LAND OFF OLDHAM ROAD
NEWTON HEATH

HERITAGE STATEMENT

Kathryn Sather & Associates
Heritage Conservation Consultants

July 2023

Contact Details:
Kathryn Sather & Associates
Heritage Conservation Consultants
87 Oldfield Road
Altrincham, Cheshire
WA14 4BL
Tel: 0161 941 1414
Email ksa@ksaconservation.co.uk

All Ordnance Survey Copyright material used in this report is reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown Copyright. All rights reserved. Licence number 100057992

© Kathryn Sather and Associates 2023. The authors have asserted their right to be identified as authors under the *Copyright, Designs and Patents Act* (1988). Licence is hereby given that this report may be reproduced in its entirety for dissemination to third parties but may not in part or entirety be published without the permission of the authors or individual copyright holders.

TABLE OF CONTENTS

Section 1 Introduction 5

Section 2 Planning Policy Context 6

2.1 Introduction 6
2.2 Manchester Local Development Framework (LDF) Core Strategy 2012 6
2.3 Manchester Unitary Development Plan (1995) Extant Policies 6
2.4 Places For Everyone – Joint Development Plan (Submission Plan, August 2021) 7
2.5 The Planning (Listed Building and Conservation Areas) Act 1990 8
2.6 National Planning Policy Framework and National Planning Practice Guidance 8
2.7 Other National Guidance Documents: Historic England 9

Section 3 Description of the Site 11

3.1 Location 11
3.2 The Proposal Site 11

Section 4 History and Development of the Surrounding Area and the Proposal Site 15

4.1 History and Development of Newton Heath and the Proposal Site 15
4.2 History of the Heritage Asset, Newton Silk Mill 16
4.3 Sequential Development of the Proposal Site 17

Section 5 Contribution of the Land off Oldham Road to the Significance of the Adjacent Heritage Asset 22

5.1 Listed Structure Near the Application Site 22
5.1.1 Identification of Listed Building 22
5.1.2 Newton Silk Mill 22
5.2 Significance of Newton Silk Mill 23
5.2.1 Method of Assessment 23
5.2.2 Assessment of the Significance of Newton Silk Mill 24
5.3 Contribution of the Application Site to the Setting of the Listed Structure 24
5.3.1 Introduction 24
5.3.2 The Physical Surroundings of the Asset 24
5.3.3 The Experience of the Asset 25

Section 6 Proposed Works 26

6.1 Description of the Proposed Development 26
6.1.1 Overview 26
6.1.2 Materials, Form and Style 27
6.1.3 Phase 2 29
6.1.4 Phase 3 37
6.1.5 Proposed Site Elevations 41
6.1.6 Landscaping Plan 43
6.1.7 Proposed Boundary Treatment Plan 43
6.1.8 Access and Parking 44

Section 7 Heritage Impact Assessment 45

7.1 Method of Assessment 45
7.2 Impact of the Proposed Works on the Setting of the Heritage Asset 45
7.2.1 Identification of the Heritage Asset Affected 45
7.2.2 The Location and Siting of the Development 45
7.2.3 The Form and Appearance of the Development 45
7.2.4 Wider Effects of the Development 45

7.2.5 The Permanence of the Development 46
7.3 Summary of Impact 46
7.4 Heritage Impact Assessment Table 47
Section 8 Conclusions 48
8.1 History, Development and Usage 48
8.2 Contribution of the Application Site to the Significance of the Heritage Asset 48
8.3 The Proposed Works 48
8.4 Impact of the Proposed Works on the Setting of the Heritage Asset 48
Section 9 Sources 49
Appendix 1: Listing Description 50
Appendix 2: Heritage Impact Assessment Methodology 51
Appendix 3: Historic Mapping 55

Section 1 Introduction

This Heritage Statement supports the full application for planning permission for the proposed development of land at Oldham Road, Newton Heath, for the construction of 34 dwellings in phase 2 (28 houses and 6 apartments) and a further 75 homes in phase 3 (75 apartments) with associated access, on-site hard and soft landscaping, and car parking. There are no designated heritage assets within the boundaries of the application site. However, the Grade II listed Newton Silk Mill lies to the southeast of the proposal site.

This Heritage Statement has been prepared by Kathryn Sather & Associates, Heritage Conservation Consultants. The Statement should be read in conjunction with the submitted documents including: the proposed plans, proposed elevations and the Design and Access Statement. The Statement aims to provide sufficient information specific to the application site and its immediate surroundings. To this end the statement describes the proposal site and its context, a brief review of the history of Newton Silk Mill, an assessment of the significance of the listed former Silk Mill, and the contribution that the application site makes to the setting of the heritage asset. The Statement also describes the proposed works, sets out the desirability of the proposed works and assesses the impact of the proposed works upon the setting of the heritage asset.

Section 2 Planning Policy Context

2.1 Introduction

Both national and local planning policies and guidance affect the planning policy context for the proposal site. These include the Manchester Local Development Framework Core Strategy Development Plan Document, Extant Unitary Development Plan Policies, Draft Places for Everyone – Joint Development Plan (August 2021), NPPF Chapter 16, the NPPG and guidance from Historic England.

