

wardell-armstrong.com

ENERGY AND CLIMATE CHANGE
ENVIRONMENT AND SUSTAINABILITY
INFRASTRUCTURE AND UTILITIES
LAND AND PROPERTY
MINING AND MINERAL PROCESSING
MINERAL ESTATES
WASTE RESOURCE MANAGEMENT



URBAN SPLASH

LAND AT OLD MILL STREET, ANCOATS, MANCHESTER

ARCHAEOLOGY AND HERITAGE STATEMENT

NOVEMBER 2023

DATE ISSUED: NOVEMBER 2023
JOB NUMBER: GM12676
REPORT NUMBER: 0011
VERSION: V1.0
STATUS: FINAL

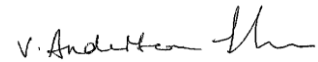
URBAN SPLASH

LAND AT OLD MILL STREET, ANCOATS, MANCHESTER

ARCHAEOLOGICAL AND HERITAGE STATEMENT

PREPARED BY:

V Anderton-Johnson Principal Heritage Consultant
(PCIfA)



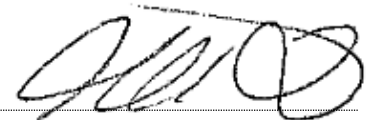
REVIEWED BY:

L Podbury Principal Heritage Consultant



APPROVED BY:

R Johns Technical Director



This report has been prepared by Wardell Armstrong LLP with all reasonable skill, care and diligence, within the terms of the Contract with the Client. The report is confidential to the Client and Wardell Armstrong LLP accepts no responsibility of whatever nature to third parties to whom this report may be made known.

No part of this document may be reproduced without the prior written approval of Wardell Armstrong LLP.



Wardell Armstrong is the trading name of Wardell Armstrong LLP, Registered in England No. OC307138.

Registered office: Sir Henry Doulton House, Forge Lane, Etruria, Stoke-on-Trent, ST1 5BD, United Kingdom

UK Offices: Stoke-on-Trent, Birmingham, Bolton, Bristol, Bury St Edmunds, Cardiff, Carlisle, Edinburgh, Glasgow, Leeds, London, Newcastle upon Tyne, and Truro. International Offices: Almaty.

ENERGY AND CLIMATE CHANGE
ENVIRONMENT AND SUSTAINABILITY
INFRASTRUCTURE AND UTILITIES
LAND AND PROPERTY
MINING AND MINERAL PROCESSING
MINERAL ESTATES
WASTE RESOURCE MANAGEMENT

CONTENTS

1	INTRODUCTION	1
2	LEGISLATION AND NATIONAL PLANNING POLICY AND GUIDANCE	1
2.2	Legislation	1
2.3	National Planning Policy	2
2.4	Local Policy	3
3	DESCRIPTION OF THE SITE	5
3.1	Location and Description	5
3.2	Heritage Assets	5
4	METHODOLOGY	6
4.2	Archaeology	6
4.3	Heritage	7
5	ARCHAEOLOGY - BASELINE INFORMATION	10
5.1	Geology and Topography of Site	10
5.2	Archaeological Background	10
5.3	Designated Heritage Assets of an Archaeological Nature	10
5.4	Non-Designated Heritage Assets	10
5.5	Previous Archaeological Work	11
5.6	General Historical Background	11
5.7	Cartographic Sources	13
5.8	Aerial Photography/Satellite Imagery	14
5.9	Site Visit	15
6	SUMMARY OF BASELINE	17
7	ARCHAEOLOGY - IDENTIFICATION AND ASSESSMENT OF IMPACTS	18
7.2	Direct (Construction) Impacts	18
8	ARCHAEOLOGY - MITIGATION	19
9	ARCHAEOLOGY - ASSESSMENT AGAINST PLAN POLICY	20
9.1	Legislation	20
9.2	Policy	20
10	HERITAGE – BASELINE INFORMATION	21
10.1	Designated Heritage Assets	21
10.2	Assets taken forward for assessment	24
11	ASSESSMENT OF SIGNIFICANCE AND SETTING	25
11.2	Grade II Listed Ardwick and Ancoats Hospital (NHLE 1283019)	25
11.3	Grade II Listed Brunswick Mill (NHLE 1197807)	27
12	EMBEDDED MITIGATION	30

13	HERITAGE IMPACT ASSESSMENT	31
13.1	Grade II Listed Ardwick and Ancoats Hospital (NHLE 1283019)	31
13.2	Grade II Listed Brunswick Mill (NHLE 1197807)	32
14	HERITAGE - ASSESSMENT AGAINST PLAN POLICY	34
14.1	Legislation	34
14.2	Policy	34
15	CONCLUSIONS - ARCHAEOLOGY & HERITAGE	35
16	GLOSSARY.....	36

APPENDICES

Appendix 1	Site Visit Plates
Appendix 2	Archaeology Impact Assessment Methodology
Appendix 3	Heritage Impact Assessment Methodology
Appendix 4	Historic Hedgerows

DRAWINGS

TITLE

GM12676 004	Figure 1: Site Location
GM12676 005	Figure 2: Designated Heritage Assets within 500m
GM12676 006	Figure 3: Non-Designated Heritage Assets within 500m
GM12676 007	Figure 4: Historic Mapping

1 INTRODUCTION

- 1.1.1 This report has been prepared by Wardell Armstrong LLP, a Registered Organisation with the Chartered Institute for Archaeologists. This report sets out the archaeological and historical background of a Site located at the Land at Old Mill Street, Ancoats, Manchester which is centred on National Grid Reference (NGR) SJ 85487 98448.
- 1.1.2 The proposed development comprises the construction of an apartment block, with 40 units, ground floor commercial space, over six storeys in height. The apartment complex will also have ancillary features such as a small car park, cycle parking, and landscaping.
- 1.1.3 This report provides an assessment of the significance of any known or potential heritage assets of an archaeological or built heritage nature within the Site boundary. It also sets out the potential impacts on the archaeological and built heritage resources as result of the proposed development, and details for appropriate mitigation measures for reducing/offsetting these potential impacts are proposed where relevant.
- 1.1.4 An assessment is also made of the potential for the proposed development to indirectly affect the significance of designated heritage assets within the vicinity of the Site as a result of introducing changes to their setting, which may affect the significance of the asset or the ability to appreciate that significance.
- 1.1.5 In accordance with the National Planning Policy Framework (NPPF) (paragraph 194) this report includes proportionate statements of significance of the heritage assets potentially affected, including the contribution that their setting makes to their significance, in order to allow for an understanding of any potential harm.
- 1.1.6 The assessment was undertaken following the Standards and Guidance of the Chartered Institute for Archaeologists (CIfA 2020) and in accordance with terminology expressed within the NPPF. Historic England guidance good practice guidance presented in the *Setting of Heritage Assets* (Historic England GPA 3 2017) has been adhered to as appropriate.

2 LEGISLATION AND NATIONAL PLANNING POLICY AND GUIDANCE

2.1.1 A heritage asset is defined in the NPPF 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’ (Ministry of Housing, Communities and Local Government 2023, Annex 2 page:67).

2.2 Legislation

2.2.1 Designated heritage assets protected by statutory legislation comprise Scheduled Monuments, Protected Wrecks, Listed Buildings, and Conservation Areas.

2.2.2 Nationally significant archaeological sites, monuments and structures are protected under the Ancient Monuments and Archaeological Areas Act (1979), which provides for a schedule of nationally important monuments. It should be noted that this Act makes no provision for the setting of scheduled monument, which is a matter of planning policy only.

2.2.3 Listed Buildings and Conservation Areas are protected under the Planning (Listed Building and Conservation Areas) Act (1990). In relation to development proposals, the legislation states that:

‘in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the secretary of state shall 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’ (section 66).

2.2.4 With regards to Conservation Areas it states that:

‘special attention shall be paid to the desirability of preserving or enhancing the character of that area’ (section 72).

2.2.5 Hedgerows are afforded protection under the Hedgerow Regulations 1997 (amended 2002). Hedgerows are deemed important under Schedule 1, Part 2 of the regulations if they:

- Are associated with a Scheduled Monument or a site recorded on an Historic Environment Record; or
- form an integral part of a field system shown on a map pre-dating 1845;
- mark a parish or township boundary predating 1850; or
- mark the boundary of a pre-1600 estate.

2.2.6 Non-statutory designated heritage assets, such as the section of the Leeds and

Liverpool Canal within the vicinity of the Site, are protected under national and local planning policy only.

2.3 National Planning Policy

- 2.3.1 The NPPF is supported by the National Planning Policy Guidance (PPG; Department for Communities and Local Government 2019), which endorses the conservation and enhancement of the historic environment, defines the role of the planning system as to promote and achieve sustainable development and involves protecting and enhancing *‘our natural, built and historic environment’* (MHCLG 2023, page 5).
- 2.3.2 The NPPF requires that in determining applications *‘great weight’* should be given to the asset’s conservation and that *‘substantial harm to or loss of...assets of the highest significance, notably Scheduled Monuments ... should be wholly exceptional’* (MHCLG 2023, para:199 & 200).
- 2.3.3 In ensuring the statutory duty of the Planning (Listed Building and Conservation Areas) Act, the NPPF requires that in determining applications *‘great weight’* should be given to the asset’s conservation and that *‘substantial harm to or loss of... grade II listed buildings, or grade II registered parks or gardens, should be exceptional’* whilst *‘substantial harm to or loss of...assets of the highest significance, notably Scheduled Monuments, protected wreck sites, registered battlefields, Grade I and II* listed buildings, Grade I and II* Registered Parks And Gardens, and World Heritage Sites, should be wholly exceptional’* (MHCLG 2023, para:199 & 200).
- 2.3.4 Non-statutory designated heritage assets, comprising Registered Parks and Gardens and Registered Battlefields, are protected under national and local planning policy only. This is also the case for the remainder of the archaeological resource; entries onto a historic environment record or sites and monument record as well as previously unknown features which may be recorded during the course of data collection in respect to a given development proposal.
- 2.3.5 The significance of a heritage asset (designated or non-designated) is defined within the NPPF as *‘the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic’* (MHCLG 2023, Annex 2 page:71).
- 2.3.6 The setting of a heritage asset (designated or non-designated) is defined as *‘the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.’* (MHCLG 2023, Annex 2 page:71).

- 2.3.7 Where heritage assets (designated or non-designated) are to be affected by development, *'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'* (MHCLG 2023, para:194).
- 2.3.8 Developments where substantial harm to or total loss of significance of a designated heritage asset should be assessed against specific tests and should deliver substantial public benefits which outweigh any loss or harm (MHCLG 2021, para:201). Less than substantial harm to a designated asset would require public benefits including the securement of an optimum viable use (MHCLG 2023, para:202).
- 2.3.9 Impacts to the significance of non-designated assets will require a balanced judgement based on the level of significance and the scale of harm (MHCLG 2023, para:203), although non-designated assets which are of equivalent significance to designated assets will be considered as such (MHCLG 2023, page:57). Where heritage assets of an archaeological nature may be impacted upon by development *'local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation'* (MHCLG 2023, para:194).
- 2.4 **Local Policy**
- 2.4.1 Local planning policy is set out in the Manchester Core Strategy 2012 -2027; adopted on July 11th 2012. Relevant policies are quoted below:

Policy CC 9

Design and Heritage

Design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character.

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.

The Council will support high density and mixed use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

Policy EN 3

Heritage

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

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage assets.

