bridgewater Street and course of former Salford Junction Canal.	visible from many locations. However, its setting is best experienced from Great Bridgewater Street and Chepstow Street. The overall contribution of the setting to significance of the heritage asset is considered to be low/**medium**. Hotspur House makes **no contribution** to the appreciation and understanding of the listed building.
N	Canada House Grade II	Packing warehouse. 1909, by W and G Higginbottom. Cast-iron frame with steel truss roof, the north, south and west sides with cladding of buff glazed terracotta (roof concealed). Trapezoidal plan on island site. Art Nouveau style.	Canada House forms a highly decorative terracotta former warehouse/office building. The building's height and position allows for expansive views along Great Bridgewater Street, Chepstow Street, and Chepstow Street South, as well as when looking west into Chepstow Street and Great Bridgewater Street from Oxford Street. The building forms a group with the neighbouring Grade II* Tootal Buildings. The overall contribution of the setting to significance of the heritage asset is considered to be **medium**. Hotspur House makes **no contribution** to the appreciation and understanding of the listed building.
O	Lee House Grade II	Warehouse, forming extension to Tootal, Broadhurst and Lee building (56 Oxford Street. 1928-31, by Harry S. Fairhurst and Son; uncompleted. Steel frame clad in brown brick with bronze-framed windows and some Portland stone dressings. International style. Eight storeys over basement. Building was designed to rise to 217 feet with 17 storeys, completion prevented presumably by the Great Depression of 1929-31.	Lee House forms the last largescale building extension to the adjacent Grade II* listed Tootal Buildings. Originally planned to be 17 storeys, it was completed at 8 stories. The building is a simple and unadorned structure, of rough brick and modern windows throughout. Its setting is appreciated when looking east from Great Bridgewater Street and Chepstow Street/Chepstow Street North. The overall contribution of the setting to significance of the heritage asset is considered to be **medium**. Hotspur House makes **no contribution** to the appreciation and understanding of the listed building.

6.5 Whitworth Street Conservation Area

The existing Site is situated a short distance away from the designated area's boundary and currently makes a **neutral contribution** to its special character and appearance.

Due to the proposed height and scale of the Proposed Development, however, it is likely that that this will impact wider views from within the designated area. This visual impact is to be tested in the subsequent Visual Impact Assessment at **Sections 7.3 – 7.5**.

The Conservation Area yields **high historic and architectural/artistic interest**, as the area comprises a vast number of significant former shipping warehouses and other landmark buildings. The development of the textile industry and cotton trading within the conservation area focused on both major thoroughfares and smaller side streets and alleyways, with a mix of grand Victorian warehouses on primary and secondary routes throughout the area.

As has been demonstrated, the Whitworth Street Conservation Area is formed of a large collection of similarly aged, sized and types of buildings which form a distinctive tight grain group of buildings.

The primary character of the area is the 'canyon' like streets, which contain tall imposing warehouse buildings of a monumental scale to either side, which tower above the pavement, giving a distinctive quality which is only to be found in this part of Manchester. The tall and ornate clock tower of the Grade II* Palace Hotel is a highly important local landmark, which forms the south-west corner of the Conservation Area and visually marks the start of the city centre.

The conservation area largely retains most of its historic built form and street pattern, with the exception of the large cleared site at the junction of Princess Street and Whitworth Street, which is currently being developed, which will return the historic sense of enclosure and built form in the area.

As is commonplace with city centre conservation areas, the architectural character and materiality is varied. This is primarily due to the continuous cycles of change and redevelopment which defines the commercial focused nature of town centres.

6.6 Statement of Significance

The following section disaggregates this relative interest of the Site in line with its non-designated status. The purpose of the Statement of Significance is to define those parts of the Site which contribute to its interest, against those which detract from it, whilst putting the Site in its historic context.

- The Site does **not contain any listed buildings but is located within the setting a number of listed buildings.**
- Hotspur House was assessed for listing by Historic England for listing in 2019 and **did not meet the criteria for listing**.
- The Site is **not covered by any statutory designations** but has been **identified as a 'non-designated heritage asset'** by MCC and is thus considered to be of low heritage significance as recognised in ICOMOS guidance.
- The Site is **not within a conservation area** but is **located close to the western boundary of the Whitworth Street Conservation Area.**
- The Site is adjacent and partially attached to the Grade II listed Manchester South Junction and Altrincham Railway Viaduct and is within the setting of 15no (of which 11no. are relevant to this assessment) other listed buildings.
- As a NDHA of local interest, the Site is considered to yield **considerable architectural and artistic interest** relating to its conscious functional-design, which responded to the original needs of cotton- spinning on an awkwardly-shaped, relatively modest plot. Its response to the location on the curve of the River Medlock is a key part of its atmospheric setting, and it is the last remaining cotton mill that survives on the River Medlock in the city centre.
- As a NDHA of local interest, the Site is considered to yield **considerable historic interest** through the remaining evidence of the building being a Georgian former cotton mill dating to 1801, which includes surviving examples of the original early 19th century working conditions. These include: the steep and narrow original stone staircase, the small workers' latrines (toilets) to each floor level, the traceable, original plan-form of the building, and the later phases of construction.
- Despite being the second oldest surviving, non-fireproof cotton mills in Manchester, its subsequent use as a prolific printing press works from the early 1900s has partially diminished its overall heritage significance.
- Historic interest is also yielded from the building's connection to the renowned local manufacturer and businessman, John Rylands. The Rylands company owned and used the mill from the 1860s until the 1900s and extended the building with the addition of the current curved wing and single-storey sheds.

- As a NDHA of local interest, the Site makes a modest contribution to the formerly industrial settings of the nearby collection of important, Grade II listed mills located along Cambridge Street/Hulme Street.

As a NDHA of local interest, elements within the Site considered to yield **high heritage interest** include:

- The surviving parts of the original 1801 mill, early brick and stone staircase, remains of original mill chimney.
- The c1903 freestanding Percy Bothers Ltd signage on the exterior of the building is a highly unusual survival of high significance, as is illustrates continuous ownership and use of the building by this company for such an extended period.

Elements within the Site considered to yield **medium heritage interest** include:

- The c1882 curved wing.
- The blind brick palisade wall to the main external entrances at ground floor level.

Elements within the Site considered to yield **low heritage interest** include:

- The ground floor shed structures.
- Early surviving panelled partitions forming offices.
- Examples of 1950s alterations, such as toilets and fire escape to the east
- 1930s timber staircase.

Elements within the Site considered to yield **no/detrimental heritage interest** include:

- Modern, mid-to-late-20th century partitioning and areas of brick infill.