2.2 Manchester Local Development Framework (LDF) Core Strategy 2012

The Core Strategy was adopted by Manchester City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework and covers a period of 15 years from 2012 to 2027. Relevant policy includes:

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 EN3 Heritage
Throughout the city, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.
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 consistent with the significance of the heritage asset.

2.3 Manchester Unitary Development Plan (1995) Extant Policies

One of the objectives of this plan was 'to protect and enhance Manchester's Victorian, Edwardian and Georgian architectural and historic heritage.' Many policies have been replaced by the Core Strategy (2012) however Policy DC19 on Listed Buildings within the citywide Developmental Control Policies remain valid.

DC19.1 Listed Buildings
In determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. In giving effect to this policy, the Council will:

a. not grant Listed building consent for the demolition of a listed building other than in the most exceptional circumstances, and in any case, not unless it is satisfied that every possible effort has been made to continue the present use or to find a suitable alternative use;
b. not permit a change of use of a listed building, where it would have a detrimental effect on the character or appearance of the building;
c. not permit any external or internal alteration or addition to a Listed building where, in its opinion, there would be an adverse effect on its architectural or historic character;
d. seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features;
e. permit demolition only where there are approved detailed plans for redevelopment and where there is evidence of a firm building contract;
f. not permit alterations to a listed building which would prevent the future use of any part of the building, in particular upper floors or basements, or where poor maintenance is likely to result.

2.4 Places For Everyone – Joint Development Plan (Submission Plan, August 2021)

Places for Everyone is a long-term plan of nine of the Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan) for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts. The plan is a joint development plan of the nine districts which will determine the kind of development that takes place in their boroughs, maximising the use of brownfield land and urban spaces while protecting Green Belt land from the risk of unplanned development. The Plan is in its final stages and was submitted to the Secretary of State for examination on 14 February 2022. Relevant policy includes:

Policy JP-P 2
Heritage
Through this Plan we will proactively manage and work with partners to positively conserve, sustain and enhance its historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct identity and sense of place.

Local Plans will set out the key elements which contribute to the district's identity, character and distinctiveness and which should be the priority for safeguarding and enhancing in the future, and demonstrate a clear understanding of the historic environment and the heritage values of sites, buildings or areas and their relationship with their surroundings. This knowledge should be used to inform the positive integration of our heritage by:

1. Setting out a clear vision that recognises and embeds the role of heritage in place-making;
2. Utilising the heritage significance of a site or area in the planning and design process, providing opportunities for interpretation and local engagement;
3. Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place;
4. Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing; and
5. Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.

Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are

protected from harm. These include historic town centres, places of worship, historic transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings and areas of identified archaeological, architectural, artistic and historic value.

Development proposals affecting a designated heritage asset (or an archaeological site of national importance) and a conservation area should conserve those elements which contribute to its significance including those identified in any conservation area appraisal as making a positive contribution to the area. Harm to such elements will only be permitted where this is clearly justified and outweighed by the public benefits of the proposal.

Development proposals should identify assets of archaeological interest and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.

Where heritage assets have been identified as being at risk, Local Plans should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and re-use.

Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process.

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

Local Planning Authorities have statutory duties regarding decisions involving heritage assets. The following provisions are relevant to the site:

Section 66 (1) of the Planning (Listed Building & Conservation Areas) Act 1990 states: 'in granting planning permission for development which affects a listed building or its setting,' a LPA must 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.'

2.6 National Planning Policy Framework and National Planning Practice Guidance

Section 16 of the NPPF, 'Conserving and enhancing the historic environment', provides the policy framework for the conservation of the historic environment. The following guidance is relevant to the site:

Proposals affecting heritage assets
194. 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage

asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

197. In determining applications, local planning authorities should take account of:

(a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

(b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

(c) the desirability of new development making a positive contribution to local character and distinctiveness.

Considering potential impacts

199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

200. 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. Substantial harm to or loss of:

(a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

(b) 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.

201. 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.

202. 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.

204. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

205. 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.

206. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

2.7 Other National Guidance Documents: Historic England

Several Historic England documents provide relevant guidance. These include *The Setting of Heritage Assets*: *Historic Environment Good Practice Advice in Planning: 3* (2017); *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (2019) and *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment (*2008).

The Historic England document *The Setting of Heritage Assets* defines setting 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 the asset, may affect the ability to appreciate that significance or may be neutral.'

Setting is also described as being a separate term to curtilage, character and context. Curtilage is largely a legal term referring to the extent of a property boundary, as prescribed by ownership and the character of a place depends upon a sum of all of its attributes. Setting is largely a visual term and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors.

The guidance sets out a five staged process for assessing the implications of proposed developments on setting. The steps are as follows:

1: Identifying the heritage assets and their settings
The first stage of the analysis is to identify which heritage assets and associated settings are likely to be affected by the proposed development.