3 DESCRIPTION OF THE SITE

3.1 Location and Description

3.1.1 The Site comprises an area of unused, concreted land which is currently hoarded and is used as a temporary compound with low wooden fencing. The Site lies to the south of Old Mill Street which is within east Manchester.

3.1.2 To the north and south of the Site lies modern development comprising multi-storey residential blocks. To the east of the Site lies residential housing and to the west the Ardwick and Ancoats Hospital, a Grade II listed building (NHLE 1283019) which is currently under development.

3.2 Heritage Assets

3.2.1 There are no designated heritage assets located within the boundary of the Site.

3.2.2 There are no non-designated heritage assets recorded within the boundary of the Site however historic mapping suggests the site of Mill Street Works (HER 12338.1.0) extends into the Site boundary.

3.2.3 To the west of the Site lies the Grade II listed building of Ardwick and Ancoats Hospital (NHLE 1283019); which is currently being developed as part of a scheme to provide residential apartments (planning ref: 130357/LO/2021).

4 METHODOLOGY

4.1.1 This report assesses potential impacts to buried archaeological remains as a result of ground disturbance and potential impacts to the significance of built heritage assets through changes in their setting.

4.1.2 The following sets out the evidential sources and impact assessment methodologies employed.

4.2 Archaeology

Archaeological Databases

4.2.1 The standard collation of all known non-designated heritage assets within 500m of the Site boundary comes from the Greater Manchester Historic Environment Record (GMHER). Notable GMHER entries within an approximate 500m radius of the Site are plotted on GM12676-002. Where relevant, these sites and finds have been discussed in Section 5.

4.2.2 Information on designated heritage assets has been sourced from Historic England datasets. Due to the nature of the proposals, a 500m search area has been implemented for the following designated heritage assets: World Heritage Sites, Scheduled Monuments, Grade I and Grade II* Listed Buildings, Grade II Listed Buildings, Registered Parks and Gardens, Conservation Areas (where they hold assets of national importance), Historic Battlefields, and Conservation Areas

Historical and Cartographic Sources

4.2.3 The principal sources for this type of evidence were:

- online sources holding historic Ordnance Survey mapping and Tithe maps; and
- the Greater Manchester Archives.

4.2.4 Relevant documents are listed in the Bibliography.

Secondary Sources

4.2.5 All sources are listed in the Bibliography. The principal sources of secondary material were:

- the Archaeology Data Service ¹;
- the Wardell Armstrong in-house library; and
- the Greater Manchester Archives.

¹ <https://archaeologydataservice.ac.uk/>

Geological/Geotechnical Information

- 4.2.6 A description of the superficial and solid geology of the local and surrounding area was compiled in order to assess the likely presence and potential condition of any archaeological remains on the site. This information was drawn from appropriate maps published by the Geological Survey of Great Britain (BGS 2023).

Site Inspection

- 4.2.7 In the course of preparing the desk-based assessment, a physical walkover of the Site was undertaken and observation made of the surrounding area. The inspection had the following purposes:
- to examine the areas of archaeological potential identified during the desk-based assessment with a view to gauging the likely survival and condition of archaeological remains;
 - to identify signs of disturbance or truncation within the Site which could affect archaeological potential;
 - to review the presence/absence of earthworks indicative of the presence of archaeological remains i.e., ridge and furrow earthworks;
 - to confirm the presence/absence of historic hedgerows;
 - to inform the Impact Assessment element of this document; and
 - to inform the assessment of significance of built heritage assets within the vicinity of the Site.

Assessment of Significance

- 4.2.8 Where an impact assessment is required the DMRB methodology for the assessment of impacts has been utilised. This sets out a methodology for assessing the importance or significance of an asset, for assessing the magnitude of impact to the asset and for assessing the resulting significance of effect of any impact, see Appendix 2.

4.3 Heritage

- 4.3.1 With specific regard to the assessment of impacts to designated heritage assets, as stated within the NPPF '*significance derives not only from the physical fabric of a heritage asset but also from its setting*' (MHCLG 2023, Annex 2 page:72).
- 4.3.2 The identification and assessment of heritage assets which may be affected by the proposed development uses Historic England's good practice guidance, presented in *The Setting of Heritage Assets* (Historic England GPA 3 2017); specifically, the five-step approach to assessment:

- Step 1 – Identify which heritage assets and their settings may be affected;
- Step 2 – Assess the degree to which settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
- Step 3 – Assess if any change to the setting identified would affect the appreciation/ understanding of an asset's significance (there may be no change);
- Step 4 – Explore ways to maximise enhancement and avoid or minimise harm;
- Step 5 – Make and document the decision and monitor outcomes.

4.3.3 A non-exhaustive list provided within the document (2017:11) identifies themes such as the following to elucidate on how setting may add to significance:

- Physical Surroundings:
 - Topography;
 - aspect;
 - functional relationships and communications; and
 - history and degree of change over time;
- Experience:
 - views from, towards, through, across and including the asset;
 - intentional inter-visibility with other historic assets and natural features; and
 - sense of enclosure, seclusion, intimacy or privacy.

Assessment of Impact

4.3.4 The NPPF stipulates three levels of potential impact to designated heritage assets. The NPPF references these as:

- Substantial harm;
- Less than substantial harm; and
- No harm (Significance is sustained or enhanced).

4.3.5 The PPG discusses how to assess substantial harm where it states '*in general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting*' (Para 19).

4.3.6 The application of the terms 'substantial' and 'less than substantial' is made with

regard to professional judgement and experience. The level of impact expressed by this assessment will be either no harm, less than substantial harm or substantial harm.

- 4.3.7 In respect to non-designated heritage assets an assessment of potential impact to their significance will be accordance with the advice of paragraph 203 of the NPPF which requires that in weighing applications indirectly effect 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.

5 ARCHAEOLOGY - BASELINE INFORMATION

5.1 Geology and Topography of Site

- 5.1.1 The Site comprises c.0.15ha (1,520 sqm) of land under concrete, currently in use as a temporary compound. It is hoarded to the north and west, and a wall lies on the eastern boundary of the Site. The Site is located within the east of Manchester, as such it is located within an urban landscape.
- 5.1.2 The nearest natural watercourse is the River Irwell located 1.9km north-west of the Site. The nearest man-made watercourse is the Manchester and Ashton-under-Lyne Canal located 55m south-east and 55m south-west of the Site.
- 5.1.3 The majority of the Site lies on Manchester Marls Formation (mudstone); this is a sedimentary bedrock formed during the Permian period. The north-eastern boundary of the Site lies on Collyhurst Sandstone Formation (Sandstone) which was also formed during the Permian period (BGS, 2023).
- 5.1.4 The superficial geology comprises Till, Devensian (Diamicton) which is a sedimentary superficial deposit formed during the quaternary period (BGS, 2023).

5.2 Archaeological Background

- 5.2.1 The GMHER was consulted for entries within the 500m search area. Besides identifying heritage assets of an archaeological nature within the Site that may be directly affected by the proposed development, this search area provides sufficient data to represent the archaeological character of the area.
- 5.2.2 Information on designated heritage assets was complimented by GIS information downloaded from Historic England (Historic England 2023).

5.3 Designated Heritage Assets of an Archaeological Nature

- 5.3.1 There are no designated heritage assets of an archaeological nature (Scheduled Monuments, Registered Battlefields) located within the boundary of the Site nor within 500m of the Site.

5.4 Non-Designated Heritage Assets

- 5.4.1 The HER does not record any asset within the Site, however historic mapping suggests the site of Mill Street Works (HER 12338.1.0) extends into the Site boundary.
- 5.4.2 Within the Site lies a former rectory; the Manchester Evening News recorded, in 1957, that the rectory was disused and had been hit by a van².

² <https://www.britishnewspaperarchive.co.uk/viewer/bl/0000272/19571113/005/0005>

5.5 Previous Archaeological Work

- 5.5.1 There are no recorded archaeological works within the Site Boundary.
- 5.5.2 Several excavations have been undertaken within the vicinity of the Site. The nearest was undertaken in 2010; two trenches were opened 45m north of the Site, which identified buried remains associated with Molineaux Webb & co from the industrial period. The remains, which took the form of the footprint of a building depicted on late 19th century cartographic sources, were concluded to be of limited archaeological interest (Oxford Archaeology North 2010).

5.6 General Historical Background

Prehistoric (up to AD 43)

- 5.6.1 The GMHER does not record any assets from the prehistoric period. The period is poorly understood in Manchester, this may be due to the industrialisation which saw great amount of growth and disturbance within the area. The Neolithic period is especially elusive, with some finds within the region dating from the Bronze Age onwards.
- 5.6.2 Late Bronze Age and Early Iron Activity has been found on the Cheshire/Manchester border, comprising pottery, structure and a possible roundhouse (Garner 2007). A Roman Site also has produced evidence of late Iron Age activity immediately prior to the occupation (Garner 2016).

Romano-British (c. AD 43 to 410 AD)

- 5.6.3 The HER records the Manchester to Castleshaw Roman Road (HER 24.1.0) to the immediate north of the Site running along the modern day Old Mill Street. It is believed the road was constructed in AD 79-84 and may have been constructed, in part, by the 20th Legion. The road was excavated in 1856 at Gaskell Street, and was found to be 24ft (c. 7.3m) wide with a gravel surface on a log base, suggesting it was designed to cross a boggy surface.
- 5.6.4 There are no further HER entries for this period.

Early Medieval (c.410 to 1066AD)

- 5.6.5 There are no entries of early medieval date within the HER nor is the town mentioned in the Domesday Book, thus suggesting a lack of an established settlement at this time. The early medieval period saw the nucleation of settlements, as such it is likely that during this time the settlement was focused away from the Site, or the population comprised small, nucleated farmsteads.

Medieval (c.1066 to 1540AD)

- 5.6.6 Ancoats is thought to have been one of eight medieval hamlets of Manchester and later one of the city's 31 townships. In the 13th century, land grants refer to Ancoats; at this time it is thought it was an open area of land with dispersed farms and cottages. Ancoats Hall was located at the eastern extent of the area, it is considered to be the key building of the area at this time (English Heritage 2011).
- 5.6.7 There are no entries recorded in the HER from the medieval period. It is likely the Site was part of the wider agricultural landscape.

Post Medieval (c.1540 to 1750 AD)

- 5.6.8 In 1596, Ancoat's Hall was bought by Oswald Mosley and for two centuries it was the seat of the Mosleys, lords of the manor of Manchester therefore showing the continued importance of the area (English Heritage 2011). The HER records post medieval fields and field boundaries in Ancoats (HER 17312.1.0), however it is noted that the intensive 19th century development is likely to have omitted any remnants of these features. The post medieval period saw some changes from agriculture to industrial trades before the large expansion in the Industrial period.

Industrial (c.1750 – 1901 AD)

- 5.6.9 As Manchester rapidly increased in population due to ever-increasing trade, cheaper and vacant land was sought in adjoining districts. As such, in the late 18th century pockets of industrial development began to rise in Ancoats. The land was often used to building factories and back-to-back housing. Ancoats rapid growth led to the district being referred to as a '*pioneer industrial suburb of the Industrial Revolution*'.
- 5.6.10 The growth is attributed to canal building and steam-powered manufacturing. The canals, specifically the Ashton and Rochdale in the Ancoats area, led to construction of the steam-powered mills which were tightly constructed throughout the area. The growth of Ancoats can be demonstrated by the national census, in 1801 there were 11,000 people residing in the area and by 1861 there was a peak of 56,000. Housing was a known problem by 1881, due to the poor quality of the housing and drainage system, alongside issues of overcrowding and an extremely high infant mortality rate. As such the earliest housing was subject to replacement (English Heritage 2011).
- 5.6.11 As industry grew, so did the need for housing. However it was found, following an 1850 survey, that there were shortcomings in its lack of ecclesiastical and municipal facilities. The survey led to a rapid increase in religious buildings, which included St Jude's in 1866 which stood at the corner of Kirby Street and Mill Street, to the north-west of the Site.