6.7 Significance plans

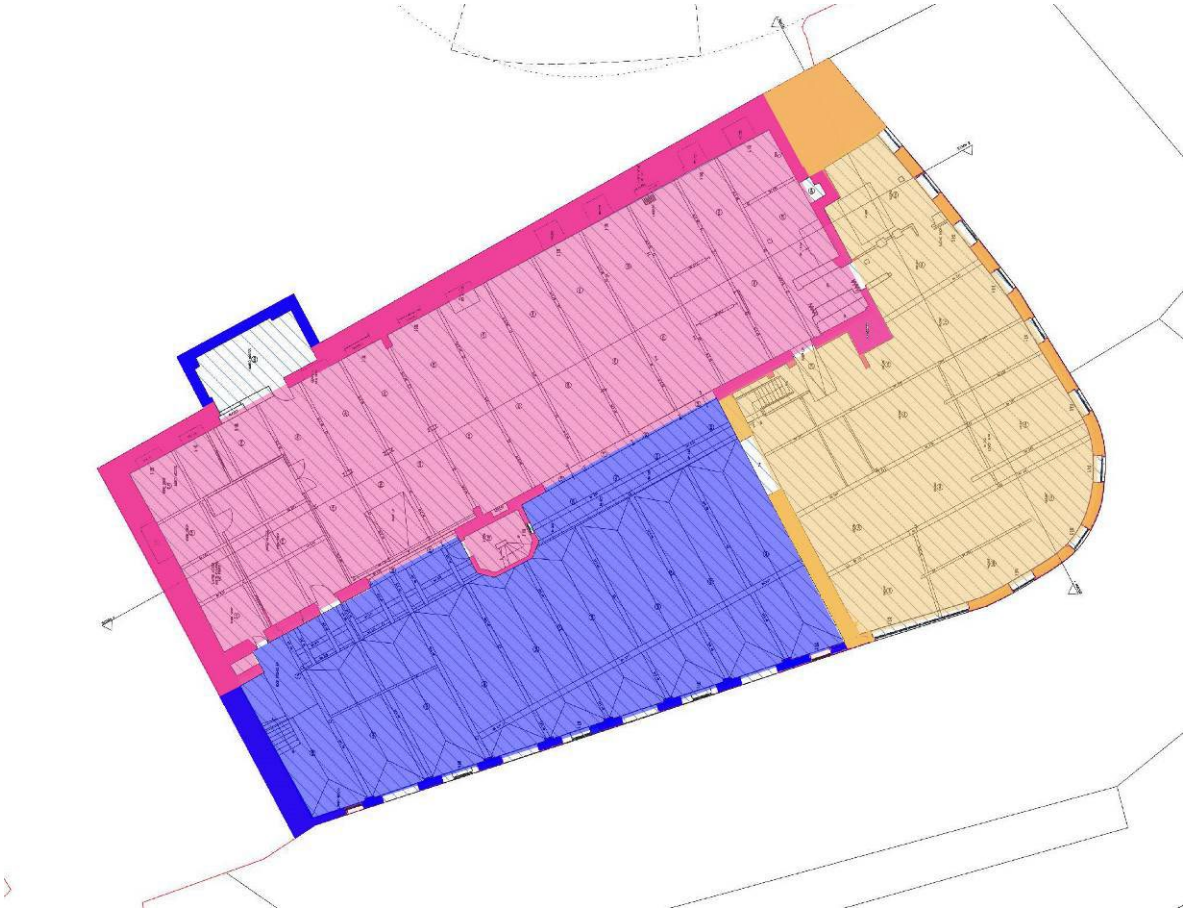


Figure 98: Basement significance plan

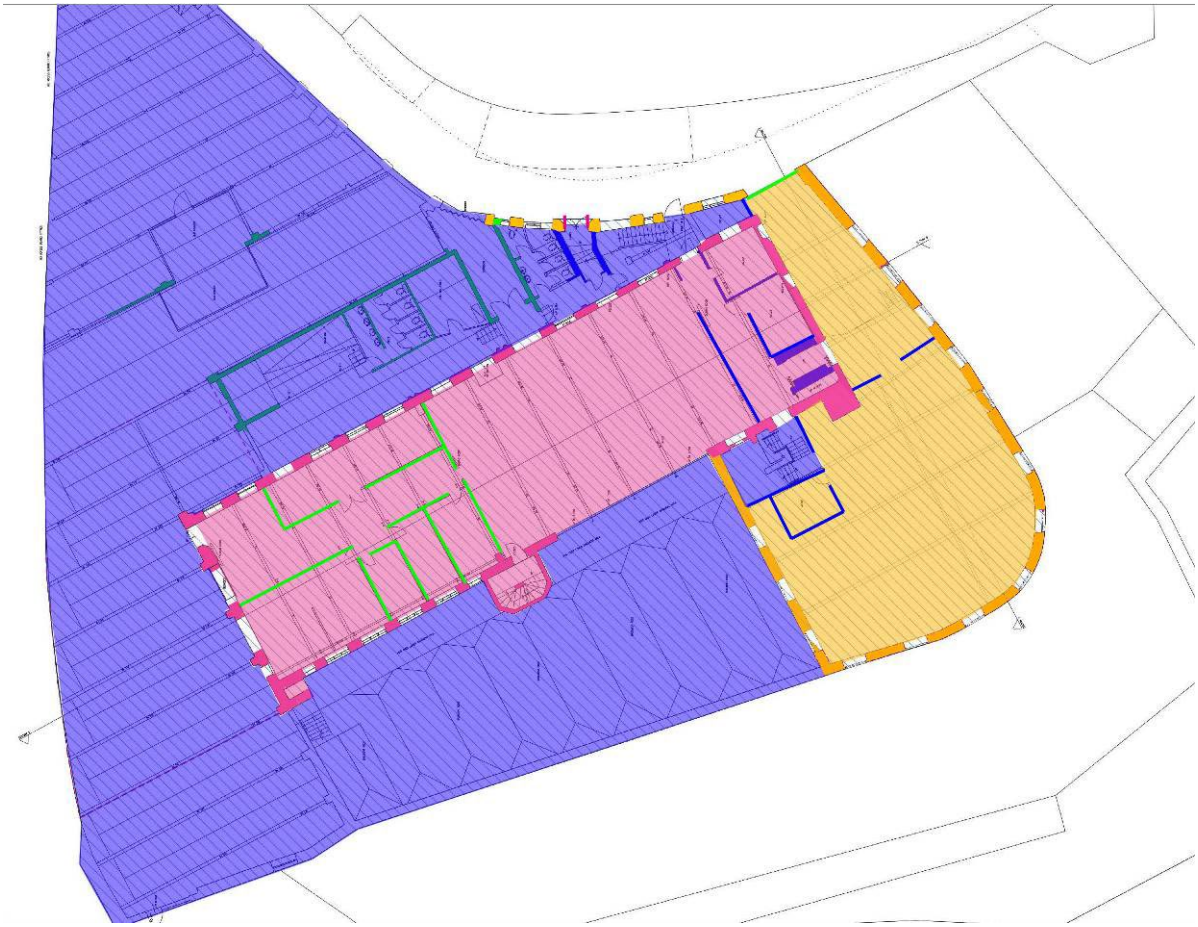


Figure 99: Ground floor significance plan

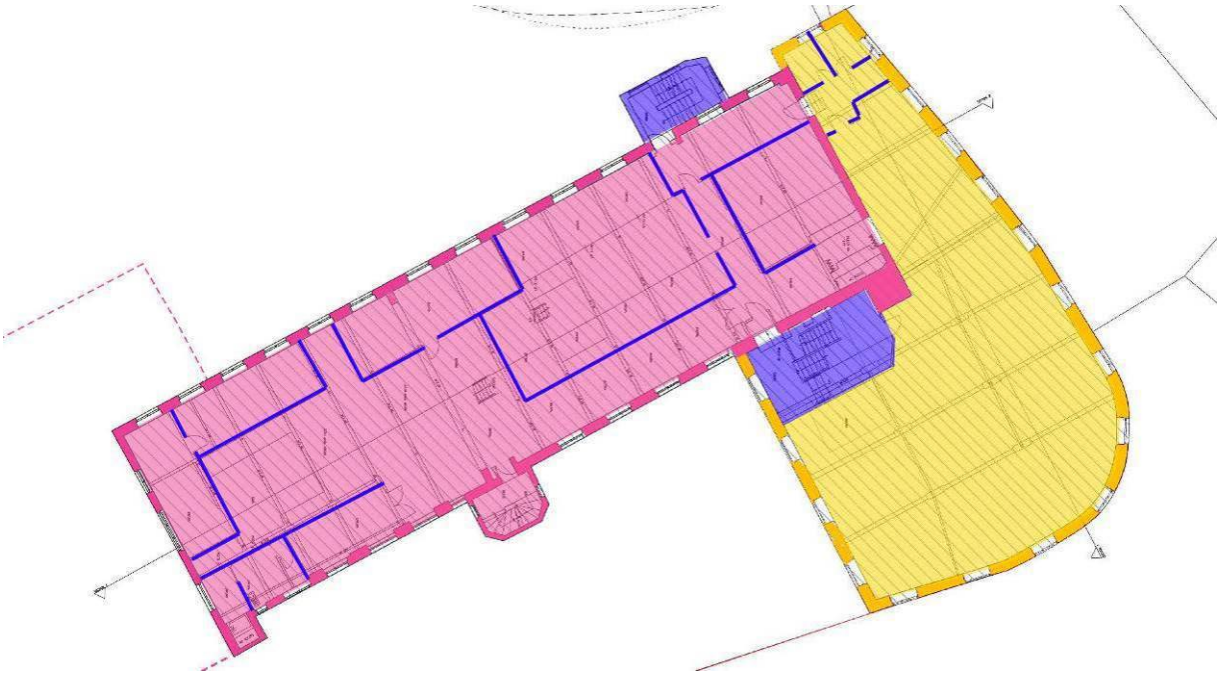


Figure 100: First floor significance plan

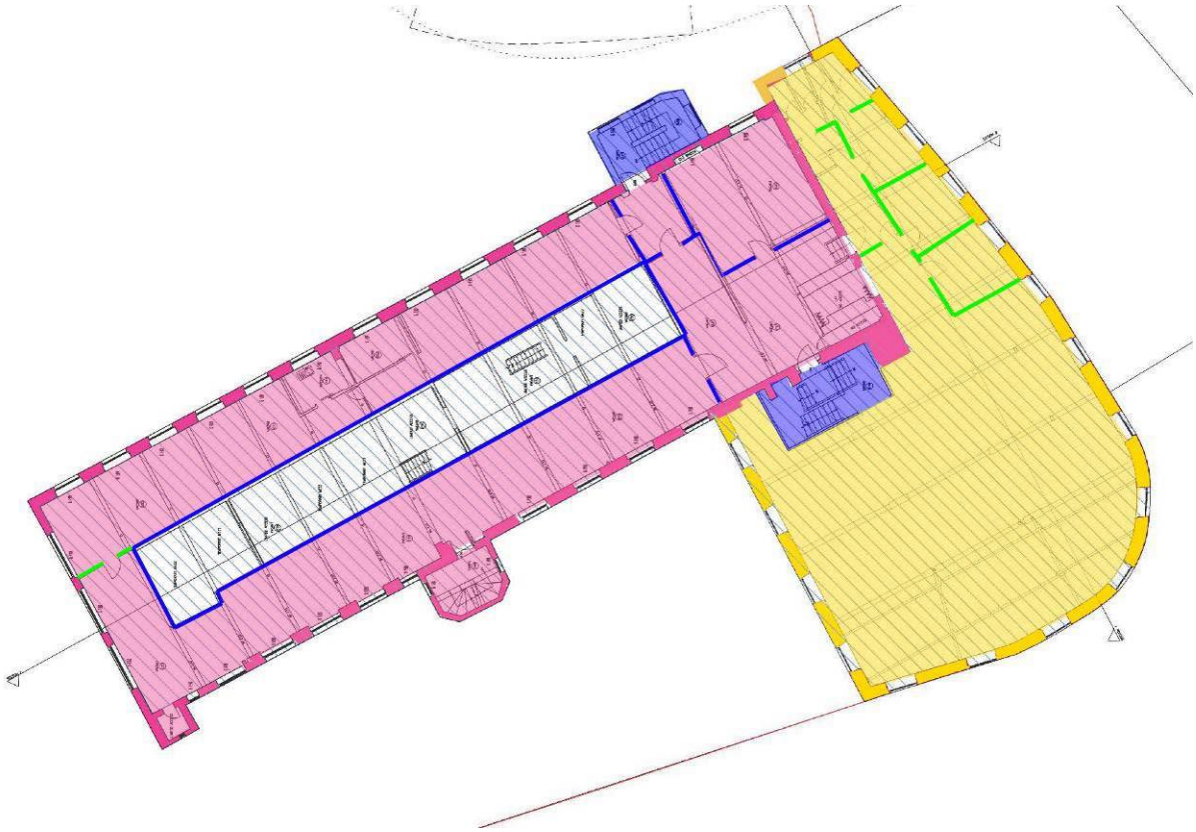


Figure 101: Second floor significance plan

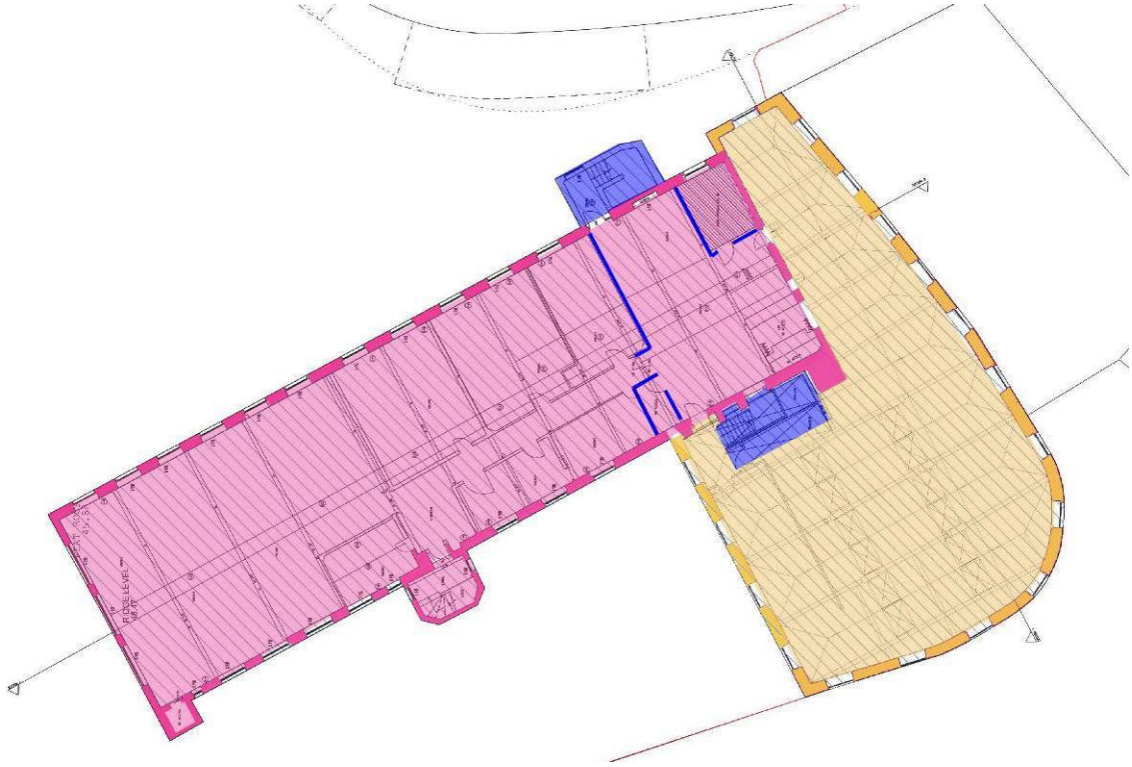


Figure 102: Third floor significance plan

7 HERITAGE IMPACT ASSESSMENT

7.1 Measuring heritage impact

In the interests of proportionality, and recognising the **low heritage status of the Site**, this impact assessment provides a narrative description of the proposed works and the direct and indirect impacts of these works on the heritage interest of the Site and on the settings of identified surrounding heritage assets.

This assessment of the potential heritage impact also concerns the visual impact of the Proposals upon the settings of identified heritage assets, including the setting and significance of the non-designated Hotspur House (the Site). The contribution of the setting to significance in each case has been established in the significance assessment above, in preparation for the following impact assessment.

The aim of this assessment is to demonstrate the cumulative impact of the proposed alterations to the non-designated building and its setting as a whole. Thus, the key purpose of the impact assessment is to consider changes and the cumulative impact that the Proposals will have on the building's significance and setting. In accordance with planning policy, the Proposals aim to balance the degree of change, to deliver both a continued and sustainable use while contributing to wider conservation objectives established in national and local policy.

There is no recognised standard methodology for the appraisal of impact on heritage assets. Therefore, the method used below is a synthesis of the Historic England's guidance, the policy requirements of the NPPF (which requires that new development should be demonstrably 'sustainable'), and the ICOMOS methodology for evaluating impact.

The magnitude of impact is a product of the extent of change which is likely to result from the Proposed Development on the settings of the identified surrounding heritage assets and on the significance and setting of The Site. Where the proposed changes are considered to *enhance* the setting or appreciation of a heritage asset, the impact on its significance will be deemed to be *beneficial*. Conversely, where the Proposed Development is considered to *compromise* its positive heritage values, the impact on the significance will be deemed *adverse*.

Therefore, measuring the heritage impact of the Proposed Development is essentially an evaluation of change to the: setting, fabric, character, and appearance of the identified heritage assets, balanced against their relative significance. Please refer to **Table 6**, **Appendix I for relative significance / values used in this Heritage Statement which notes non-designated heritage assets are generally of local value only and at the lower end of significance 'spectrum'. i.e. low value.**

The relative importance and interest of each heritage asset is considered in the context of its surroundings, and the extent to which the setting contributes to the interest of the asset is considered. In terms of the context, where this exists, historical relationships between heritage assets and their surroundings, and other assets in the vicinity, are considered. In some instances, these relationships may be understood in the light of historic research but may not be, immediately, visually apparent.

The effects are rated as: **Major, Moderate, Minor, Negligible or Neutral**, and can be direct or indirect, adverse or beneficial.

The criteria for assessing the magnitude of change and significance of impact follows the recommended approach to evaluating heritage impact derived by ICOMOS (2011) and the tests set by Historic England in the 2017 guidance on the evaluation of: 'The Setting of Heritage Assets' *(Historic Environment Good Practice Advice in Planning. Note 3).* Refer to **Table 4, below**.

7.2 Determining the overall impact

The significance of the effect of change – i.e. the overall impact - on an attribute is a function of the importance of the attribute and the scale of change.

The overall impact of the Proposed Development upon the setting and context of the identified heritage assets is informed by the identified heritage views. The subsequent assessment gives particular consideration to the overall effect upon the experience and appreciation of the significance of key heritage assets (listed buildings and conservation areas) which may exist in close proximity to the Site, or be frequently visible in a series of views in conjunction with the Proposals, in addition to the direct impact on the Site as a non-designated heritage asset in its own right. Please refer to **Table 4, below** for ICOMOS Guide on determining significance of overall impact.

Mitigation in respect of any adverse impact upon the Site or the setting of the identified listed buildings and conservation areas is formulated upon the overall benefits of the Proposed Development. Benefits relate to both the place in which the development will be constructed, as well as benefits to the wider community or society as a whole. Discussion of such benefits fall outside the scope of the Heritage Statement and are expounded in the Planning Statement prepared by Turley.