2: Assessing whether, how and to what degree settings make a contribution to the significance of the heritage asset
Initially, the significance of the heritage asset needs to be assessed. This assessment should be informed by both archival research and site survey. In assessing the contribution of the setting to significance, the physical surroundings of the asset should be considered, as well as the relationship with other heritage assets, the way in which the asset is experienced, the asset's associations with people and events and patterns of use. This information will provide a baseline for establishing the effects of a proposed development on the significance of a heritage asset.

3: Assessing the effect of the proposed development on the significance of the asset
The range of effects the proposals may have on the setting and the resultant degree of harm or benefit to the significance of the heritage asset can now be considered. The guidance advises on the best approach for assessing the effects of the specific proposals on the heritage assets concerned. In general,

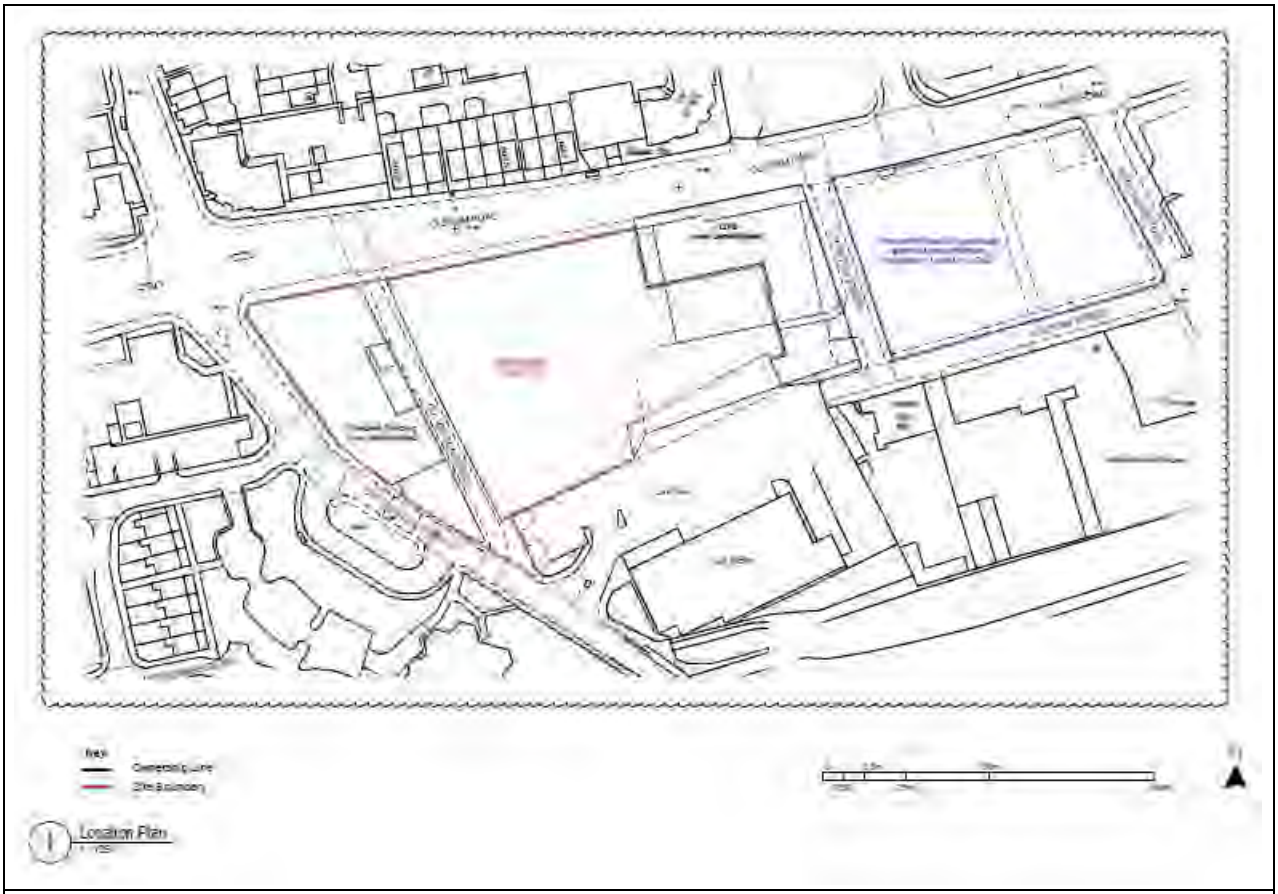
> 'The assessment should address the key attributes of the proposed development in terms of its: location and siting, form and appearance, additional effects and permanence.'

4: Maximising enhancement and minimising harm
The guidance advises that adverse affects can be limited and the maximum advantage achieved if proposals liable to affect setting are considered from the project's inception. Further limitation of harm can be achieved by producing a well-designed scheme that will minimise detrimental impacts and identify opportunities for enhancement.

Steps to reduce the harm caused by proposals to the significance of a heritage asset include the relocation of a development or its elements, changes to the proposed designs, the creation of visual or acoustic screening, or management measures secured by planning conditions or legal agreements. When harm cannot be avoided, screening should be implemented, although the design of this should be in keeping with the surroundings and avoid having a further negative impact on the area.