5.6.12 The HER holds 123 records from this period within the 500m search area. These comprise various mills, warehouses, alongside commercial, educational and ecclesiastical buildings. Those nearest to the Site include the site of the Mill Street Works (HER 12338.1.0), Piercy Street Sizing Works (HER 12337.1.0) and Ashton Canal (HER 12332.1.0). These respectively lie 35m south-east, 55m east and 55m south of the Site. These are all key elements of the industrial period demonstrating the booming textile industry and the canal, showing a key method of transportation which helped to develop the industrial period.

Modern (1901 – present)

5.6.13 Moving into the modern period the speed of development drastically reduced. As industry altered, and the use of railways increased, there was a reduction in mill buildings. The HER records a printing works or warehouse (HER 2285.1.0) and the site of York Mill (HER 2045.1.0); these are respectively located 140m south-west and 365m north-east of the Site.

5.7 Cartographic Sources

5.7.1 The earliest map viewed as part the assessment was the Roper 1807, which shows the Site beyond the Manchester and Salford district. The 1813 map by Pigot shows the Site within an area north of the canal and to the south of an unfinished/plotted street. The 1824 map completed by Swire shows the Site still undeveloped and to the south of Hallsworth³.

5.7.2 The first map of detail was the 1851 Manchester and Salford Town Plan. The Site is located to the south of 'Mill Street' within an undeveloped area. To the north-east of the Site lies Wellington Mills and residential buildings. To the north of the Site lies 'Brick Field' which may extend into the Site.

5.7.3 The 1891 Manchester – Lancashire Town Plan shows the Site developed; located within the northern extent of the Site lies a Rectory and three small structures. The southern extent of the Site encompassed the northern extent of a machine works. To the west of the Site lies a roadway with the Ancoats hospital beyond the road and to the north-west lies St Jude's Church. Slate's Directory of Manchester and Salford (1883) records the rectory as being associated with St Jude's and occupied by Reverend John Watson. In 1911, the building is still recorded as a rectory.

5.7.4 There are no recorded alterations to the Site until the 1934 Ordnance Survey (OS) map. To the south of the rectory lie two further structures. The machine works are

³ <https://manchester.publicprofiler.org/beta/index.php>

now recorded as “Mill Street Works (Textile Engineering)”.

5.8 Aerial Photography/Satellite Imagery

5.8.1 An aerial photograph taken on the 7th of May 1946 (**Plate 1**) was reviewed as part of the assessment. The photograph shows the Site to hold a building, thought to be the rectory; and a warehouse within its southern extent. The hospital can be seen to the south-west of the Site.

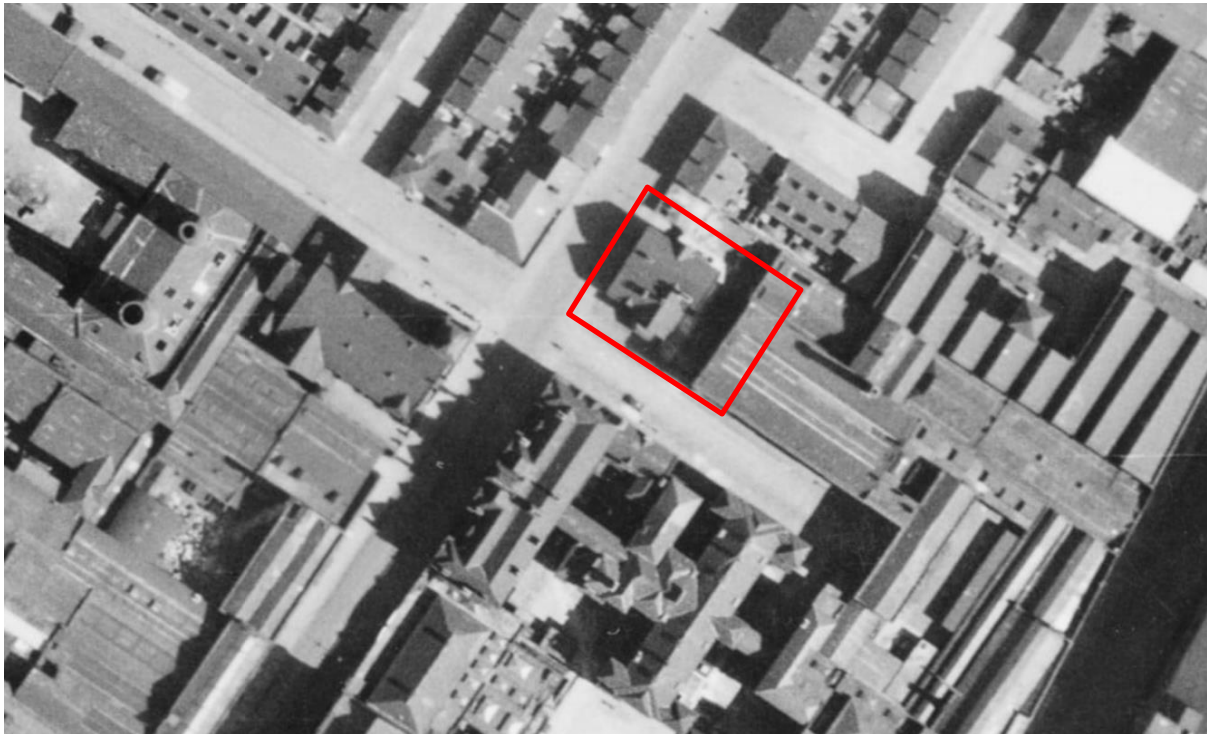


Plate 1: Aerial image taken in 1946 of Manchester (Historic England)⁴

5.8.2 An aerial photograph taken in 1953 showed no change to the Site nor its formation⁵.

5.8.3 The 1969 aerial photograph (**Plate 2**) shows the northern building, assumed to be the rectory was no longer present; and the Site appears to be concreted. The warehouse to the south is still present.

⁴https://historicengland.org.uk/images-books/archive/collections/aerial-photos/record/raf_3g_tud_uk_185_vp2_5168

⁵https://historicengland.org.uk/images-books/archive/collections/aerial-photos/record/raf_58_1158_f21_0047



Plate 2: The 1969 Aerial photograph showing the Site.

- 5.8.4 Google Earth imagery from 2000 shows the Site largely comprising a concrete base with one shed/warehouse extending into the Site from the south.
- 5.8.5 In 2002 the southern extent of the Site holds three long narrow buildings extending from the south. The northern extent is still undeveloped beyond the concrete base.
- 5.8.6 Imagery from 2005 shows the buildings to have been torn down to the base. The demolition appears to have stopped at the concrete base. Imagery from 2009 shows the site was used as Site offices/storage containers. By 2017, the land to the south of the Site was tarmacked and contains car parking. The southern extent of the Site was also subject to tarmac. The northern extent remained empty and the storage containers had been removed.
- 5.8.7 In 2021 there were storage cabins/cabin offices located in the northern extent of the Site. These remain on the 2022 imagery.
- 5.9 **Site Visit**
- 5.9.1 A Site Visit was undertaken on the 5th of September 2023 in clear, dry conditions. It should be noted that during the Site Visit works were being undertaken to the Ancoats Dispensary, as such parts of the street were blocked and the images may be obstructed through construction traffic, hoarding and scaffolding. The Site is currently

in use as a temporary compound with a short wooden “fence” style separator. The area is hoarded to the north and east with fencing to the west and south.

- 5.9.2 The area surrounding the Site comprises residential units including tall apartment blocks and late 20th century housing. The presence of the tall apartment blocks leads to an enclosed townscape. To the east of the Sites lies the Ancoats Dispensary which originates from the 19th century and Stubbs Mill lies to the south, also of 19th century date.

6 SUMMARY OF BASELINE

- 6.1.1 On review of the baseline, there is potential for remains from the industrial period onwards to be present, however, it is likely remains have been removed/disturbed during later works.
- 6.1.2 *Prehistoric* - The prehistoric period is not represented within the search area and the period is poorly understood in Manchester. As such there is **negligible potential** for remains from the prehistoric period.
- 6.1.3 *Romano-British* – The Roman period is represented through the line of the Roman road which is believed to have run along Old Mill Street; it should be noted however that this has likely been removed/heavily disturbed through modern roadways. There are no other archaeological assets recorded from this period, as such there is considered to be **negligible to low potential** for remains from the Romano-British period.
- 6.1.4 *Early Medieval* – There are no entries of early medieval date, nor is there evidence of a settlement being established within the wider area. Due to the lack of activity there is judged to be **negligible** potential for remains from this period.
- 6.1.5 *Medieval* – There are no entries of medieval date. The settlement of Ancoats was established by this point however there are no remains recorded in the HER. Due to the lack of activity within the vicinity of the Site there is judged to be **negligible** potential for remains from this period.
- 6.1.6 *Post Medieval* – The post medieval period is recorded through field boundaries, although it is noted they are unlikely to have survived through the 19th century development. As such there is judged to be **negligible** potential for post medieval remains.
- 6.1.7 *Industrial* – The industrial period saw great growth in the area. The Site itself comprised open fields until the mid-19th century, when a rectory was constructed within the northern half of the site. The rectory has since been demolished and a temporary compound now resides on the Site. Although there is potential for industrial finds, it is unlikely there will be remnants of buildings. There is considered to be **moderate** potential for industrial finds and **low** potential for structural remains on the Site.
- 6.1.8 *Modern* – The modern period saw the Site containing the rectory before its demolition by 1969 and subsequent use as a temporary compound. There is **high** potential for remains from the modern period; however, these are likely to be of negligible significance.

7 ARCHAEOLOGY - IDENTIFICATION AND ASSESSMENT OF IMPACTS

7.1.1 Proposed development within the boundary of the Site has the potential to cause direct impacts to potential archaeological remains through ground disturbance.

7.1.2 The Proposed development will cause ground disturbance through:

- Building foundations;
- Ancillary foundation features; and
- Any remediation requirements.

7.1.3 Appendix 2 provides a methodology for assessing the magnitude of impact and quantifying the overall significance of impact to assets of an archaeological nature.

7.2 Direct (Construction) Impacts

7.2.1 Construction activity would impact on any buried remains if present. The significance of potential receptors (unknown archaeological remains and those recorded on the HER), the anticipated magnitude of impact to them and consequent significance of effect is described below.

Industrial remains

7.2.2 There is low potential for structural remains from this period and moderate potential for finds from this period. Such remains are anticipated to hold limited historic interest. This is due to the remains being unlikely to further the knowledge of life in the area.

7.2.3 Groundworks would impact upon any buried remains, if present, which would result in a major magnitude of impact which, on assets of negligible to low importance, would equate to an effect of **slight adverse** significance.

Modern remains

7.2.4 There is high potential of modern remains, however these are likely to be associated with the demolition of the rectory and subsequent construction of the hardstanding which currently lies on the Site. As such these are thought to be of negligible significance.

7.2.5 Groundworks would impact upon any buried remains, if present, which would result in a major magnitude of impact which, on assets of negligible importance, would equate to an effect of up to **slight adverse** significance.