The following section will focus on the indirect (visual) impact upon the setting of identified heritage, and direct (physical) heritage impacts upon adjacent listed railway viaduct and on the non-designated Hotspur House, which will result as a primary consequence of the Proposed Development.

Indirect (visual) impact principally relates to visual impact, but also takes into consideration the changed experience within the setting of the heritage assets in the view, including traffic, noise, accessibility, permeability and patterns of movement. As set out within Historic England's assessment checklist for assessing the impact on 'setting'.[1]

Direct (physical) Heritage Impacts are those that result as a primary consequence of the Proposed Development or change of use. They will comprise of physical changes to fabric, or a change in the character or appreciation of a designated heritage asset. The degree of impact will thus depend on the relative importance of the affected component.

The following assessment on heritage impact has been considered in accordance with paragraph **209 of the NPPF** (2023), which relates specifically to non-designated heritage assets, which states *"The*

[1] Historic England (2017). The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning Note 3 (Second Edition).

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".

In terms of the non-designated Hotspur House it is therefore the 'scale of harm' and 'loss of significance' which must be understood in order to inform the planning balance. The impact of the Proposals on the overall integrity and significance of the Site's historic components may be measured as: **adverse**; **neutral** or **beneficial**.

Regarding the heritage impact of designated heritage assets, **paragraph 205 of the NPPF** (2023) requires that, when considering the impact of a Proposed Development on the significance of a designated heritage asset that great weight is given to its conservation in order to avoid any 'harm' which might diminish the value of the asset and its significance.

Table 4 below, 'Assessing the Significance of Impact', uses a matrix to combine the value of a heritage asset (whether it be designated or non-designated – refer to **Table 5 Appendix I**) with the magnitude of impact. As stated within ICOMOS Guidance, this is a general guide and is not intended to be prescriptive.

Scale or severity of impacts or changes can be judged taking into account their direct and indirect effects and whether they are temporary or permanent, reversible or irreversible. The cumulative effect of separate impacts should also be considered. The scale or severity of impact can be ranked without regard to the value of the asset. This significance of impact can be either adverse or beneficial.

Table 4: Assessing the Significance of Impact (taken from ICOMOS guide for Heritage Impact).

Value of Heritage Asset	Scale & Severity of Change/Impact				
	No Change	**Negligible change**	**Minor change**	**Moderate change**	**Major change**
For WH Properties Very High – Attributes which Convey OUV	**Significance of Effect or Overall Impact (Either Adverse or Beneficial)**				
	Neutral	Slight	Moderate/ Large	Large/Very Large	Very Large

For Other Heritage Assets or Attributes	Significance of Impact (Either Adverse or Beneficial)				
Very High	Neutral	Slight	Slight/ Moderate	Large/very Large	Very Large
High	Neutral	Slight	Slight/ Moderate	Moderate/ Large	Large/Very Large
Medium	Neutral	Neutral/Slight	Slight	Moderate	Moderate/ Large
Low	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight/ Moderate
Negligible	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight

In terms of direct heritage impact to designated heritage assets; as the Site boundary includes only the southern elevation of the Grade II railway viaduct (which does not form part of the Site), it will be clear that the principal concept of the development would result in physical impact on the listed building, in terms of the Proposals for removing existing site structures from the listed viaduct structure and subsequent repair.

The impact of the proposed repair to the listed viaduct structure will be assessed in **Section 7.6**

7.3 Visual Impact Assessment (Indirect)

Figure 103, below, provides a baseline map with the relative locations of key heritage viewpoints. These views were discussed with the LPA (Manchester City Council; MCC) at the original pre-application stage in 2018 and six heritage views were agreed to be assessed to identify any potential heritage impacts. These original view locations (**views 1, 2, 3, 6, 8 and 9**) will continue to form the current VIA below, with the addition of a further view location (**view 10**), which has been included by request of MCC arising from a recent pre-app meeting, making a total of **seven heritage views** .

The selected views have been scoped in where a) there is a baseline value to the view, in heritage terms, b) where the Proposed Development is visible, and c) sensitive / key viewpoints which test whether the Proposed Development could be visible. Additional views will be assessed by Exterior Architecture as part of the wider Townscape Visual Impact Assessment (TVIA).