5: Making and documenting the decision and monitoring outcomes
The final phase of the process is to come to the final decision about the proposals. All of the information gathered from the previous steps must be considered. It must also be considered that all heritage assets are not of equal importance and the contribution made by their setting to their significance also varies. The capacity for a setting to accommodate change must also be considered and therefore decisions are therefore made on a case by case basis.

Section 3 Description of the Site



Existing Location Plan

3.1 Location

The application site lies to the south of Oldham Road, the A62 which runs northeast from the centre of Manchester, in the area known as Newton Heath. The proposal site comprises of a large empty area of land to the east of Old Church Street. Located to the south is a Lidl supermarket and car park. To the west within the proposal site the former Dulverton Street lies adjacent to the former Rosdale Building which has been demolished. Dulverton Street is no longer accessible off Oldham Road or Old Church Street. Located to the southeast of the proposal site is the Grade II listed former Newton Silk Mill along Holyoak Street. Located to the east of the proposal is a vacant plot which has been given planning approval for a residential development. The Rochdale Canal runs along the south boundary of the site, bridged by Old Church Street and Droylsden Road to the east. Newton Heath lies approximately 3 miles northeast of Manchester city centre, within the Metropolitan Borough of Manchester. The land is relatively flat.

3.2 The Proposal Site

Overview

The proposal site measures 8697.9m^2 and is almost rectangular in plan form. The proposal site is bisected by a minor road, Dulverton Street which is no longer accessible. The heritage asset (Newton Silk Mill) is located to the southeast of the proposal site. Currently the proposal site is an area of undeveloped land consisting of hardstanding and scrubland.

Area Surrounding the Proposal Site

The immediate area surrounding the site south of Oldham Road was formerly primarily housing which has been demolished. It now is occupied by a combination of open space and various large retail units with associated parking including Farmfoods to the east beyond Droylsden Road and Lidl to the south. To the north, on the north side of Oldham Road there is modern housing in the form of blocks of apartments and rows of modern townhouses, as well as 20th century retail and light industrial units. South of the Rochdale Canal there is more modern development.

Looking Southeast Across Proposal Site Towards Newton Silk Mill

Looking South Across Proposal Site

Looking Northwest Across West Side of Proposal Site

Looking North Across West Side of Proposal Site

Looking Northeast Across Proposal Site

Looking East Across South Section of Proposal Site Towards Phase 1

Dulverton Street and West of Proposal Site Looking South

Dulverton Street and West of Proposal Site Looking North

Boundaries

The proposal site is currently enclosed with wire fencing at a large section along Oldham Road which allows a view into the scrubland section and further along high wooden boards have been erected at the corner of the site where the former building was located. At the south boundary metal fencing runs along the car park of Lidl supermarket. The west part of the proposal site where the former Rosdale Building was located has hardstanding. To the east side the area mostly covered in scrubland with a small section of hardstanding at the southeast corner.

Looking West Along South Boundary to Proposal Site from Southeast Corner of Holyoak Street and Droylsden Road

Looking South along Newton Street Towards Newton Silk Mill, with East Boundary to Proposal Site on Right

Looking West Along Oldham Road and North Boundary to Proposal Site

West Boundary to Proposal Site

Proposal Site from Old Church Street

Lidl Supermarket and Carpark to South of Proposal Site

Section 4 History and Development of the Surrounding Area and the Proposal Site

4.1 History and Development of Newton Heath and the Proposal Site

Due to its proximity to the city, the history of Newton Heath is inevitably tied to that of the City of Manchester. There is limited evidence of pre-historic settlement in the area surrounding Manchester aside from a handful of tools and a few Bronze Age burial mounds. The region was under the control of the Celtic Brigantes tribe just prior to the Roman occupation. By 79AD the Romans had established the fort Mamucium in modern day Manchester city centre. The HER notes that the Roman road from Mamucium to the fort at Castleshaw passes directly through Newton Heath just to the south of the Rochdale Canal (HER 24). As with Manchester, Newton Heath remained a relatively small settlement throughout the middle ages and reformation era up until the explosion of the cotton trade and the start of the Industrial Revolution in the eighteenth century. Prior to the Industrial Revolution, the township of Newton Heath comprised four small villages surrounding the heath, with most of the surrounding land belonging to the Manchester Collegiate Church. The 1666 Hearth Tax return shows there were only 113 eligible hearths in the township at the time.[1]

A turning point in the development of Newton Heath came in the early 1800s with the expansion of cotton and silk industries and with the opening of the Rochdale Canal in 1804. The growth of textile mills and other heavy industry proceeded along the north bank of the canal, on the strip between the Canal and Oldham Road, throughout the 1800s. A series of mills including the Newton Heath Silk Mill opened on Heath Street (later Newton Street) whilst other heavy industry factories including glassworks and engineering opened along the canal. Several of the mills and works which opened at this time are listed and mentioned in the HER. The area also became home to several famous businesses including the Mather and Platt engineering company which set up in Newton Heath in 1900 and later expanded in 1938, incorporating a large ironworks which became the setting for L. S. Lowry's famous 1943 painting, 'Going to Work'. Mather and Platt continued to operate in Newton Heath until the late 1900s. Other engineering works include Heenan and Froude, the aircraft maker Avro, who produced the famous Lancaster Bomber, and a repair depot for Lancashire and Yorkshire railway (whose football team became the foundation of modern day Manchester United). Together these firms made Newton Heath an industrial engineering centre.