8 ARCHAEOLOGY - MITIGATION

- 8.1.1 Consultation was sought from Ian Miller, Heritage Management Director at the Greater Manchester Archaeological Advisory Service (GMAAS), on the 12th of September 2023. Miller stated the site “*certainly doesn’t raise much interest*” and there was little “*merit in asking for any further archaeological investigation of the Site*”. This is dependent on the results of the DBA.
- 8.1.2 Considering the above it is recommended in this instance the ‘field evaluation’ referred to within paragraph 194 of the NPPF is not considered necessary at the predetermination stage; it being reasonably assumed that if evaluation was a pre-requisite of all applications potentially affecting archaeological remains then this would be expressly stated within the policy. As it is not, the ‘where necessary’ should be applied proportionally, most likely being required on Site’s where remains of potential high (national) importance could be located which could preclude development. The baseline suggests no evidence to indicate the presence of remains of national importance.
- 8.1.3 Should archaeological fieldwork be required, this could appropriately be secured by a condition on any planning permission. This would be undertaken, as a phased programme if considered necessary, in accordance with a Written Scheme of Investigation prepared in consultation with the Heritage Management Director of GMAAS. This would, in consideration of the Planning Practice Guidance, be reasonable and proportionate on reflection of the information presented within the baseline data which indicates that there is no evidence to suggest the presence of remains within the boundary of the site which could preclude development.
- 8.1.4 Conditioned fieldwork would also reflect paragraph 204 of the NPPF which indicates that any fieldwork which would cause the loss of the whole or part of a heritage asset should (if it is required) be undertaken as a condition to consent, such that the Local Planning Authority has not permitted the loss of archaeological material through fieldwork undertaken before it is known that the proposals can proceed.

9 ARCHAEOLOGY - ASSESSMENT AGAINST PLAN POLICY

9.1 Legislation

- 9.1.1 The proposals would not directly affect a Scheduled Monument or other remains deemed to be of national importance and therefore would not engage the Ancient Monuments and Archaeological Areas Act (1979) or the Planning (Listed Building and Conservation Areas) Act (1990).

9.2 Policy

- 9.2.1 In accordance with paragraph 194 of the NPPF this assessment has described the significance of potential buried remains which could be affected by the proposals. This report constitutes the appropriate desk-based assessment required.
- 9.2.2 Local policy, the Manchester Core Strategy 2012 -2027, will be triggered due to potential for impacts to archaeological remains. It is considered where development affects a site of known archaeological interest preservation in-situ is the preferred solution; however, where this cannot be justified, the developer will need to create provision for the excavation and recording of remains.
- 9.2.3 Local policy states that where development would result in harm or loss of the significance of a heritage asset, the preference is for remains to be preserved in situ. Where this is not feasible developers will be required to excavate and record the assets in order to understand the significance of that asset. It is anticipated that an appropriate mitigation strategy could be confirmed through an archaeological condition, which would ensure an appropriate programme of recording and archiving in the circumstance where non-designated archaeological remains may be lost through development.

10 HERITAGE – BASELINE INFORMATION

10.1 Designated Heritage Assets

10.1.1 Information on designated heritage assets was complemented by GIS information downloaded from Historic England datasets (Historic England, 2023) and Greater Manchester's Historic Environment Record (GMHER 2023).

10.1.2 There are 24 designated heritage assets recorded within the parameters above. These are shown on Table 1 below.

Table 1: Assets located within the search parameters above		
Reference (NHLE)	Reference	Status
1200821	New Mill	Grade II* Listed Building
1247473	Decker Mill and Old Mill	Grade II* Listed Building
1270855	Doubling Mill and Fireproof Mill	Grade II* Listed Building
1247474	Royal Mill	Grade II* Listed Building
1291735	Beehive Mill	Grade II* Listed Building
1246950	Hope Mill	Grade II* Listed Building
1283019	Ardwick and Ancoats Hospital	Grade II Listed Building
1220282	Former warehouse and offices of Old Mill, Decker Mill and New Mill	Grade II Listed Building
1200825	Former Church of All Souls	Grade II Listed Building
1270856	Sedgwick Mill (To west of junction with Murray Street)	Grade II Listed Building
1197777	Bridge Number 4 over Ashton Canal	Grade II Listed Building
1197805	Bridge Number 5 over Ashton Canal	Grade II Listed Building
1197807	Brunswick Mill	Grade II Listed Building
1197829	Ashton Canal Lock Number 1 immediately east of Great Ancoats Street	Grade II Listed Building
1197830	Ashton Canal Towpath Bridge over junction with Islington Branch Canal West of Lock Number 2	Grade II Listed Building
1207654	Ashton Canal Lock Number 2 off south end of Vesta Street	Grade II Listed Building
1247018	Cooperative Warehouse	Grade II Listed Building
1247550	Union Street Bridge	Grade II Listed Building
1270677	Spectator Mill	Grade II Listed Building
1270860	Rochdale Canal retaining wall on south side of Redhill Street, west of Union Street Bridge	Grade II Listed Building
1279636	Ashton Canal Lock Keepers Cottage beside lock	Grade II Listed Building

Table 1: Assets located within the search parameters above		
Reference (NHLE)	Reference	Status
	number 2 at Islington Branch Junction Basin	
1282961	Little Mill	Grade II Listed Building
1283048	Ashton Canal Lock Number 3 on south side of Ancoats Hospital	Grade II Listed Building
-	Ancoats	Conservation Area

10.1.3 Of the heritage assets listed in Table 1, it is anticipated that the asset types listed below would not be affected by the proposals, it being judged that their significance would be unaffected by the proposals. This is due to their significance lying wholly/predominantly within their fabric and/or that the aspects of an assets setting from which it derives significance would not be affected by the proposed development. These types of assets would not therefore be taken forward within the Heritage Statement i.e., the types of assets listed below are considered scoped out of further assessment;

- Assets in built up areas for which cones of view to/from are not significant;
- Assets where the setting is directly associated with roadways (i.e. milestones);
- Memorials or features within/bounding graveyards where the principal setting element of importance is the churchyard and/or the church; and
- Assets associated with a canal where views to/from are not significant.

10.1.4 Subsequent to the above filtering process, the assets listed below in Table 2 were be subject to field observations to determine the necessity for assessment of their significance in accordance with the Historic England Good Practice Advice 3 'The Setting of Heritage Assets' (2017) and Advice Note 12 'Statements of Heritage Significance' (2019).

Table 2: Assets Potentially sensitive to Change		
Reference (NHLE)	Reference	Status
1246950	Hope Mill	Grade II* Listed Building
1283019	Ardwick and Ancoats Hospital	Grade II Listed Building
1197807	Brunswick Mill	Grade II Listed Building
1270677	Spectator Mill	Grade II Listed building
	Ancoats	Conservation Area

10.1.5 The assets listed in Table 2 above were assessed in the field on the 5th of September 2023 to ascertain the necessity of providing a full statement of significance to assess the potential impact of the proposals.

10.1.6 In the field it was established that the following assets would not require further assessment within this report, it being determined that the proposals would not introduce change to their settings which would affect and appreciation of their significance:

- **Hope Mill (Grade II* - NHLE 1246950)**

10.1.7 Hope Mill is located 235m south-east of the Site. The Grade II* listed former cotton spinning mill is currently used as a theatre. The mill was constructed in 1824 with further additions built in the 19th and 20th centuries. It was originally built for Joseph Clarke and Sons. The building is constructed of red brick with ashlar sandstone dressing, double pitched roofs with Welsh slate coverings. The factory is steam powered; it is described (through Historic England) as “*one of the best-preserved examples of its type in Manchester*”.

10.1.8 The mill is orientated on a north-west south-east alignment and located within a wider complex of mill buildings. The urban context in which the mill is located is typical of the Manchester townscape in the post medieval period which saw a significant increase in industrial buildings and associated residential buildings.

10.1.9 The Site Visit found no intervisibility between the Site and the Mill. Considering the distance between the Site it is thought there would be no adverse impact as a result of other impacts such as increased noise, lighting nor air quality.

- **Spectator Mill (Grade II - NHLE 1270677)**

10.1.10 Spectator Mill is located 280m to the east with the Silk Mill, now comprises various workshops of early to mid-19th century. The mill is of a rectangular plan with a projecting stair-turret at the south-east corner and a project tower near the west end. The mill is six storeys in height. The mill lies to the immediate south of the Ashton Canal, a transport link which was likely pivotal in the mills success. Although the mill is currently in a state of disrepair, it still lies within a complex of mills including the aforementioned Hope Mill. The urban context in which the mill is located is typical of the Manchester townscape in the post medieval period which saw a significant increase in industrial buildings and associated residential buildings.

10.1.11 The Site Visit found no intervisibility between the Site and the Mill. Considering the distance between the Site it is thought there would be no adverse impact as a result

of increased noise, lighting nor air quality.

- **Ancoats Conservation Area**

10.1.12 Ancoats is an area with 18th century origins; when the streets were first laid out. The survey for the Rochdale Canal was undertaken in 1765; the construction of the canal would allow for transport of materials and goods across the area. The survey and confirmation of building led to industrialists constructing mills in 1790, prior to the opening of the canal in 1804. Mill construction and development continued on a larger scale until 1912. Alongside the various mills, Ancoats saw the first single-class housing area built in 1889 in the country to provide homes for mill workers. In the 1930's there was a slump in the cotton industry which saw the economic growth halt and resulted in the decline in mills. It is considered that Newspaper Printing was the only industry to begin in the area at this point.

10.1.13 The conservation area is located 340m north of the Site. The southern boundary of the asset follows the Rochdale Canal. Modern housing and apartment blocks lies between the Site and the conservation area; the most prominent lies to the immediate north of the Site at ten storeys before dropping to four-storeys. These intervening structures effectively screen the Site from the conservation area. Due to the distance and the urban nature of the area there will be no impacts from noise, pollutant nor lighting changes in the area.

10.2 **Assets taken forward for assessment**

10.2.1 The assets taken forward for assessment comprise the following:

- Ardwick and Ancoats Hospital, a Grade II Listed Building (NHLE 1283019); and
- Brunswick Mill, a Grade II Listed Building (NHLE 1197807).

11 ASSESSMENT OF SIGNIFICANCE AND SETTING

11.1.1 A description of the interests held by the assets taken forward for assessment are presented below. These are discussed in proportion with the value of the assets and as far as is necessary in order to determine the importance of setting to the significance of each asset and the potential effect of the proposals on this.

11.2 Grade II Listed Ardwick and Ancoats Hospital (NHLE 1283019)

11.2.1 The listed building was granted planning permission and Listed Building Consent in 2021 (ref: 130356/FO/2021); and the application included a Heritage Statement. These documents have been utilised, alongside information gathered on Site, from the HER and through Historic England, to understand the building's significance. It should be noted that implementation of the planning permission will see the building be subject to alterations and converted into residential apartments. At the time of the Site Visit these works appeared to be underway, with the building covered by scaffolding and surrounded by hoarding.

Architectural Interest

11.2.2 The Ardwick and Ancoats was a dispensary and hospital, although it is now disused. It was built from 1872 to 1873 by Daniel Lewis, in a red brick with polychrome bands, steeply-pitched hipped slate roofs, of an irregular plan and gothic style. The building's form is typical of the late Victorian period which often saw public buildings constructed in a gothic style. The materials are representative of the surrounding mill buildings and terraced houses which are also red brick with slate roofs.