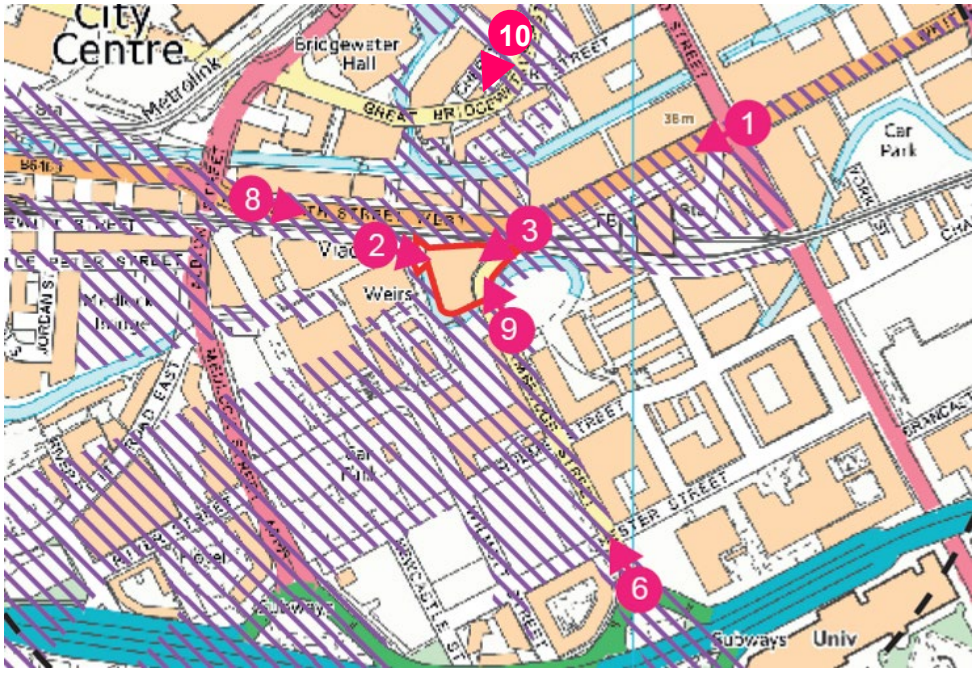


Figure 103: Plan of the seven heritage viewpoints assessed. Additional viewpoints will be assessed in the accompanying TVIA report by Exterior Architecture.

7.3.1 Viewpoint 1

Existing

This view is taken looking south-west into Whitworth Street West towards the Site from its junction with Oxford Street.

This view is dominated and characterised by the modern highway infrastructure and the flanking 20th and 21st century buildings along Whitworth Street West. Views towards the Site are channelled by the flanking, modern residential blocks (currently concealed behind scaffold to the right) and can be seen to be partially terminated by two of the Deansgate Square residential towers to the right, and the white-coloured 1 Cambridge Street residential apartments to the left.

The Grade II listed railway viaduct (left) can be seen to form a continual back of pavement wall along the southern side of Whitworth Street West. However, due to the oblique angle of the view and road signage, the structure is largely imperceptible within the view and is best appreciated from other locations in its local setting.

To the centre of the railway viaduct, the Hotspur Press building can be glimpsed through the railway road bridge, however, the visibility of the building is imperceptible due to distance and partial concealment by the railway bridge.

To the left is the former Cornerhouse cinema at the junction of Station Approach, which screens views of the Grade II listed Oxford Road Station behind.

Proposed

The Proposed Development would feature as a significant landmark in this view, and as the apparent terminus of Whitworth Street West at its junction with the Grade II listed railway viaduct.

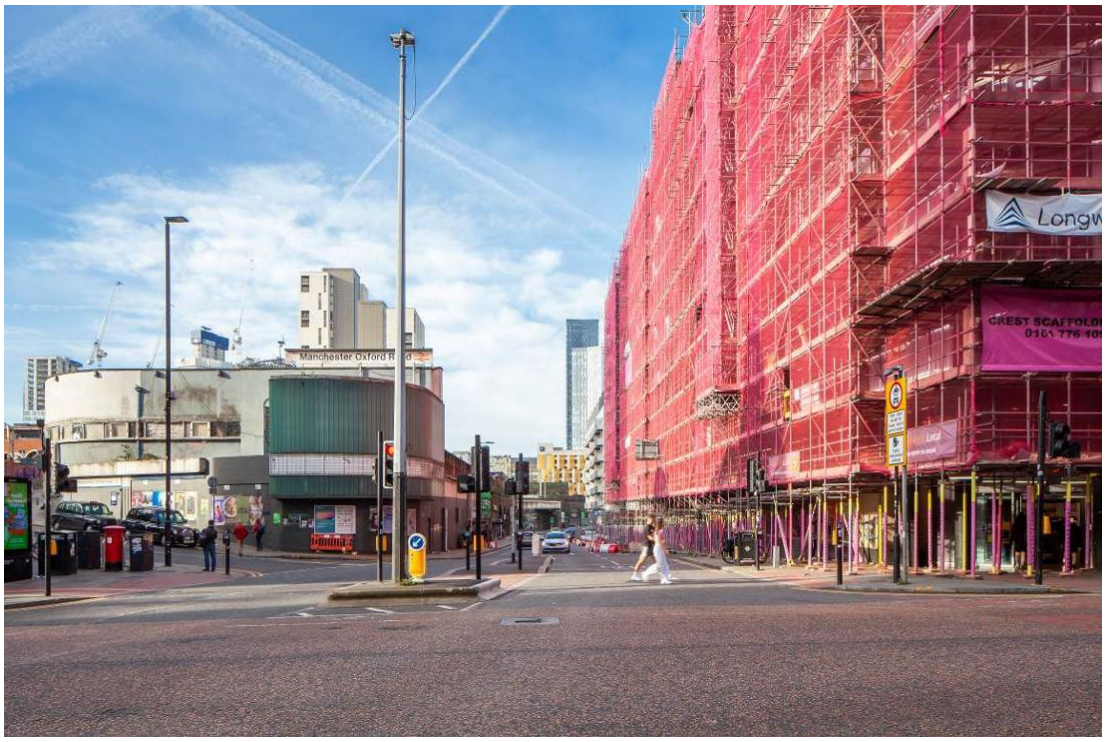
The scale and mass of the proposed building from this perspective is clearly evident. The materiality of the elevations reflects the surrounding rhythms, colour and texture of the wider streetscape.

The articulation and materiality of the different elements of the Proposed Development are consistent, allowing it to be understood as one development, which emphasises the sheer scale and mass of the proposed tower and can be seen to visually form a part of the wider collection of tall, residential developments to the left and right.

The carefully articulated elevations of the Proposed Development would be read as a contemporary building which will add a new, vertical element to the streetscape, without compromising the setting or linier character of the Grade II listed railway viaduct structure.

Consequently, it is considered that the Proposed Development will have **no impact** on the appreciation of the significance of Hotspur House, or the Grade II railway viaduct, from this viewpoint and is therefore considered to have a **neutral impact.**

Where the Proposed Development is considered alongside other committed developments, the effect would still be neutral; the committed developments seen within this viewpoint will be viewed as part of the established skyscape of taller buildings which will be understood as a backdrop to the Proposed Development.



Existing



Proposed



Cumulative

7.3.2 Viewpoint 2

Existing

This view is experienced looking east towards the back of Hotspur House from the west side of the Site from within the pedestrianised First Street development.

This is an intimate view of the back of the non-designated Hotspur House, which is encountered by pedestrians when entering the First Street development through the railway viaduct from Whitworth Street West, and when seated outside the current coffee shop. The setting and significance of Hotspur House can be seen to be well represented in this view.

To the immediate background, the 1 Cambridge Street, Onpoint Apartment development can be seen to visually dominate the background of the view, forming a dramatic juxtaposition.

To the far left of the view is part of an early branch section of the Grade II railway viaduct, which can be seen to terminate in this location, however, this is not the best location from which to appreciate the special interest and setting of the listed viaduct.

The low level of the River Medlock is not visible from this viewing place, but flows along this rear, west elevation of the Site behind the hedgerow to the foreground.

Proposed

The proposed redevelopment of Hotspur House would be clearly visible from this intimate viewpoint, where the new 'mill-like' in-fill extension to the right would be seen to continue the industrial-character of the existing buildings.

The in-fill extension introduces a new datum line to its top, which follows the existing eaves level of the western elevation of the c1882 curved wing to the right, and the start of the surviving northern gable of the c1801 mill to the left, thus helping to visually break up the lower parts with the tower structure immediately behind.

The contrasting, new tower component is read as emerging above the clearly defined, former mill group, and has a similar visual impact to that experienced by the imposing views of the existing No 1 Cambridge Street residential blocks behind.

Despite the scale of the tower, the focus of the view on the lower four-storey mill-group ensures that the visual impact is minimised from this viewing location, however, the addition of the new in-fill extension and tower structure, along with the removal of the entire rear elevations, staircase and latrine tower, all have a detrimental impact on the ability to read the historic form, character, and heritage significance and of the non-designated heritage asset.

The remaining elevations of the historic mill buildings visible from this location will be restored and repaired, whilst the proposed opening of the river edge will give an entirely new focus on the largely culverted river. These public realm and landscaping works will provide an enhanced focus on the retained/regenerated historic fabric of the mill and the setting of the Grade II listed railway viaduct to the left (north) and will provide greater public access through the site to Cambridge Street

beyond, providing opportunities to observe and interact with the building. These changes will help to enhance the appreciation of this intimate part of the city's townscape and create much needed integration of the site, the revealed River Medlock, and First Street. The ground-floor activity will add to the vitality of the character area and river edge.

For the above reasons, it is considered that the Proposed Development will have **a minor beneficial impact** on the setting of the Grade II listed railway viaduct from this view location and will incur a **moderate adverse impact** on the character and setting of the non-designated Hotspur House.

Where the Proposed Development is considered alongside other committed developments, it will be clear that from this short-range, intimate view of the Site, the impacts would still be the same; the top of the 20 Great Marlborough Street development will be seen rising above the left hand tower element of the Cambridge Street development in the background adding to the cluster of buildings.