Like Manchester, the expansion of industry in Newton Heath precipitated a large growth in population dramatically urbanising the surrounding area. The sequential development of maps shown below illustrates how streets of dense housing were built on both sides of Oldham Road, particularly between 1848 and 1893. By this date a tram ran along Oldham Road, facilitating commuting to the many factories and reaching the city centre.

In the 1890s Newton Heath, which had been under the control of Lancashire County Council, was incorporated into the borough and Diocese of Manchester.

The textile industry fell into decline in the 1930s as a result of the Great Depression and foreign competition. During the second world war the industrial areas of Manchester also suffered from heavy bombing and the area's decline continued in the post-war period. Consequently, Newton Heath has had to adapt to a post-industrial environment. Modern buildings are interspersed with older structures, including factories and public houses, which remain as a reminder of its past industrial importance.

By 1848 the proposal site appears to have a scattering of small buildings with a bowling green to the south. To the east off Newton Street the area has been developed for terraced housing with streets called Mount Place and Benjamin Street. The area to the west was bisected by Green Street (now known as Dulverton Street). To the southeast, on the land between the housing and the Rochdale Canal was Newton Silk Mill (built 1832) with a small reservoir and to the southwest open land.

[1] William Farrer and J. Brownbill eds. 'Townships: Newton'. *A History of the County of Lancaster Volume 4* (London, 1911) 271-273.

By 1893 the proposal site had been developed for housing. The bowling green remains but south and southeast of this are the large premises of the Monsall Dyeworks. By 1922 the Dyeworks were demolished and replaced by a cinema and the Pavilion Theatre and Mount Place is renamed Otley Street. From around 1908 an Inn is depicted on the OS Map along Oldham Road to the north of the proposal site. There is also at this time the appearance of a road off Green Street to the east called Woodman Street.

The proposal site remained largely unchanged until around the 1970s when the area appears to have been cleared. Dulverton Street appears on the OS Maps at this time. The area to the west of Dulverton Street was developed. A large warehouse was constructed beyond the eastern boundary of the proposal site along Newton Street, probably 21st century but has been recently demolished. The cinema and former bowling club has been replaced with a Lidl supermarket and car park to the south. The development to the west of Dulverton Street (Rosdale Building) has been recently demolished leaving the proposal site a vacant piece of land.

4.2 History of the Heritage Asset, Newton Silk Mill

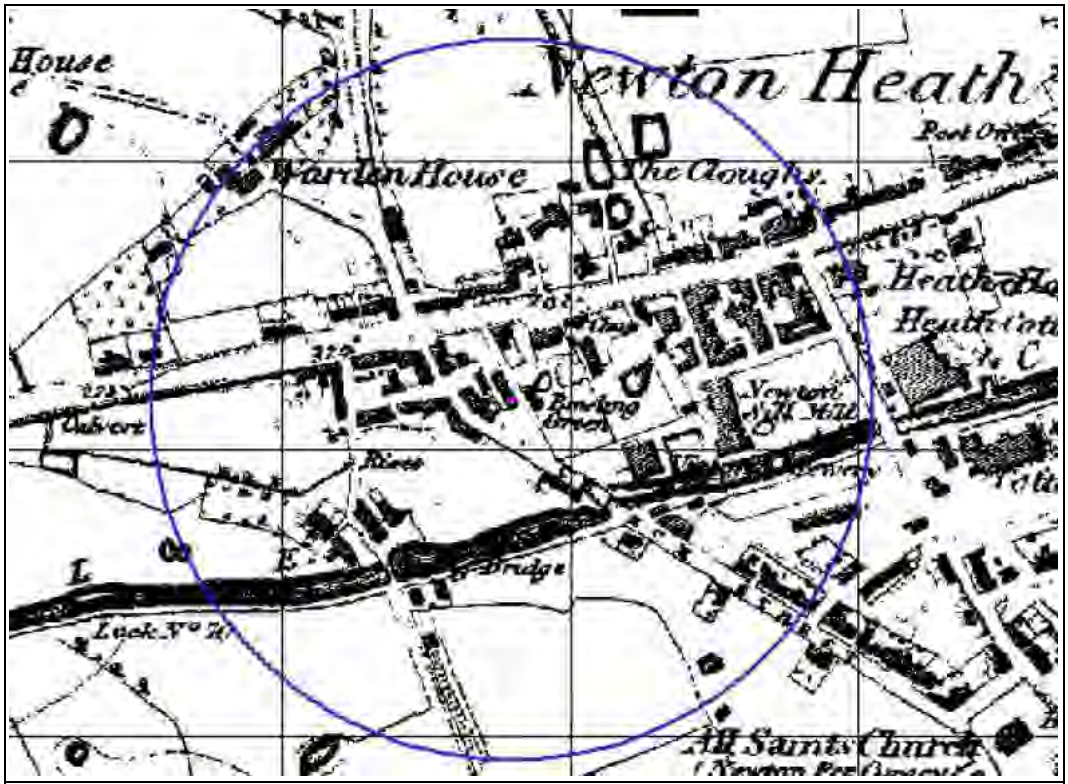
Newton Heath Silk Mill is a Grade II listed building which was constructed in 1832 south of what is today Holyoak Street. It was one of a series of textile mills to open in Newton Heath's industrial centre during the textile boom of the industrial revolution and was run by the firm Harrop, Taylor and Pearson. The mill was in operation throughout the 1800s. An 1844 Inspection report notes a fatal accident in which a young girl was scalped when her hair got caught in a horizontal shaft.[2] The mill was still operating as a silk mill in 1869 when the original partnership was dissolved and assumed by two of the original owners. The sequential maps of the mill show that the site was divided between 1848 and 1893, with a terrace of houses built on the corner of Heath Street and Droylsden Road. There was limited change to the building itself between 1848 and 1893 but by this date it is named as an electrical engineering works. The 1922 OS map does not specify the business but shows the east half of the site to be fully developed with industrial buildings. In 1932 this is named as a shirt manufactory. In 1951-2 a large portion of the original building was demolished; the front third facing Newton Street was left but the large rear section between this and the canal was removed (see Appendix 3).