11.2.3 The building comprises three storeys and contains basements. It is a dominating feature in the streetscape and retains many details from its original construction and design. It was not built by an architect recognised as being a notable Victorian designer, however the building is thought to have been a point of focus.

11.2.4 The front elevation contains decorative features and is of a symmetrical form; most of which is attributed to its original construction and contains physical evidence of original construction techniques. The bays are described as '1:1:3:1:1' thus demonstrating a symmetrical building; however the central bay should be treated as a four storey tower. The centre bay is set slightly forward from the surrounding bays; the entrance comprises an arched doorway with an arch above inscribed 'ANCOATS HOSPITAL' and an arched extrados band inscribed 'ARDWICK AND ANCOATS DISPENSARY'. The tower, set upon this bay, comprises an elaborate turret with an oculus and a tall oversailing parapet with corner tourelles; it formerly had a saddle-back roof.

11.2.5 The southern elevation appears to be much altered, and 2008 aerial photography shows most of the roof without tiles. Soon after the dispensary opened, it was realised that a larger, more spacious building was required. This resulted in the eastern and southern elevations being altered to allow for new wards and departments. They were completed in 1888. With changing requirements, further alterations were made; the original plan is still legible within the 19th and 20th century changes. It should be noted some of these later extensions have since been lost.

11.2.6 Internal features from the original construction include gothic archways located within main corridors on the ground, first and second floors. Although some have decorative capitals the majority have seen the total loss of their decorative fabric alongside fixtures and fittings.

11.2.7 In 2021 the building was derelict, needing scaffold to support it. It was surrounded by safety hoardings, thus meaning it could not be clearly seen, appreciated nor enjoyed.

Historic Interest

11.2.8 The historic interest of the building derives from its association with industrial growth in Manchester, specifically in Ancoats. Ardwick and Ancoats Dispensary was originally a charitable institution, set up to treat the poor in 1928. This was invaluable during the 1832 cholera epidemic. The hospital was built from 1872-3 as a specialist hospital for industrial accidents (English Heritage 2012).

11.2.9 The building was paid for by Hannah Brackenbury who gifted £5,000 as a late bequest alongside local fundraising efforts. Hannah was born in 1795 in Leyland and is thought to have spent her early life in Manchester. She did not marry and, in 1844, moved to Hove with her brother James. James, a solicitor for pioneering railway companies, died the same year; as a widower with one child to leave his fortune to. However in the 1960's, his daughter, Henrietta, and his brother Ralph passed away leaving Hannah the family fortune. From 1865-1872, Hannah donated over £100,000 to various institutions and causes, including to Oxford University in the form of the Brackenbury scholarship which is still awarded today. She died in 1873 with her donation to Ancoats as being either one of her last donations alive or decreed in her will.

11.2.10 The hospital was constructed during a time of great development in Manchester, including Ancoats which was rapidly growing. The dispensary and hospital was built and then adapted and altered, in response to the population growth and the increased need for health provisions within the community. The evolution of the hospital ran alongside the evolution of the industrial period and required health provisions. The hospital was a purpose built dispensary and hospital which was in use as a medical

facility until 1989.

- 11.2.11 In 1914, the hospital became the Site of the first dedicated fracture clinic. The hospital also had firsts in radiology, orthopaedics and physiotherapy within this area of the country.
- 11.2.12 The hospital's historical interest is therefore largely derived from its communal and evidential value.

Contribution of Setting

- 11.2.13 The hospital building is located to the south of Old Mill Road; it was originally known as Mill Road, a direct indication of the industrialisation in the area. The building was once stood in an area of municipal, residential and industrial buildings of the Victorian period. However the current townscape contains a variety of modern, multi-storey apartment blocks, dilapidated and derelict mills and modern housing. Although some Victorian structures have been re-purposed, a large amount has been removed, as such the building is no longer within its contemporary historic setting.
- 11.2.14 Considering the alterations to its setting, the building is considered to gain some significance from its proximity to the historic core of Ancoats and position on Mill Road, specifically its position in relation to those mills still standing. However, owing to surrounding modern development, and erosion of historical setting, the current setting of the hospital contributes little to its significance.

11.3 Grade II Listed Brunswick Mill (NHLE 1197807)

- 11.3.1 The mill benefits from planning permission for refurbishment, removal/demolition, repair and reconfiguration of the mill to create work spaces, retail, communal spaces and residential apartments alongside ancillary works (planning ref: 130394/FO/2021). As part of these works a thorough Heritage Statement was produced in 2021 (Stephen Laurant Heritage Architecture); this has been utilised, alongside the record on the National Heritage List for England, to understand the mill's significance.

Historic Interest

- 11.3.2 The historic interest of the mill in part derives from its construction; it was built in 1839 for Messrs Kelly and Gilmore, who were cotton spinners. They were originally part of the Charles Pooley and Company which was dissolved in 1837; upon its dissolution Kelly and Gilmore began work on Brunswick Mill. Construction was undertaken by the firm of David Bellhouse. The warehouse originally stood three storeys high, but in 1840 a shorter wing was intended to be increased by seven storeys. During construction the building collapsed. The original extension and rebuild

had involvement from William Fairbairn alongside his partner James Lillie, who provided the new iron beams. The mill was sold to Henry Bannerman and Sons in 1865, although the Site was largely unaltered.

11.3.3 The mill also derives its historic interest from being a well preserved example of an early Victorian cotton mill which provides evidence of not only mill production but also the social aspects of working conditions. In 1884, Henry Bannerman and Sons undertook a renewal of machinery and reduction in wage which resulted in the spinning department going on strike. A new workforce was hired which resulted in violence and damage to the building. Across 11 years there were eight strikes, thus showing the regular dissatisfaction with the working environment. Later additions in 1910 included a canteen to ensure the workers were adequately fed.

11.3.4 Another key element of interest comes from the mill being the first in the Greater Manchester area to be powered by electricity, although it should be noted there are no remnants of the original electrical components. The installation was undertaken in 1909 and replaced the earlier steam powered technology; the system comprised 37 three phase motors working on 400-415 volts which was distributed through two “motor towers” constructed from steel with glazed panels.

11.3.5 In the mid-1960s, the mill ceased production of cotton and was henceforth used for various light industrial uses and warehousing. During the c.1970s the original mill chimney was taken down.

Architectural Interest

11.3.6 The mill buildings are constructed in plain red brick with a higher quality brick forming the pilasters. The building rises to seven storeys within the principal block which faces the Ashton Canal. The entrance block stands at a height of four storeys. The building comprises four wings enclosing a central cobbled courtyard to which access can be gained through the entrance block.

11.3.7 The entrance to the mill includes stone dressing and creates a focal point; this is especially a draw of focus when considering the remaining mill exterior is plain with the only décor being shallow, recessed brick pilasters to each corner of the building. The mill’s windows are not the originals with a movement from timber casements to six-pane casements in the late 19th century.

11.3.8 The Heritage Statement (Stephen Levrant Heritage Architecture Ltd 2021) found the architectural interest was achieved through:

- The complex being largely intact with little alterations. It was found any additions

could be easily removed and reversed;

- The scale and dominance of the building within the streetscape and in relation to the Ashton Canal;
- Largely unaltered, original open-plan floorplans within the upper floors; and
- The high quality design of the two original staircases which are likely intact. The high quality design is thought to be unusual and comprises half-domed terminations to the top storeys.

Contribution of Setting

11.3.9 Ashton Canal lies along the south-eastern boundary of the mill extending on a south-west north-west alignment. The canal is a contemporary feature to the mill and once a key transport link which not only dictated the mill's position but allowed the mill to trade. The position of the canal contributes to the mill's setting.

11.3.10 The mill is located within a relatively isolated position; to the north-east, north-east and east of the mill the townscape is late 20th century/early 21st century in date. To the south-west of the mill lies an area largely of scrubland, which was part of the mill complex; beyond this lies further late 20th century housing. Within the wider landscape there are several modern apartment blocks, with mills of a contemporary age to Brunswick located within the mixed-period townscape. As such the setting has a low contribution to the assets significance.

12 EMBEDDED MITIGATION

12.1.1 Harm to the significance of a heritage asset can be minimised through the creation of long-term visual/acoustic screening or through the recognition of sensitive receptors within sympathetically designed schemes such that built form is demonstrably positioned in order to reduce adverse impacts.

12.1.2 The development proposals include for the following embedded mitigation which would be included to minimise any potential harm to the significance of nearby designated heritage assets:

- The design has considered local materials and local character in the area;
- The design has considered the local buildings scale and how the build best suits the areas locally and in the wider vicinity;

13 HERITAGE IMPACT ASSESSMENT

13.1 Grade II Listed Ardwick and Ancoats Hospital (NHLE 1283019)

Change

- 13.1.1 The proposals will introduce long term change to the setting of Ardwick and Ancoats Hospital as a result of the construction of the proposed development within a currently vacant Site and consequent changes to the wider streetscape.

Impact

- 13.1.2 The Hospital will not be directly, physically impacted by the proposals. Any impacts will be restricted to changes to its setting. The asset is located 10m south-west of the Site. As discussed in Section 11.1 the building's principal frontage is towards Old Mill Street and therefore away from the Site. The proposed development will therefore be fronting a subsidiary elevation.
- 13.1.3 The setting of the asset is largely associated with its location on Old Mill Street and within Ancoats, from which its name derives. The current streetscape is a mixture of industrial buildings/features, late 20th century housing and modern/21st century tall, residential apartment blocks. As such, the proposed development will not be incongruous to this setting and will represent a continuation of the mixed character of this streetscape. In this context, it should be noted the land to the east of the hospital largely comprises the late 20th century housing with sporadic industrial buildings within the wider townscape.
- 13.1.4 Considering the proposed embedded mitigation, the proposed development will be no more than six storeys in height which is lower than the tallest blocks within the vicinity and it will not compete in views of, nor dominate, the hospital building.
- 13.1.5 The proposed development will front onto Old Mill Street, in line with existing buildings. The use will be residential which is in keeping with the approved planning permission in the wider area, the historic use of the Site (as a rectory) and the changing use of the hospital itself which is currently undergoing works to convert the hospital into a residential apartment block.
- 13.1.6 There may be a slight increase in noise and lighting as a result of the proposals, in comparison with a vacant site, however these are anticipated to be minor and in line with the residential use of the wider area.
- 13.1.7 In consideration of the significance of the asset, including the contribution made to this significance by its setting, and in consideration of the proposed embedded mitigation, it is judged that the proposals would result in less than substantial harm

the asset. This 'less than substantial' harm would, however, be limited and at the lower end of this scale as:

- The proposed development would not affect the appreciation of the special historic interest of the building or the experience of the asset;
- The key elements of the asset's setting which contribute towards an appreciation of its special interest such as views to and from its principal northern frontage would be conserved; and
- The proposed development is consistent with the existing mixed townscape character and surrounding tall modern buildings that defines its immediate setting.

13.2 **Grade II Listed Brunswick Mill (NHLE 1197807)**

Change

13.2.1 The proposals will introduce long term change within the setting of Brunswick Mill. Change will comprise the introduction of a new residential block some 470m to the south-west of the asset.

Impact

13.2.2 The discussion in Section 11.3 concludes that the asset largely holds value through its historical and architectural value. It is judged that close elements of the setting of the mill, including the mill complex and the canal, contribute to its significance; however, the wider elements of its setting make little contribution as the character of the wider townscape has been changed since the mills construction.