Existing



Proposed



Cumulative

7.3.3 Viewpoint 3

Existing

This intimate, kinetic view is encountered as one passes south-west under the Grade II railway bridge into Gloucester Street, where Hotspur House becomes increasingly visible, and eventually dominating the view. The main east elevation of the 1801 building is presented as the termination of the view under the bridge, with the uppermost floor levels of the neighbouring First Street car park building being seen to rise marginally above the right-hand-side (north) of the former mill's roof.

The former mill complex is read as surviving feature of the former-industrial landscape, framed through the views created by the listed railway bridge. The principal components of the Hotspur House complex are orientated to be fully revealed in the streetscape from this perspective. The street-level is dominated by the site boundary wall which creates a blind, hard-edge to the pedestrian environment to the centre-right.

The setting and character of Hotspur House is well-presented within this view but is also understood as being in a dilapidated state. The Grade II listed railway bridge is also well-presented and appreciated as a significant heritage asset from this location.

Hotspur House makes a significant visual contribution to the streetscape and the character of the adjacent railway viaduct's setting from this viewing place.

Proposed

This channelled view is focused upon the lower levels of the Proposed Development so that the tower element will be largely concealed by the listed railway bridge, albeit becoming more visible as one moves south-west/north-east along Gloucester Street. The proposed re-development of the Hotspur House site will be highly visible from this viewing place, with the new tower element obscuring a large area of open sky immediately beyond the roof of the former mill, which will also be demolished as part of this scheme.

The Proposals can be seen to include the removal of all none-to-low significance 20th century alterations to the building, including the 1950s external staircase, whilst creating a number of openings within the 1860s perimeter wall of the blind shed wall to the right of the view, which will reveal the depth of the site and create important new pedestrian links through a new landscaped area around the Site and linking into the First Street development immediately behind. In the view, these works have the effect of drawing attention and focus towards the Site, encouraging pedestrian movement into the localised setting of the former industrial building.

Despite the scale of the proposed tower, the dominant impact of the railway infrastructure tempers this visual impact from this perspective and ensures that the visual impact on the non-designated Hotspur House is minimised, however, once one passes beneath the arched bridge the full height of the proposed tower will become fully visible.

The set-back position of the tower from the retained historic façade also ensures that the 1801 mill continues to be read within the streetscape. The pedestrian environment will be enhanced by the

openings along the street-edge, adding vitality to its character and encouraging exploration further west across the site and surrounding area.

The Proposals will have no demonstrable impact on the listed viaduct from this perspective, which will continue to dominate the streetscape and define the historic environment.

Consequently, it is considered that the Proposed Development will have **no impact** on the setting of the Grade II listed railway viaduct from this view location but will incur a **minor adverse impact** on the character and setting of the non-designated Hotspur House, the impact of which will increase as one passes beneath the railway bridge.

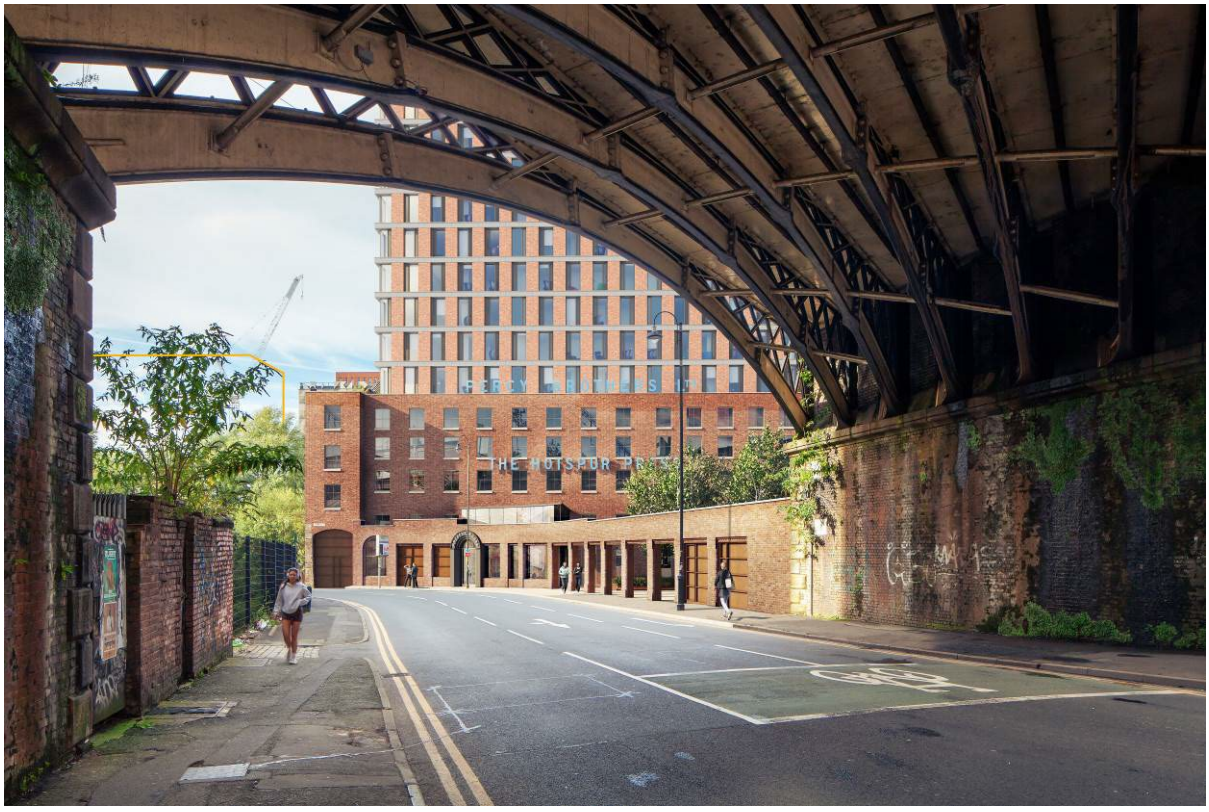
Where the Proposed Development is considered alongside other committed developments, the impact would still be minor adverse; Plot 10A First Street, which will be seen within this viewpoint, will reinforce the sense of cohesion to the fragmented urban form of the streetscape and view.



Existing



Proposed



Cumulative

7.3.4 Viewpoint 6

Existing

This view is experienced looking north along the length of Cambridge Street from its junction with the Mancunian Way to the south-east.

The view looks along Cambridge Street and is terminated in the distance with a partial and almost imperceptible view of Hotspur House and the Grade II listed viaduct, the settings of which are not best represented from this location. The street view is dominated by the highway infrastructure and eclectic collection of substantial buildings which comprise 21st century residential apartment blocks and a number of converted, Grade II listed former mill buildings, which can be seen largely obliquely, and are not best represented in this view.

The streetscape view reveals a collection of tall features, ranging from the distant view of the Beetham Tower and Viadux tower to the left background, and 1 Cambridge Street apartments to the distant middle of the view; this is in comparison with a clear view of the Grade II listed former mill chimney to the left foreground.

The relatively modest scale of the non-designated Hotspur House can be seen to be almost entirely obscured in this view due to the distance and considerable weed/foliage growth across the site, and thus Hotspur House provides no contribution to the streetscape from this key viewpoint.

Proposed

The proposed tower element of the Hotspur House site will be highly visible to the centre background of this view.

The proposed tower will be read as a relatively slender new vertical feature in the distant skyline, and will be understood as an independent architectural feature in its own right. The tower element will be interpreted as a well-articulated, tall building, which uses red brickwork that echoes the traditional materiality of the surrounding historic mills/ area, and particularly historic brick chimney structures, and thus would make an appropriate and positive contribution to the growing cluster of similarly sized, comparable towers that form part of the existing townscape composition. However, the positioning and full visibility of the new tower can be seen to dominate and overshadow the current prominence pf the Grade II listed chimney stack to the left.

Despite its scale of the proposed tower, the Proposals would have no discernible impact on any of the settings of heritage assets within the view. Hotspur House would not be read from this location due to its scale and its distance from this viewing location.

Consequently, the view is considered to result in a **neutral impact** in terms of impact on the character and appearance of non-designated Hotspur House and the settings of all heritage assets within the view, apart from the Grade II listed chimney stack to the left of the view, which is considered to result in a **minor adverse impact**.

Where the Proposed Development is considered alongside other committed developments, the impact would still result in a minor adverse impact on the Grade II listed chimney stack; in particular

the Great Jackson Street development will be seen directly behind the listed chimney in this viewpoint, although kinetic views moving north along the street will lessen this visual impact.



Existing



Proposed



Cumulative

7.3.5 Viewpoint 8

Existing

This view looks east towards the Site along the length of Whitworth Street West from its western end and shows that Hotspur House is entirely concealed behind the Grade II listed railway viaduct to the foreground of the view.

The current streetscape is consequently characterised by the listed 19th century railway viaduct and the early 21st century large-scale development. The view is primarily focused on the linearity of the transport infrastructure and strong street-edge created by the Grade II listed railway viaduct to the right, which can be seen to form a robust, linier feature within the view, which in contrast is juxtaposed with the cluster of recent, high rise residential developments to the distant left.

These developments include the 1 Cambridge Street residential towers immediately to the east of the Site (left) and the Student Castle and Artian Heights towers on New Wakefield Street (immediately behind). Despite the scale of these developments behind the listed railway viaduct, they have a relatively imperceptible impact on the viaduct and streetscape.

To the immediate left in the foreground, the HOME complex is visible, and extents a short distance above the viaduct.

Proposed

The Proposed Development will be highly visible within the view ,introducing a tall, new build element above the existing low level Grade II railway viaduct to the foreground. Hotspur House cannot be seen from this location, being entirely concealed behind the railway viaduct to the foreground.

Although taller than the recently completed developments in the background of the view, the Proposed Development is understood as being a part of the emerging townscape context that characterises this part of the city centre and does not visually intrude or dominate the viewing corridor of the view or materially change its character.

The setting and repetitive linier character of the listed viaduct structure remains unaltered, remaining as a robust 'podium' level to the evolving high-rise developments behind.