The HER notes several other sites of interest in the immediate vicinity of the mill. The site of the Newton Heath Glassworks (HER 12414) as well as the Corn Mill and Victoria Brewery (HER 9636) lie just to the southwest of the Silk Mill along the canal bank. Thus, the building lies in the heart of Newton Heath's once thriving industrial centre and provides an architectural reminder of the former local textile industry. The Mill was listed as Grade II in 1988. The building was recently used as offices by the NHS and it is now used as ancillary storage space for the adjacent bakery.

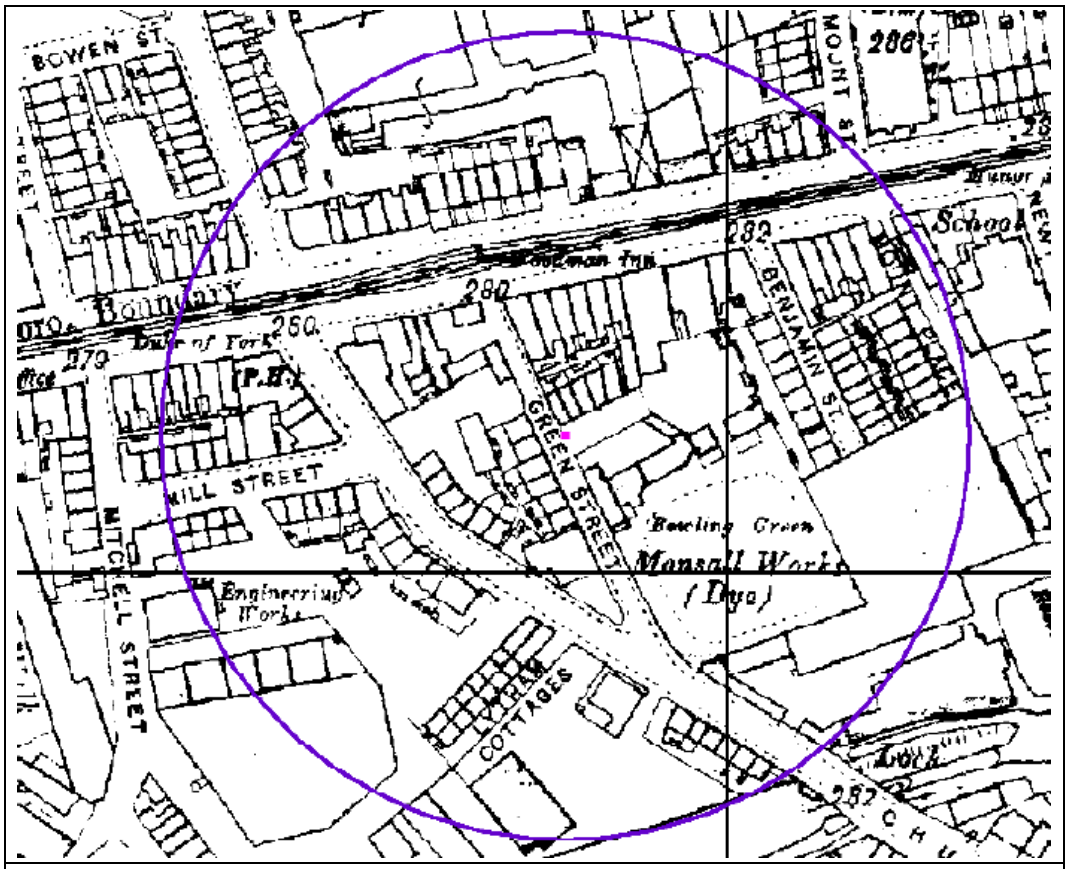
[2] Leonard Horner, *Factories and Workshops: Annual report of the Chief Inspector of Factories*. (Clowes and Sons: London, 1844).