13.2.3 Brunswick Mill lies 470m north-east of the Site and principally faces to the south-west, towards the Site. Due to the layout of the surrounding land and low lying buildings between the mill and the Site there is potential for intervisibility between the Site and the asset. The proposed development will interpose in views of Ardwick and Ancoats Hospital and effectively screen this in views from the asset, although this is not a designed or intended view from the asset; and would previously have been obscured by buildings which are no longer present. Further changes may be seen through residential lighting; however this is unlikely to be discernible in the wider townscape; as such there will be no harm.

- The key features of historic and architectural interest held by the buildings which contribute towards an understanding of significance, and the experience of these, would not be altered;
- In respect to setting, no important views from or to the assets would be prevented

or interrupted by proposals within the Site; and

- Due to the distance between the Site and the asset, alongside the nature of the proposals, it is expected there will be no adverse impacts from noise, air quality changes nor lighting, such that the current ambiance of the asset's setting would be conserved.

14 HERITAGE - ASSESSMENT AGAINST PLAN POLICY

14.1 Legislation

14.1.1 Development within the Site would not directly and physically affect a Scheduled Monument and there is no indication within the baseline evidence that remains of national importance would be affected by any development within the Site. The Scheduled Monuments and Archaeological Areas Act (1979) would not be engaged.

14.1.2 With reference to Section 66 of the Planning (Listed Buildings and Conservation Areas Act) (1990) and the 'special regard' referenced as being required in respect to a Listed Building or its setting, harm has been identified and as such the act will be engaged.

14.2 Policy

14.2.1 In accordance with paragraph 194 of the NPPF this assessment has described the significance of designated heritage assets which could be affected by the proposals. This report constitutes the appropriate heritage assessment required in full accordance with paragraph 194.

14.2.2 In anticipation of the proposed development resulting in less than substantial harm to the significance of the Grade II listed Ardwick and Ancoats Hospital, this requires the consideration of public benefits offered by the proposed development within any planning balance as required by paragraph 202 of the NPPF. The public benefits offered by the proposed scheme are detailed in the planning statement.

15 CONCLUSIONS - ARCHAEOLOGY & HERITAGE

- 15.1.1 This assessment, undertaken with due respect to guidance published by Historic England and with the utilisation of terminology in full accordance with the NPPF, has described the significance of designated and non-designated heritage assets potentially affected by the proposals.
- 15.1.2 The archaeological assessment has found potential for archaeological remains from the industrial and modern periods; however, this is likely to be of minimal interest as the previous use of the Site was a Rectory. It is anticipated if archaeological fieldwork is deemed necessary this could be undertaken as a condition to consent.
- 15.1.3 In consideration of built heritage, potential adverse impacts are restricted to change within the setting of the Grade II Ardwick and Ancoats Hospital which is currently being converted into residential accommodation. The assessment has however concluded that the potential adverse impact to this asset would equate to 'less than substantial harm' to its significance. This 'less than substantial' harm would, however, be limited and at the lower end of this scale. In consideration of the NPPF, this notably limited level of harm should be balanced with due regard to the public benefits of the proposals, with the provision of much needed residential dwellings.
- 15.1.4 The proposals are anticipated to be in accordance with legislation and national and local planning policy on archaeological and heritage grounds.

16 GLOSSARY

Archaeological Interest There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them

Source: Historic England Conservation Principles 2017 (consultation draft)

Architectural Interest The properties of a place resulting from and revealing the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types

Source: Historic England Conservation Principles 2017 (consultation draft)

Artistic Interest The influence of human imagination and skill to convey meaning through all forms of creative expression on the physical properties of a place and its setting or on their associations and appreciation. Artistic interest may relate to the influence of a place on art as well as the use of skill and design embodied in its fabric

Source: Historic England Conservation Principles 2017 (consultation draft)

Harm Changes for the worse, here primarily referring to the effect of inappropriate interventions on the heritage interest of a place that reduces their values to society

Source: Historic England Conservation Principles 2017 (consultation draft)

Historic Interest The connections between a place and past lives and events

Source: Historic England Conservation Principles 2017 (consultation draft)

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

Source: NPPF 2021

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

Source: NPPF 2021

Appendix 1

Site Visit Plates



Plate 1: Photograph taken facing north-west across the Site with the Grade II hospital in the background alongside modern apartment buildings



Plate 2: Photograph taken north-east across the Site



Plate 3: Photograph taken facing south-east towards the Site with Stubbs mill in the background and the Old Mill Street Road in the foreground



Plate 4: Photograph across the Site taken facing west towards the Grade II Ancoats and Ardwick Hospital and modern buildings which sit in the background



Plate 5: Photograph taken towards the north-east towards modern apartment buildings.



Plate 6: The Grade II Ardwick and Ancoats Hospital; photograph taken facing south.



Plate 7: Photograph taken facing east along Old Mill Street



Plate 8: Photograph taken south-west from Old Mill Street facing the Site, hospital and modern buildings.



Plate 9: Photograph taken facing north from the northern Site of Old Mill Street.



Plate 10: Photograph taken towards Brunswick Mill.



Plate 11: Photograph taken east along Old Mill Street towards the Site.

Appendix 2

Archaeology Impact Assessment Methodology

In ascribing levels of **importance** to heritage assets, the Design Manual for Roads and Bridges, LA 104 Environmental Assessment and Monitoring, Revision 1 (Highways England 2020) has been used, see Table 1 below.

The **magnitude of impact** is measured from the condition that would prevail in a 'do nothing' scenario and it is assessed without regard to the importance of the receptor (Highways England, 2020).

The worst magnitude of impact would be Loss of resource and/or quality and integrity of resource and severe damage to key characteristics, features or elements.

In ascribing the magnitude of impact, guidance presented in the Design Manual for Roads and Bridges, LA 104 Environmental Assessment and Monitoring, Revision 1 (Highways England 2020) has been used, see Table 2 below.

The **significance of impact** is devised by cross referencing the importance of the receptor with the magnitude of the impact, see Table 3. In some cases the significance of impact is shown as being one of two alternatives. In these cases a single description should be decided upon with reasoned judgement for that level of significance chosen.

Table 1: Establishing the importance of a heritage asset

Value (sensitivity)	Typical description
Very High	Very high importance and rarity, international scale and very limited potential for substitution.
High	High importance and rarity, national scale, and limited potential for substitution.
Medium	Medium or high importance and rarity, regional scale, limited potential for substitution.
Low	Low or medium importance and rarity, local scale.
Negligible	Very low importance and rarity, local scale.

Design Manual for Roads and Bridges, LA 104 Environmental Assessment and Monitoring, Revision 1 (Highways England 2020)

Table 2: Establishing the magnitude of impact

Magnitude of impact (change)		Typical description
Major	Adverse	Loss of resource and/or quality and integrity of resource; severe damage to key characteristics, features or elements.
	Beneficial	Large scale or major improvement of resource quality; extensive restoration; major improvement of attribute quality.
Moderate	Adverse	Loss of resource, but not adversely affecting the integrity; partial loss of/damage to key characteristics, features or elements.
	Beneficial	Benefit to, or addition of, key characteristics, features or elements; improvement of attribute quality.
Minor	Adverse	Some measurable change in attributes, quality or vulnerability;

Table 2: Establishing the magnitude of impact		
Magnitude of impact (change)		Typical description
		minor loss of, or alteration to, one (maybe more) key characteristics, features or elements.
	Beneficial	Minor benefit to, or addition of, one (maybe more) key characteristics, features or elements; some beneficial impact on attribute or a reduced risk of negative impact occurring.
Negligible	Adverse	Very minor loss or detrimental alteration to one or more characteristics, features or elements.
	Beneficial	Very minor benefit to or positive addition of one or more characteristics, features or elements.
No change		No loss or alteration of characteristics, features or elements; no observable impact in either direction.

Design Manual for Roads and Bridges, LA 104 Environmental Assessment and Monitoring, Revision 1 (Highways England, 2020)

Table 3: Establishing the significance of impact						
Value/Importance	Very High	Neutral	Slight	Moderate/large	Large or very large	Very large
	High	Neutral	Slight	Slight or moderate	Moderate or large	Large or very large
	Medium	Neutral	Neutral/slight	Slight	Moderate	Moderate or large
	Low	Neutral	Neutral or slight	Neutral or slight	Slight	Slight or moderate
	Negligible	Neutral	Neutral	Neutral or slight	Neutral or slight	Slight
		No change	Negligible	Minor	Moderate	Major
Magnitude of impact						

Design Manual for Roads and Bridges, LA 104 Environmental Assessment and Monitoring, Revision 1 (Highways England, 2020)

Table 4: Significance categories	
Significance Category	Typical Description
Very large	Effects at this level are material in the decision-making process.
Large	Effects at this level are likely to be material in the decision-making process.
Moderate	Effects at this level can be considered to be material decision-making factors.
Slight	Effects at this level are not material in the decision-making process.
Neutral	No effects or those that are beneath levels of perception, within normal bounds of variation or within the margin of forecasting error.

Design Manual for Roads and Bridges, LA 104 Environmental Assessment and Monitoring, Revision 1 (Highways England, 2020)

Appendix 3

Heritage Impact Assessment Methodology

The NPPF stipulates that a description of the significance of each asset potentially affected by the proposed development should be provided in order to satisfy the requirements of the NPPF (Para 189).

The significance of a heritage asset is defined within the National Planning Policy Framework (NPPF) as ‘the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic.

For a definition of these ‘interests’ a useful reference document is Historic England’s Conservation Principles for the Sustainable Management of the Historic Environment (2008). The terms used in this document roughly equate to those specified within the NPPF; ‘evidential’ equating to archaeological, ‘historical and communal’ equating to historic and ‘aesthetic’ equating too architectural and artistic. A consultation draft of a revised Conservation Principles (Historic England 2017) reverts to the NPPF terminology and specifically provides a definition of archaeological interest, architectural interest, artistic interest and historic interest (see glossary).

Assessment of Setting

As stated within the NPPF *‘significance derives not only from a heritage asset’s physical presence but also from its setting’* (MHCLG 2021, Annex 2 page:72).

In respect of identifying the importance of setting to the identified significance of a heritage asset, Historic England’s good practice guidance presented in the Setting of Heritage Assets (Historic England GPA 3 2017) will be utilised; specifically, the five-step approach to assessment:

- Step 1 – Identify which heritage assets and their settings may be affected;
- Step 2 – Assess the degree to which settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
- Step 3 – Assess if any change to the setting identified would affect the appreciation/ understanding of an asset’s significance (there may be no change);
- Step 4 – Explore ways to maximise enhancement and avoid or minimise harm;
- Step 5 – Make and document the decision and monitor outcomes.

A non-exhaustive list provided within the document (2017:11) identifies themes such as:

- Physical Surroundings;
 - Topography;
 - aspect;
 - functional relationships and communications;
 - history and degree of change over time; and
 - sense of enclosure, seclusion, intimacy or privacy.
- Experience
- views from, towards, through, across and including the asset;
- intentional inter-visibility with other historic assets and natural features; and

- sense of enclosure, seclusion, intimacy or privacy.

Assessment of Impact

The NPPF stipulates three levels of potential impact to designated heritage assets. The NPPF references these as:

- Substantial harm;
- Less than substantial harm; and
- No harm (Significance is sustained or enhanced).

Planning Practice Guidance (PPG) discusses how to assess substantial harm where it states '*In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting*' (Para 19).

The application of the terms 'substantial' and 'less than substantial' is made on professional judgement and experience. The level of impact expressed by this assessment will be either no harm, less than substantial harm or substantial harm.