Consequently, it is considered that the Proposed Development will have **no impact** on the setting or significance of Hotspur House, or Grade II railway viaduct, and is therefore considered to have a **neutral impact.**

Where the Proposed Development is considered alongside other committed developments, the impacts would still be the same; the top of the 20 Great Marlborough Street development will be seen rising above the 1 Cambridge Street development in the background of this viewpoint adding to the established cluster of buildings.



Existing



Proposed



Cumulative

7.3.6 Viewpoint 9

Existing

This view is experienced looking north along Cambridge Street towards the Site, which can be seen in the foreground.

This viewing location provides an intimate view of Hotspur House, which forms the central focus of the view. To the left foreground is the c1882 curved wing, which wraps around the edge of the river, whilst the main body of the 1801 mill, and later perimeter shed wall, is largely obscured by a mass of tree and weed growth that further contributes to the dilapidated appearance of the buildings.

The Grade II listed railway viaduct partially encloses the view to the right; the heritage interest of the viaduct is not best represented from this location due to its southern elevation being largely concealed. The 1 Cambridge Street residential apartment building is glimpsed to the extreme right of the view.

Buildings forming the First Street development can be partially seen beyond the listed railway viaduct to the left background of the view; these buildings do not dominate or compete with the character and setting of the non-designated Hotspur House, which remains as the focus of this viewpoint.

Proposed

The proposed redevelopment of the retained principal elevations of Hotspur House will be highly visible from this viewing location.

Although the Proposed Development will result in the loss of the internal volume of the 1801 mill, c1882 curved wing and c1860s shed structure, the development retains and restores the historic south and east facades, allowing for the expression of the external envelope of the of the former mill complex to continue to be appreciated and understood. The former blind shed wall will be opened-up to form active street frontages, which can be seen to enliven street-level views, allowing for pedestrian access and connection to the First Street development behind.

The new build tower element of the development dominates the view and can be seen towering over the surviving components of the former mill façades. However, the legibility of old and new is clear cut, and the slightly ‘cranked’ position of the tower will emphasise the distinction between the building components, enabling the mill to be interpreted as existing, whilst the new tower can be understood as being a new development within the mill site immediately behind.

Although the Hotspur House site will continue to be read as a former industrial site, with the retained historic façades ensuring that the 1801 mill building and c1882 curved warehouse extension continue to be read as a cohesive group and the focus of the streetscape, the sheer scale and proximity of the tower to the lower level of the non-designated Hotspur House, will adversely impact on the building’s low-level industrial character, and to a lesser degree its setting.

The development will have a beneficial impact on the Grade II listed viaduct from this perspective due to the removal of buildings from its base and opening-up of the perimeter wall, which will enable clearer views of the structure. The creation of new, high quality public realm and new pedestrian routes through the Site and into First Street will allow the historic buildings to be enjoyed and accessed, and creating a new 'destination'.

Consequently, it is considered that the Proposed Development will have a **moderate beneficial impact** on the setting of the Grade II Listed railway viaduct, and a **minor adverse impact** on the significance and setting of the non-designated Hotspur House.

Where the Proposed Development is considered alongside other committed developments, it will be clear that from this short-range, intimate view of the Site, the impacts would still be the same; the top of the St Michael's development will be glimpsed above the linier form of the viaduct to the right side of the view.



Existing



Proposed



Cumulative

7.3.7 Viewpoint 10

Existing

This view is experienced looking south-west towards the Site from Chepstow Street.

This view is experienced from the back of the of the 18th century Grade II listed Peveril of the Peak Public House, which can be seen to the left of the view. The highly decorated glazed tile facades of this domestic-scale public house aren't appreciated from this viewpoint location, and are only fully experienced and understood when moving further south-west towards the pub along the building's south elevation.

To the right of the view is the south-east elevation of the Grade II listed Chepstow House, which was built in the mid-19th century as a shipping warehouse. Although largely oblique, the decorative stone detailing, corner tower and gable of the former warehouse can still be appreciated from this location, however the building's special interest and setting are better understood when viewed from further south.

Proposed

The Proposed Development will be highly visible to the left of the view, introducing a tall element to the skyline, above the existing roofscape. Although taller than the recent adjacent developments to the far left, the proposed tower is understood as being a part of the emerging urban context which characterises the length of Cambridge Street and the adjacent area.

Due to the fact that this is not the best location from which to experience the heritage interest or setting of the domestic-scaled, Grade II Peveril of the Peak Public House, the Proposed Development will not alter that appreciation from this viewing place. Further to this, due to the oblique view of the south-eastern elevation of the Grade II listed Chepstow House to the extreme right of the view, its setting and special interest will also be unaffected by the Proposed Development.

Consequently, it is considered that the Proposed Development will have **no impact** on the settings of the Grade II Peveril of the Peak Public House or the Grade II Chepstow House, and is therefore considered to have a **neutral impact.**

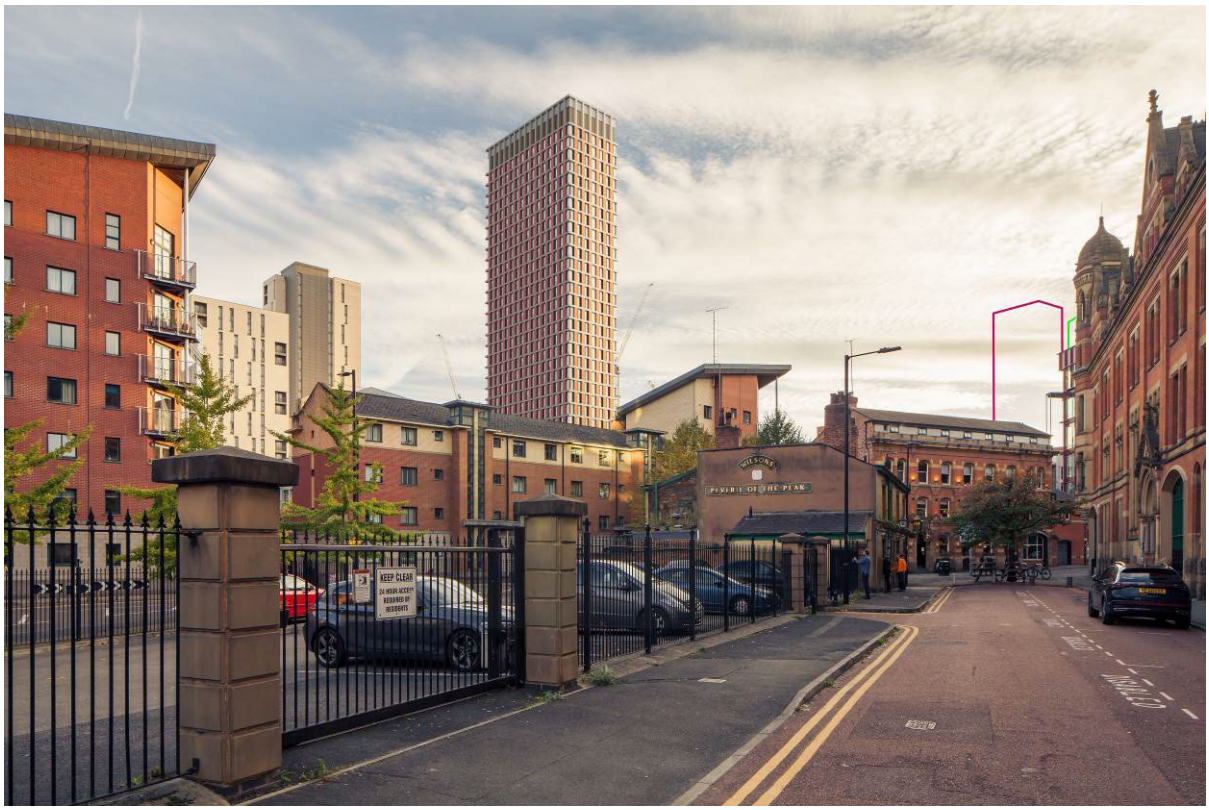
Where the Proposed Development is considered alongside other committed developments, the effect would still be neutral; the committed developments seen within this viewpoint will be viewed as part of the emerging skyline of taller buildings which will be understood as a backdrop to the Proposed Development.



Existing



Proposed



Cumulative

7.4 Visual Impact Assessment (indirect) – Summary

As recommended in the revised Historic England guidance on the Settings of Historic Buildings referenced above, the perceived indirect (visual) impact upon the nearby heritage assets have been tabulated below. The impact assessment has been informed by the baseline significance appraisal above and follows the recommended ICOMOS scheme of Heritage Impact Assessment as defined by the Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (2011).

These values have been established within the following table (**Table 5**) assessing the scale of impact and the perceived effect of change in each case as regard each of the designated heritage assets identified which could potentially be affected by the Proposed Development.

Table 5 – Predicted impacts of Proposed Development upon significance of setting to Heritage Assets

No. ref.	Heritage Asset and designation	Significance value	Scale of impact	Significance of the effect of change, or overall impact
A	Former Cotton Mill On West Side Of Junction With Cambridge Street (Mackintosh Mill) Grade II	Medium	Negligible change	Neutral
B	Mill Chimney Stack On West Side Of Junction With	Medium	Minor change	Minor adverse

	Cambridge Street Grade II			
C	Chorlton New Mill and Attached Chimney Grade II	Medium	Negligible change	Neutral
D	Chorlton Old Mill Grade II	Medium	Negligible change	Neutral
E	Mill On North East Corner Of Junction With Chester Street (Cambridge Mill) Grade II	Medium	Negligible change	Neutral
F	Manchester Oxford Road Station (Including Platform Structures) Grade II	Medium	No change	Neutral
G	The Ritz Dance Hall Grade II	Medium	No change	Neutral
H	Manchester South Junction And Altrincham Railway Viaduct Grade II	Medium	Minor change	Minor beneficial
L	Peveril Of The Peak Public House Grade II	Medium	Negligible change	Neutral
M	Chepstow House Grade II	Medium	Negligible change	Neutral
N	Canada House Grade II	Medium	No change	Neutral
O	Lee House Grade II	Medium	No change	Neutral
/	Hotspur House Non-designated	Low	Major change	Moderate adverse
/	Whitworth Street Conservation Area	Medium	Negligible change	Neutral/negligible adverse

7.5 Visual Impact Assessment (Indirect) - Conclusions

The tabulated matrix above is generally consistent with recognised criteria as defined within ICOMOS Guidance (2011). This is not, however, intended to be prescriptive, and does not take into account the existing character of the areas around the site.