Newton Silk Mill C.1960, Viewed Along Heath Street

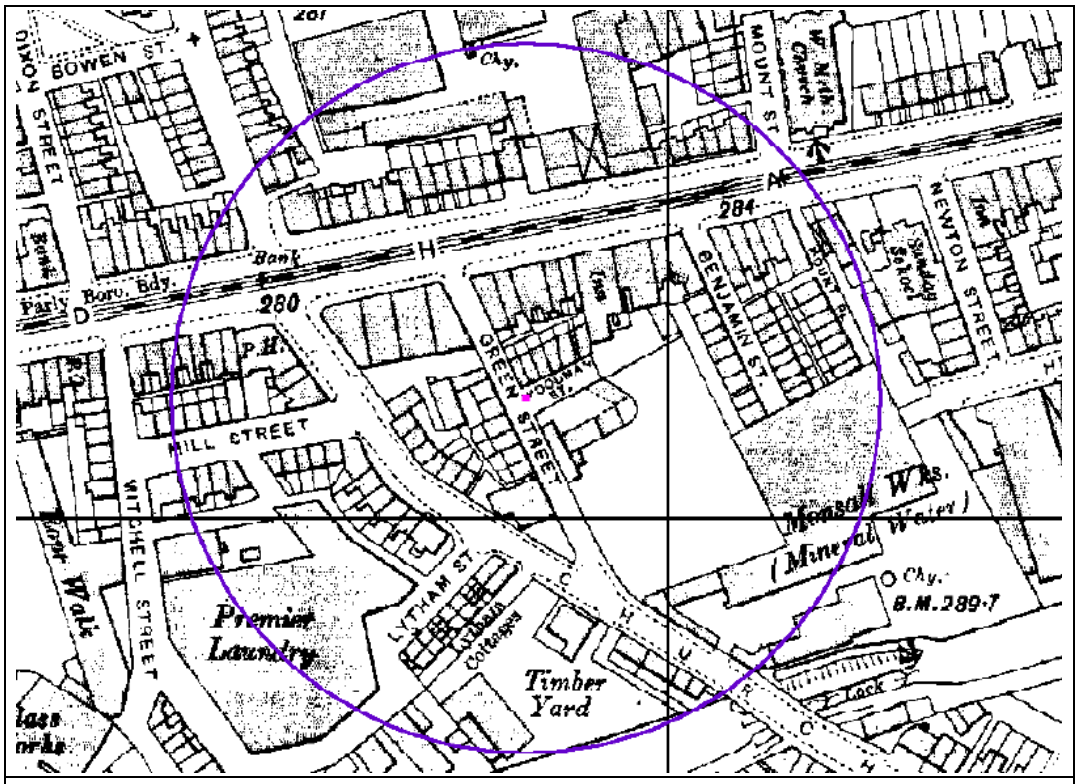
4.3 Sequential Development of the Proposal Site