Appendix 4

Historic Hedgerows

In determining which if hedgerows are important on archaeological or historic grounds The Hedgerow Regulations (1997) state the following criteria.

The Hedgerow Regulations 1997 Schedule 1 Part II - Archaeology & History

1. The hedgerow marks the boundary, or part of the boundary, of at least one historic parish or township; and for this purpose “historic” means existing before 1850.
2. The hedgerow incorporates an archaeological feature which is—
 - (a) included in the schedule of monuments compiled by the Secretary of State under section 1 (schedule of monuments) of the Ancient Monuments and Archaeological Areas Act 1979; or
 - (b) recorded at the relevant date in a Sites and Monuments Record.
3. The hedgerow—
 - (a) is situated wholly or partly within an archaeological site included or recorded as mentioned in paragraph 2 or on land adjacent to and associated with such a site; and
 - (b) is associated with any monument or feature on that site.
4. The hedgerow—
 - (a) marks the boundary of a pre-1600 AD estate or manor recorded at the relevant date in a Sites and Monuments Record or in a document held at that date at a Record Office; or
 - (b) is visibly related to any building or other feature of such an estate or manor.
5. The hedgerow—
 - (a) is recorded in a document held at the relevant date at a Record Office as an integral part of a field system pre-dating the Inclosure Acts; or
 - (b) is part of, or visibly related to, any building or other feature associated with such a system, and that system—
 - (i) is substantially complete; or
 - (ii) is of a pattern which is recorded in a document prepared before the relevant date by a local planning authority, within the meaning of the 1990 Act, for the purposes of development control within the authority’s area, as a key landscape characteristic.

Criteria 1

No existing hedgerows are indicated by the historic mapping as denoting a parish boundary. As such, no hedgerows would be classified as important under Paragraph 1 criteria.

Criteria 2

There are no scheduled monuments recorded within the footprint of the Site. Therefore, no hedgerows within the Site would be classified as important under Paragraph 2 criteria.

Criteria 3

There are no archaeological sites recorded within the footprint of the Site associated with hedgerows. Therefore, no hedgerows within the Site would be classified as important under Paragraph 3 criteria.

Criteria 4

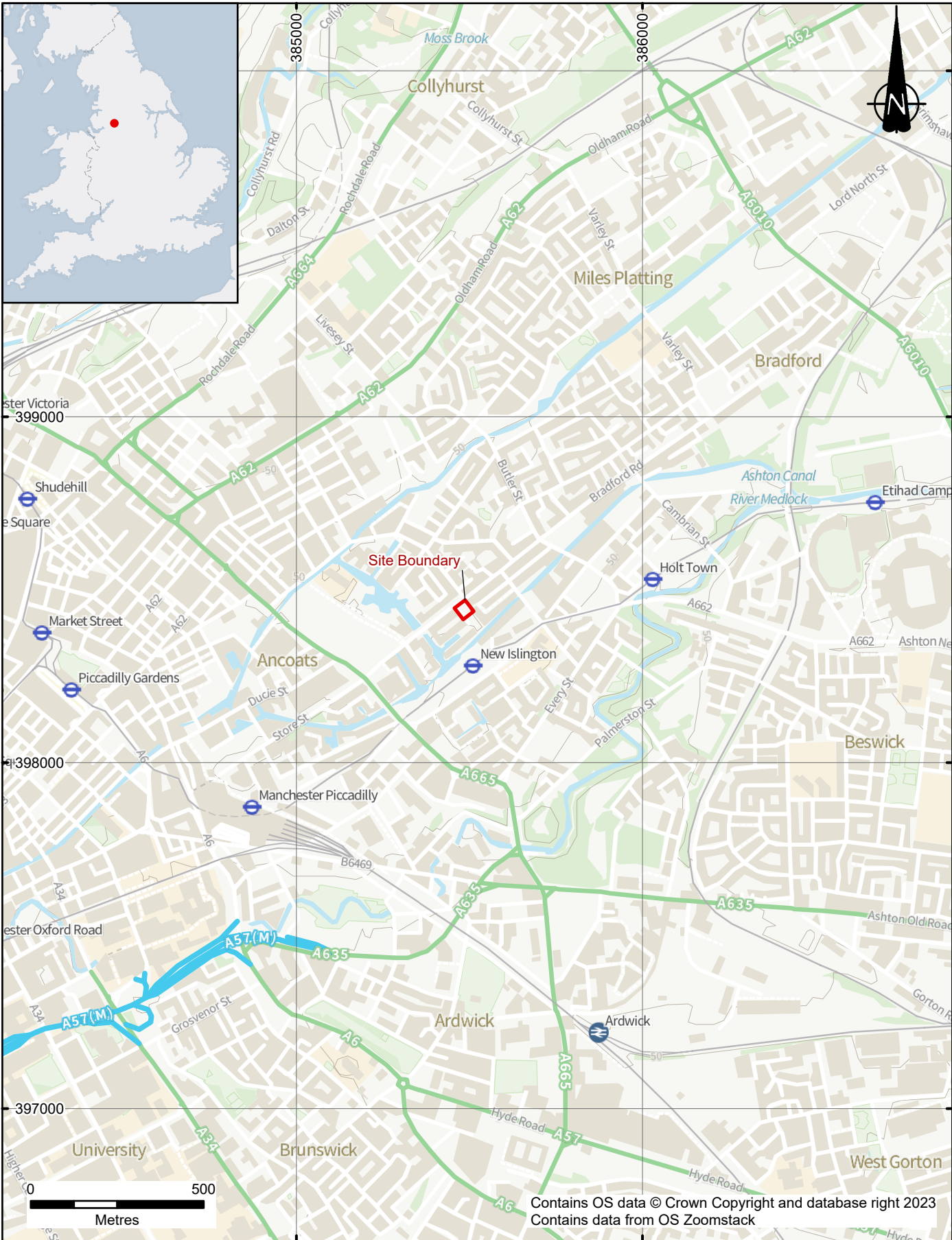
The land within the footprint of the Site is not known to have been associated with a pre-1600 AD estate. Therefore, no hedgerows within the Extension Site would be classified as important under Paragraph 4 criteria.

Criteria 5

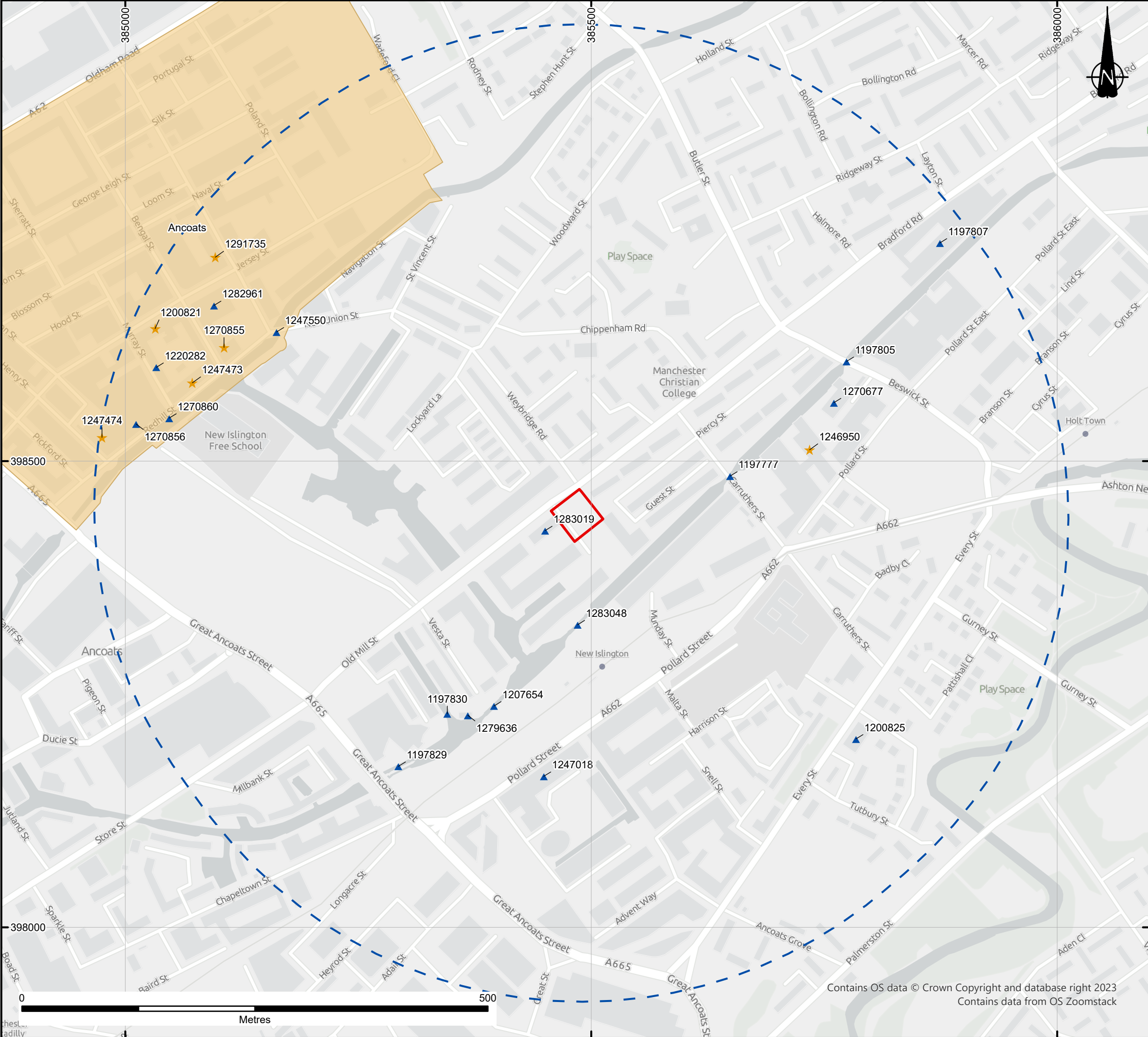
In assigning a hedgerow as historic the phrase 'pre-dating the Inclosure Acts' should be taken to mean before 1845 (Defra 2002)⁶. The tithe mapping shows the hedgerows bounding each field as being historic, these should not be impacted by the Scheme.