The Proposed Development has been demonstrated to result in **one instance of minor adverse indirect impact** and **one instance of moderate beneficial indirect impact** on the setting of the Grade II listed Manchester South Junction & Altrincham Railway viaduct, **one instance of minor adverse indirect impact** on the Grade II listed mill chimney stack on the west side of junction with Cambridge Street, **neutral impacts** for all other identified listed buildings, and **two minor adverse indirect impacts** and **one moderate adverse indirect impact** on the setting and significance of the non-designated Hotspur House. The Proposed Development has also been demonstrated to result in a **neutral/negligible adverse** impact in the Whitworth Street Conservation Area.

For instance, despite the proximity of the Proposed Development to the Whitworth Street Conservation Area, the relative impact upon the designated area's significance will be **neutral/negligible adverse** due to the established contemporary nature of the recent, high-rise developments within the immediate area of the Site boundary, and the narrow viewing corridor provided by Whitworth Street itself in which the proposed tower within the Site will be seen. It is considered that the Proposed Development will be read as an incidental feature of the skyline beyond and in conjunction with this established new development.

Whilst the Proposed Development will result in some visual change within the Conservation Area, especially when seen to partially terminate the western end of Whitworth Street, when assessed as a whole, it will be clear that the Proposals will not diminish the area's distinct character and appearance to anything beyond a negligible degree. This is reflected in the overall significance of effect value.

Regarding the Grade II listed Manchester South Junction & Altrincham Railway viaduct, due to the viaduct's robust and extreme length/linearity, the viaduct appears in several streetscape views in which the structure remains the principal focus within the view, and with the proposed removal of lower significant buildings to its southern side, the structure will become further exposed and better appreciated.

Regarding the Grade II listed mill chimney stack on west side of junction with Cambridge Street, the dominance and citing of the proposed tower element of the scheme can be seen to lessen the 19th century industrial prominence of the chimney stack.

It is recognised that within certain views, particularly short-range views of the Site, the Proposed Development will incur a greater level of visual change and incur a higher level of harm upon the setting and significance of the non-designated Hotspur House. The reasons for this arise from the level of demolition of the buildings across the Site, and the in-filling of the rear (west) of the 1801 building, which will remove almost all views and appreciation of the current building's form and industrial riverside setting.

However, a number of balancing provisions have been created through the current scheme, including creating an active/viable use for the redundant historic building, creating activated/enlivened streetscapes, improvements to localised setting through public and pedestrian realm areas, creating a new 'destination' which will draw people towards the Site and provide more opportunities for appreciation of its remaining legible architectural/historical significance.

The Proposals will also provide greater public access through the Site to Cambridge Street/First Street beyond, providing opportunities to observe and interact with the building. These changes will help to enhance the appreciation of this intimate part of the city's townscape and create a much needed integration of the site, the revealed River Medlock, and First Street.

Regarding all other identified listed buildings within the views, due to the separating distance between View 06 and the Site, the settings of listed mills and chimneys along Cambridge Street are considered to be unaffected by Proposed Development, and it is judged that one will continue to understand this group as a collection of low-scale former industrial buildings of varying heights.

7.6 Physical Impact Assessment (Direct)

Due to the necessary quantum of development required to form a viable scheme for the Site, the location of the proposed tower has resulted in the need for the removal of the interiors of the 1801 building and c1882 curved wing.

The original principal east elevation of the 1801 mill building will be retained as a façade retention, with the elevation being sensitivity repaired and restored along with the repair and retention of the original c1902 Percy Brothers signage as a key feature, which will yield a beneficial impact.

The curved c1882 wing will retain all facades down to river level apart from the north elevation which will be dismantled to allow for the construction of the new build elements, whilst the much altered, piecemeal straight section of supporting river wall will be taken down to the lower ground floor slab level to allow for the proposed new construction above in a complimentary brick. The retained 1880s elevations will also undergo repair, whilst installing new windows to the elevations of the 1880s and 1801 facades that reflect the existing fenestration, which will also yield beneficial impacts.

Due the altered nature of the original north elevation of the 1801 building, which underwent substantial alterations to insert large window openings/narrow brick piers as part of the Percy Brothers' conversion of the building to a printing works in c1900-3, it has been identified that it is likely to become unstable during any temporary retention work, once the structure behind is removed. Further to this, the widespread vegetation growth across the elevation needs to be removed and repairs to the brickwork and pointing undertaken, as well as strengthening of the triangular wall head, prior to the commencement of the temporary retention works.

Consequently, further to initial repairs and strengthening works, the north gable is proposed to be dismantled and reconstructed like-for-like. (For further details please refer to the Construction Methodology and Façade Retention report by Civic Engineers).

It is proposed to demolish all the single-storey shed structures to the east, north and west, with the retention and reconstruction and opening-up of the c1860s ground floor perimeter "palisade" shed wall along Cambridge Street/Gloucester Street.

The proposed opening-up of the ground floor perimeter wall will allow for much needed visual and physical connection through the northern end of the Site into the First Street development beyond, and consequently with the addition of high-quality landscaping on the site of the former sheds to the north and east this will yield beneficial impacts by providing greater public access through the site, and introducing new pedestrian links to Cambridge Street and First Street.

However, adverse impacts will be incurred from the necessity to rebuild the palisade wall due to its existing condition, to its eastern end, the requirement to insert a number of full-height openings to provide pedestrian access through the site, and in order to provide access for large-scale machinery during the construction phase of the scheme in the least sensitive location.

The reconstruction will allow for the structural interventions required to create openings along the wall's length to be incorporated into the rebuilt wall in the form of strip lintels or similar and will enable the eastern end of the wall to be rebuilt vertically plumb.

As part of the reconstruction of the wall all original bricks will be carefully salvaged where in good condition and set aside and will be reconstructed to the original design using traditional lime mortar. The newly created openings will be finished with weathered CorTen steel sheet to their reveals.

The high-quality public realm proposals will enable opportunities to observe and appreciate the remaining parts of the building's facades, and together these changes will help to enhance the appreciation of this intimate part of the city's townscape and create a much needed integration of the site, the revealed River Medlock, and First Street.

These changes and additions, which will require the removal of almost all of the significant components of the Site, will result in an overall **moderate adverse direct impact**.

8 PLANNING POLICY ASSESSMENT AND CONCLUSION

8.1 Introduction

The Site has been identified by MCC as a non-designated heritage asset, consequently, in line with recognised ICOMOS guidance, the building is subsequently deemed to yield **low heritage interest**. As stated within the 'hierarchy and definition of heritage significance' table (**Table 6, Appendix I**), which relates to *"unrecorded buildings, structures, or designed landscape features, which demonstrably retain a degree of heritage value due to their: architectural design, historic, communal, or townscape interest".*

As an established non-designated heritage asset, it is necessary that the Proposed Development of the Hotspur House site is subject to the tests as set out in para.209 of the NPPF (most recent version - 2023). The relevant planning policy guidance states that *"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".*

The Proposed Development addresses the need to redevelop the currently dilapidated and unused Site. In regenerating the immediate area and bringing the Site into active use, the Proposals introduce a sense of cohesion and connectivity east-west through the Site into adjacent neighbourhoods and developments.

The Proposals include for the retention, repair, and enhancement of the significant east elevation of the 1801 building and the like-for-like reconstruction of the 1801 north elevation, and the retention, repair, and enhancement south and west elevations of the later c1882 curved wing. The c1860s curved palisade wall on Cambridge Street/Gloucester Street is proposed to be dismantled and reconstructed like-for-like and altered with the insertion of a series of full-height openings, which will give access through to an area of high quality public realm of hard and soft landscaping, across a new pedestrian bridge and into the First Street development across the river.

Due to the distance of the Proposed Development from the Whitworth Street Conservation Area, the new tall element of the development will be largely unseen or imperceptible from much of the area, with the development only being experienced along the full length of Whitworth Street itself.

The Proposed Development is considered not to detract from the ability to appreciate the special interest and settings of any of the identified designated heritage assets despite the evident, minor changes to some of their settings.

8.2 Statutory and policy requirements

The NPPF requires that all planning proposals contribute to the achievement of *"sustainable development"* **(NPPF. Paragraph 8**), which in this case means the preservation of the fabric, character and appearance of the identified heritage assets. This requires a clear and proportionate evaluation of the significance and impact on the identified heritage asset as has been outlined in this Heritage Statement.

The NPPF establishes a clear hierarchy of significance for heritage assets, derived from their designated status. The fundamental objective is to avoid compromising designated heritage assets, such that any potential 'harm' from a development must be balanced against the potential advantages of the public benefits that may outweigh any harm (**paragraphs 207-208**).

The Proposed Development will not detract from the ability to appreciate the special interest of the identified designated heritage assets despite the evident changes to some of their settings. The cumulative impact of the Proposals would avoid any unmitigated conflict with the conservation of the identified designated heritage assets overall. Thus, the Proposal meets the requirements of NPPF, paragraphs **203 and 205.**

The Visual Impact Assessment has demonstrated that the Proposed Development would enhance the currently dilapidated character of the streetscape and introduce a sense of cohesion into the area, which is currently defined by the Site's historic lack of connectivity to Whitworth Street West, and westwards across the river.

As an established non-designated heritage asset, the Proposals for developing Hotspur House have aimed to address **paragraphs 200 and 203 – 209, of the NPPF (most recent version - 2023)** in order to demonstrate how "*great weight*" has been given to the redevelopment of Hotspur House, and that "*clear and convincing justification*" for the harm to, and loss of, the significance of the heritage asset has been provided.

The Proposals have been found to result in both moderate direct and indirect harm to the significance and setting of the non-designated Hotspur House, which arises from the proposed demolition of elements of the site, and the impact on the setting of the building, primarily from the First Street development to the west, and from Cambridge Street to the east/south-east.