⁶ Defra. (2002) Amendment to the Hedgerow Regulations 1997: A guide to the law and good practice – amendment 2002

DRAWINGS



CLIENT	URBAN SPLASH	DRG No		GM12676-004	REV	A	SUIT. CODE	--
		SIZE	A4	SCALE	1:15,000	DATE	06/11/2023	
PROJECT	OLD MILL STREET, MANCHESTER	DRAWN BY		HP	 			
DRAWING TITLE	FIGURE 1: SITE LOCATION	CHECKED BY		VA-J				
		APPROVED BY		RJ				



KEY

Site Boundary

500m Study Area

Listed Building Grade

★ II*

▲ II

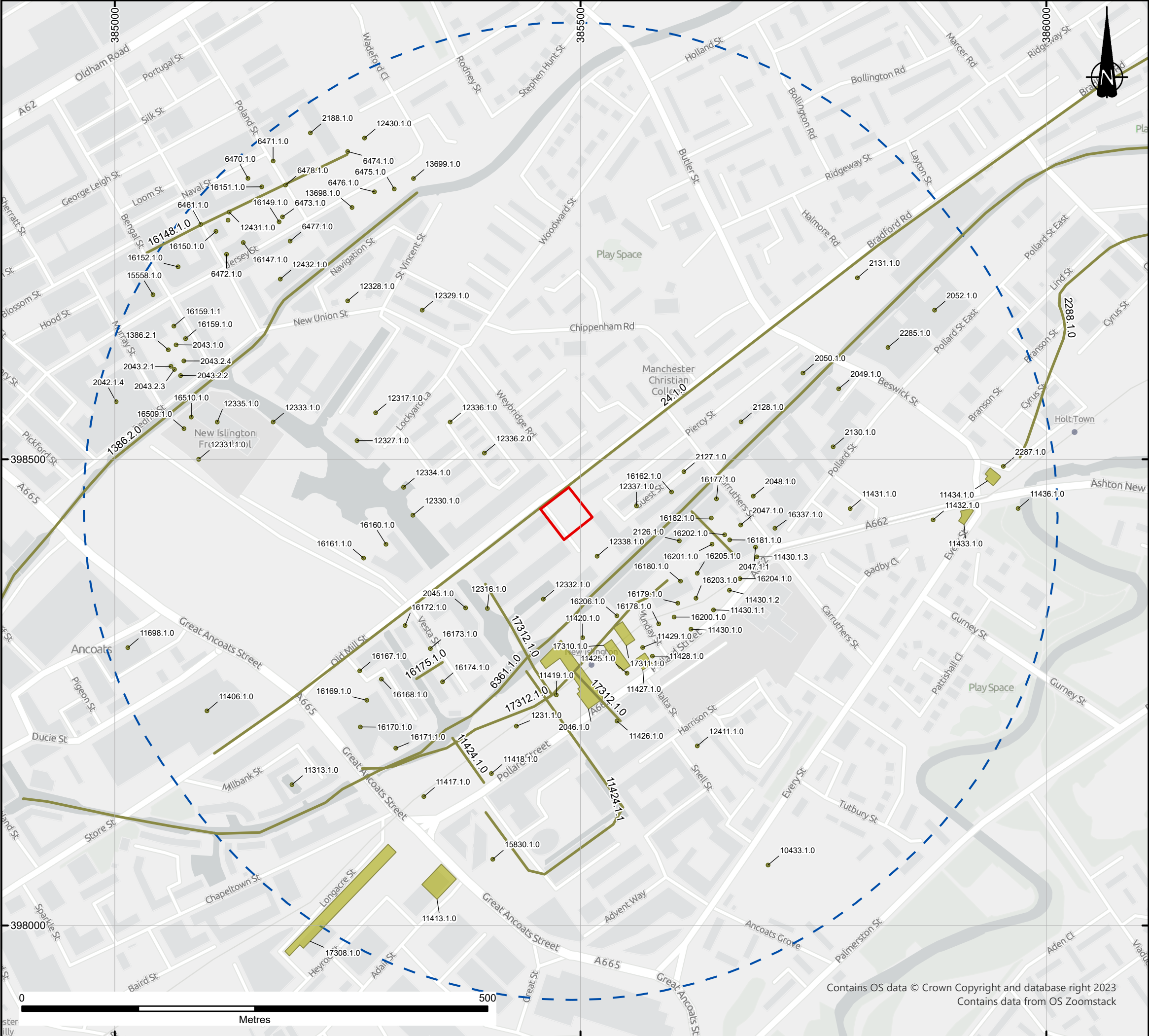
Conservation Area

Notes:

Boundaries are indicative.

© Historic England 2023. Contains Ordnance Survey data
© Crown copyright and database right 2023.

A	First Issue	06/11/23	HP	VA-J	RJ
REVISION	DETAILS	DATE	DRAWN	CHKD	APPD
CLIENT					
URBAN SPLASH					
PROJECT					
OLD MILL STREET, MANCHESTER					
DRAWING TITLE					
FIGURE 2: DESIGNATED HERITAGE ASSETS WITHIN 500M					
DRG No.		GM12676-005		REV	A
DRG SIZE		A3		SUIT. CODE	---
SCALE		1:4,000		DATE	06/11/2023
DRAWN BY		HP		APPROVED BY	RJ



KEY

Site Boundary

500m Study Area

Non-Designated Assets

Non-Designated Assets

Non-Designated Assets

Notes:

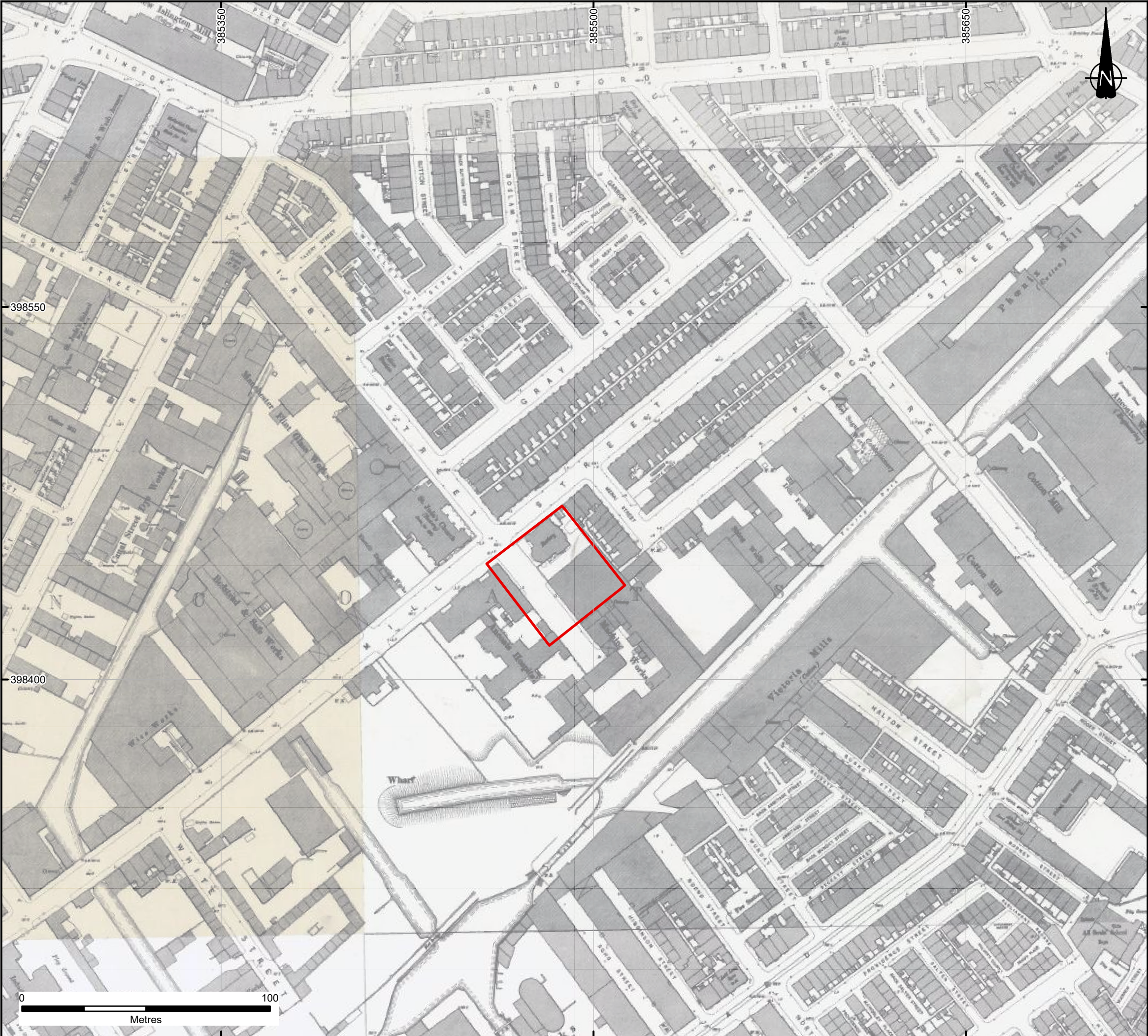
Boundaries are indicative.

Historic Environment Data provided by Greater Manchester Archaeological Advisory Service.

A	First Issue	06/11/23	HP	VA-J	RJ
REVISION	DETAILS	DATE	DRAWN	CHKD	APPD
CLIENT					
URBAN SPLASH					
PROJECT					
OLD MILL STREET, MANCHESTER					
DRAWING TITLE					
FIGURE 3: NON-DESIGNATED HERITAGE ASSETS WITHIN 500M					
DRG No.		GM12676-006		REV	A
DRG SIZE		A3		SUIT. CODE	---
SCALE		1:4,000		DATE	06/11/2023
DRAWN BY		HP		APPROVED BY	RJ

Contains OS data © Crown Copyright and database right 2023

Contains data from OS Zoomstack



KEY

Site Boundary

Notes:

Boundaries are indicative.

Map: Manchester - Lancashire, Sheet CIV.7.23, Surveyed: 1889, Published: 1891

Historic Mapping provided by The National Library of Scotland (NLS) CC-BY

Historic Mapping approximately georeferenced

A	First Issue	06/11/23	HP	VA-J	RJ
REVISION	DETAILS	DATE	DRAWN	CHKD	APPD
CLIENT					
URBAN SPLASH					
PROJECT					
OLD MILL STREET, MANCHESTER					
DRAWING TITLE					
FIGURE 4: HISTORIC MAPPING					
DRG No.		GM12676-007		REV	A
DRG SIZE		A3		SUIT. CODE	---
SCALE		1:1,500		DATE	06/11/2023
DRAWN BY		HP		CHECKED BY	VA-J
APPROVED BY		RJ			

STOKE-ON-TRENT

Sir Henry Doulton House
Forge Lane
Etruria
Stoke-on-Trent
ST1 5BD
Tel: +44 (0)1782 276 700

BIRMINGHAM

Two Devon Way
Longbridge Technology Park
Longbridge
Birmingham
B31 2TS
Tel: +44 (0)121 580 0909

BOLTON

41-50 Futura Park
Aspinall Way
Middlebrook
Bolton
BL6 6SU
Tel: +44 (0)1204 227 227

BRISTOL

Temple Studios
Temple Gate
Redcliffe
Bristol
BS1 6QA
Tel: +44 (0)117 203 4477

BURY ST EDMUNDS

Armstrong House
Lamdin Road
Bury St Edmunds
Suffolk
IP32 6NU
Tel: +44 (0)1284 765 210

CARDIFF

Tudor House
16 Cathedral Road
Cardiff
CF11 9LJ
Tel: +44 (0)292 072 9191

CARLISLE

Marconi Road
Burgh Road Industrial Estate
Carlisle
Cumbria
CA2 7NA
Tel: +44 (0)1228 550 575

EDINBURGH

Great Michael House
14 Links Place
Edinburgh
EH6 7EZ
Tel: +44 (0)131 555 3311

GLASGOW

24 St Vincent Place
Glasgow
G1 2EU
Tel: +44 (0)141 428 4499

LEEDS

36 Park Row
Leeds
LS1 5JL
Tel: +44 (0)113 831 5533

LONDON

Third Floor
46 Chancery Lane
London
WC2A 1JE
Tel: +44 (0)207 242 3243

NEWCASTLE UPON TYNE

City Quadrant
11 Waterloo Square
Newcastle upon Tyne
NE1 4DP
Tel: +44 (0)191 232 0943

TRURO

Baldhu House
Wheal Jane Earth Science Park
Baldhu
Truro
TR3 6EH
Tel: +44 (0)187 256 0738

International office:

ALMATY

29/6 Satpaev Avenue
Hyatt Regency Hotel
Office Tower
Almaty
Kazakhstan
050040
Tel: +7(727) 334 1310