The NPPF (2023) and the associated Planning Practice Guide emphasise the need for a thorough understanding of the significance of identified heritage assets, to form the basis for the assessment of any development impact. The Heritage Significance Appraisal (Part 1 of this report) has informed the Heritage Impact Assessment (Part 2) which demonstrates that the cumulative impact of the development Proposals would have a **negligible – to – minor adverse impact** on designated heritage assets (the Grade II listed Chimney and Whitworth Street Conservation Area) and a **moderate adverse impact** upon a non-designated heritage asset (Hotspur House).

8.3 Balanced impact on the heritage asset and historic environment

It will be clear that the Site at present is in extremely poor condition and requires significant investment to ensure its heritage interest is not completely lost. The Proposed Development has sought to provide a development that whilst viable, ensures the retention of the most significant part of the non-designated heritage asset, delivering heritage benefits, and one that will make a positive contribution to the vitality of this part of the city centre.

The Proposed Development will ensure a long-term viable use for the redundant historic building and site, creating reactivated streetscapes, and improvements to localised setting through public and pedestrian realm areas which in turn will provide better opportunities for the appreciation of its remaining legible architectural/historical significance.

Conserving and repairing the principal east elevation and later c1882 elevations of the non-designated heritage asset through the insertion of new windows that reflect the historic fenestration, and the c1902 Percy Brothers signage to the east elevation, are clear heritage benefits that will allow the architectural and historic interest of the building to be better understood.

Where the Proposals have been demonstrated to result in instances of adverse impact upon designated heritage assets (**negligible-to-minor adverse**), this is clearly at the lower end of "less than substantial" harm. The perceived level of harm is required to be outweighed by the public benefits brought about by the Proposed Development as per the requirements outlined within the NPPF **paragraph 208**, which are expounded in the planning documents by Turley.

9. APPENDICES

9.1 Appendix I: Definition of Significance Terms used in this Heritage Statement

Table 6: The hierarchy and definition of heritage significance relevant to the redevelopment of the Site (tailored from ICOMOS & Historic England guidance)

Heritage status / hierarchy	Description.
Very High / Exceptional heritage significance *International architectural and historic interest and importance.*	This heritage grading relates to the fabric and setting of: • Scheduled Ancient Monuments, • Grade-I listed buildings, • Grade-I historic parks/gardens, • and battlefields, defined by statute, where the particular site is well represented in the impacted historic environment.
High heritage significance *National architectural and historic importance and interest.*	This heritage grading relates to the fabric and setting of: • Grade-II* and grade-II listed buildings, • Grade-II* and grade-II historic parks/gardens, • battlefields, as defined by statute, • Conservation Areas containing very Important buildings where the particular site is well represented in the impacted historic environment.
Medium heritage significance *Regional architectural and historic importance and interest.*	This heritage grading relates to the fabric and setting of: • Grade-II listed buildings (dependant on character), • Grade-II historic parks/gardens and battlefields, • designated Conservation Areas, • Unscheduled archaeological sites and landscapes of potential national interest where the fabric and character of the site is well represented in the impacted historic environment.
Low heritage significance *Local architectural and historic heritage importance and interest.*	This heritage grading relates to the fabric and setting of: • Locally Listed Buildings (as formally identified by the Council and defined by an adopted Local Planning Policy). • Site's identified and recorded as being of heritage interest on the Historic Environment Record, which retain a definable heritage interest as a component of the historic environment. • unrecorded buildings, structures, or designed landscape features, which demonstrably retain a degree of heritage value due to their: architectural design, historic, communal, or townscape interest.

Negligible heritage significance *Buildings or fabric components which have been extensively altered, eroding or compromising their architectural and historic interest*	This heritage grading relates to sites which may be: • recorded on the Historic Environment Record in record form or as 'Find Sites' but retain minimal or no original fabric or definable character. • buildings, structures, or designed landscape features, which detract from the architectural design, historic, communal, or townscape interest of the principal heritage asset.
Unknown heritage potential *Buildings/sites where the potential importance interest requires determination*	This heritage grading relates to sites which may be locally identified as meriting recognition but have not been previously recorded or investigated so that their origins and fabric significance have yet to be objectively defined.

9.2 Appendix ii: Historic England Notification Report, 03 June 2019 – Description of Hotspur House

MATERIALS: red brick.

PLAN: linear range aligned north to south with curved extension wrapping around the south and south-west, and single-storey extensions to the west, north and east filling the broadly-triangular site.

EXTERIOR: standing on the north bank of the River Medlock to the west of Gloucester Street. The north-light sheds stand at the back of pavement on Gloucester Street, presenting a largely blind wall with recessed panels, and two arched entrances towards the south (the southern one blocked and the northern one boarded). Above and behind these can be seen the east wall of the principal block.

This is four storeys high with a tall ground floor, and fourteen bays long. Bays two and three (from the left) are obscured by a full height brick stair-tower with concrete sills and lintels. The main walls are of hand-made brick in Flemish bond, with stone sills and segmental lintels. The piers between the six right-hand bays are considerably narrower than those to the left. A stone-coped eaves parapet corbels very slightly, with a dentil course of headers.

The walling between this and the top-floor windows is of a different brick for the eight right-hand bays, with no arched heads. Windows are mostly timber, of four lights with one opening casement. A stone plaque with labels at the bottom is fixed between bays seven and eight, and between the ground and first floors, with the painted legend MEDLOCK/ MILLS/ 1801.

To the left is the slightly projecting east wall of the southern extension. This has a single window per floor with stone sills and a segmental head at first floor and altered openings above. At ground floor the left angle is a tapering pillar of squared stone, supporting a relieving arch of three header courses over a wide opening, now with a roller shutter. The parapet is in a different brick.

Returning at the left is the south wall, fronting the river. This is of seven bays, and four storeys plus basement, in English Garden Wall bond with three stretcher courses between header courses at lower level, and higher up, five intermediate courses. Windows are generally evenly spaced and have stone sills and segmental heads except for the top floor, where the different brick of the parapet now forms the heads.

Frames are mostly nine-light. The basement incorporates irregular stone footings. To the left is a two-bay curved section of the same details which carries the wall round to the west, where there are a further three bays of the same details, facing west. To the left of these is a blind wall at basement and ground level fronting the river (which curves to the north at this point) and forming the west wall of the north-light sheds. Above this and set back is the west wall of the main block.

This comprises twelve of the original fourteen bays, the southern two bays being obscured by the extension. At the extreme left is a narrow privy tower under a catslide roof, largely blind and cutting across the windows of bay two. Cutting across bay seven and obscuring bay eight is a five-sided stair tower, also blind but with some openings in its side returns. This extends above the eaves and has a reverse-sloping roof placed atop the brickwork with no coping or other detail.

Bays three to six have larger windows with flat heads and stone sills, and mostly nine-light frames, some further altered with blocking or downward extension. The walling is in common brick laid in English Garden Wall bond with three courses of stretchers between header courses. Bays nine to twelve have smaller windows with segmental heads and mostly four-light windows. Walling is in hand-made brick in English Garden Wall bond with five intermediate stretcher courses.

Returning at the left is the north wall of the main block. This is gabled, with an enclosed parapet at the left (in different brick) and open eaves at the right, extended over the privy tower. The fenestration is heavily altered, in particular with three double-height windows spanning the second and third floors. To the right the north wall of the western extension can be seen, set well back, with four bays of four storeys and windows with stone sills and segmental arches. Above the parapet the chimney is visible in the south-west corner of the main block, square and tapering but truncated and capped.

INTERIOR: the construction of the main block and extension is of non-fireproof type, with circular cast-iron columns supporting beams with joists and floorboards. The columns of the basement and ground floor of the main block have a head incorporating wings forming a channel around the beam, with longitudinal ribs on the soffit. In the other floors the columns all have a flat head beneath the beam, with a gusset either side of the capital, but those of the first floor are of a slightly different design to those of the second and third floor. The roof of the main block has trusses with queen struts with raking ties, king tie, collar, wrought-iron stirrups and bolts, and purlins tusk-tenoned through the principal rafters.

It is boarded above the purlins. In the centre of the building, the floorboards and joists of the second floor have been removed, creating a well down to the first floor, enclosed by a solid balustrade. Steel and timber strengthening has been inserted. The basement retains some stone blocks (possibly part of an engine bed), and one column incorporating a slot for line-shafting. The stair tower retains the winding stair with brick risers and stone treads.

In the southern extension, all the columns have heads with a short channel and a thick gusset either side. Here considerable steelwork has been inserted, some of it bolted around the column capitals. The extensions all have multi-valley roofs, a mixture of timber and steel construction and supported by columns of cast-iron and steel, and brick walls.

Appendix iiii – Article on the fire at Medlock Mill in c1801

Reading Mercury – 9th February c1801 –

"The factory in which the broke out, was six stories high; the three first floors were used for spinning cotton, the fourth for spinning flax, and the fifth and sixth for cotton. From the ground to the fourth storey there were regular stairs, but from thence to the fifth and sixth floor, the people employed were obliged to ascend by means of step ladders, through trap-doors.

About six o'clock on Tuesday evening, while all the factory was at work, one of the men belonging to the flax concern, wanted a piece of wood which was in the dressing-room, or in some other place where there was a great quantity of flax, he took a candle with him, and soon found the bit of wood, which he took from the floor, in lifting it up some loose flax adhered to it, which unfortunately caught

fire, and communicated to the other flax in the room, and though he, and another man that was with him, threw themselves upon it, and tried every method they could to extinguish it, their endeavours were quite fruitless, and they were obliged to make the best of their way out; one of the men, however, ran up the first step ladder to alarm the people in the fifth storey, but there being a very great noise in the factory, occasioned by the machinery, he had scarcely made them understand him, before the flames were at his back, and he was obliged to jump down and run through them.

He was followed by about six or seven out of this room, who also got through the flames. Some threw themselves out of the windows, where they met with instant death, in consequence of the great height they had to fall. Only one man (am overlooker) who made this attempt, and who had the precaution to take some light substance in his arms, and which in some measure broke his fall, has survived, but is very much hurt.

Eleven people who were in the upper storey, were all burnt to death, for they had not the least chance of saving themselves. The remains of some of these poor creatures have been found, but there is not more than one that can be recognised. Besides the number that have perished, seven were taken to the Infirmary severely burnt and wounded; but it is hoped six of them will recover."



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