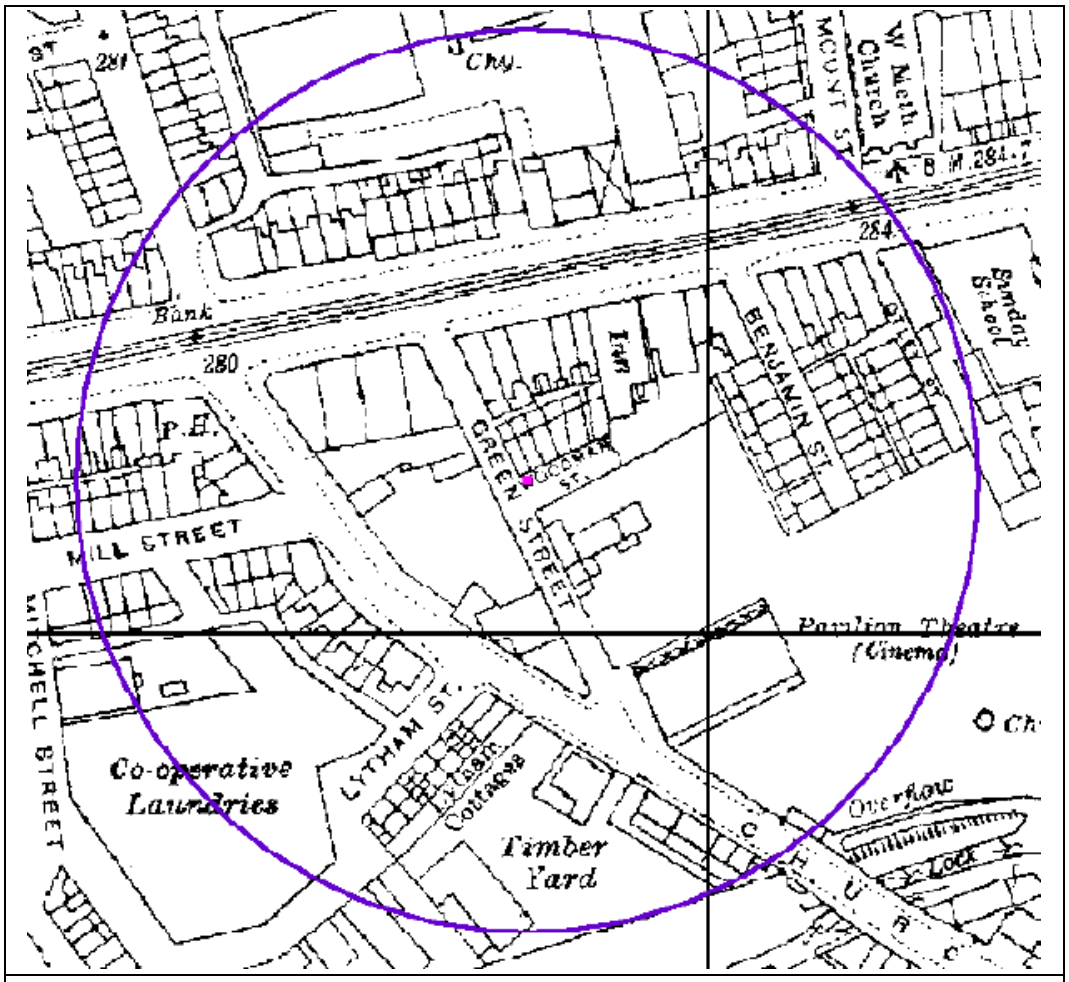
1848 OS Map



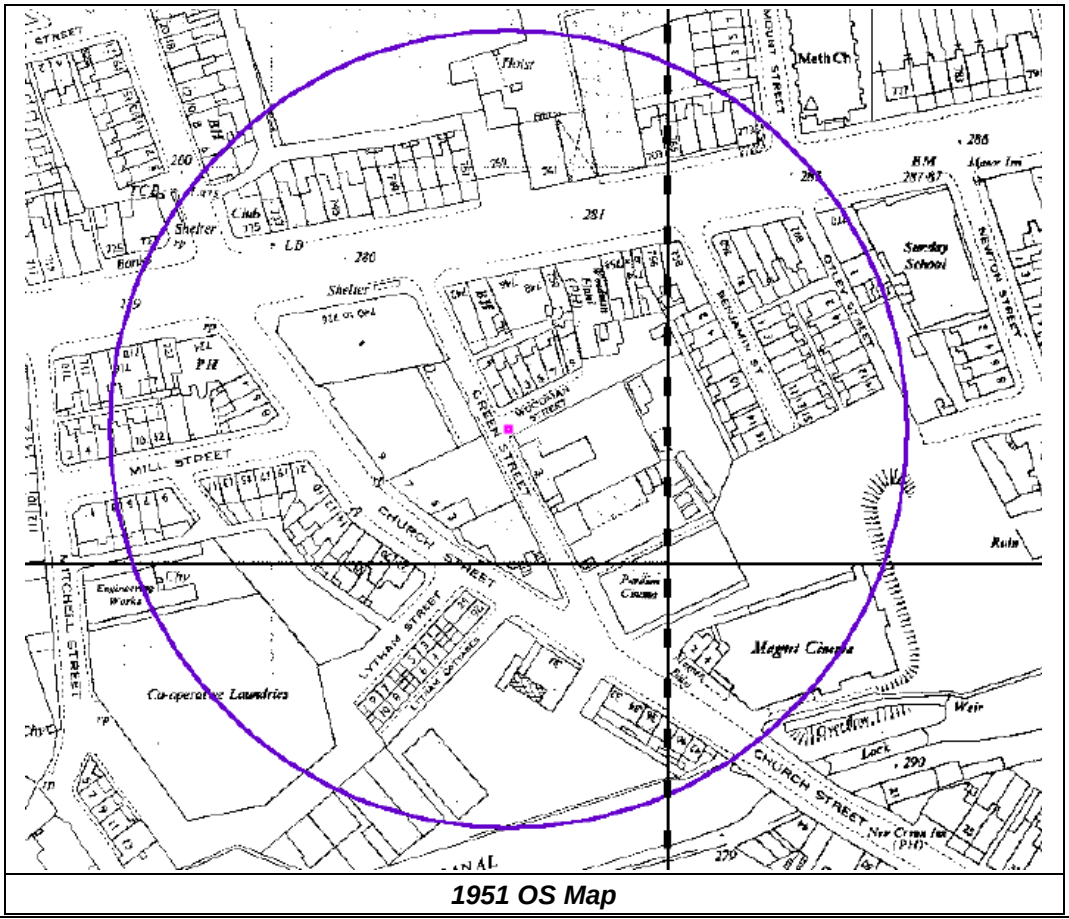
1893 OS Map



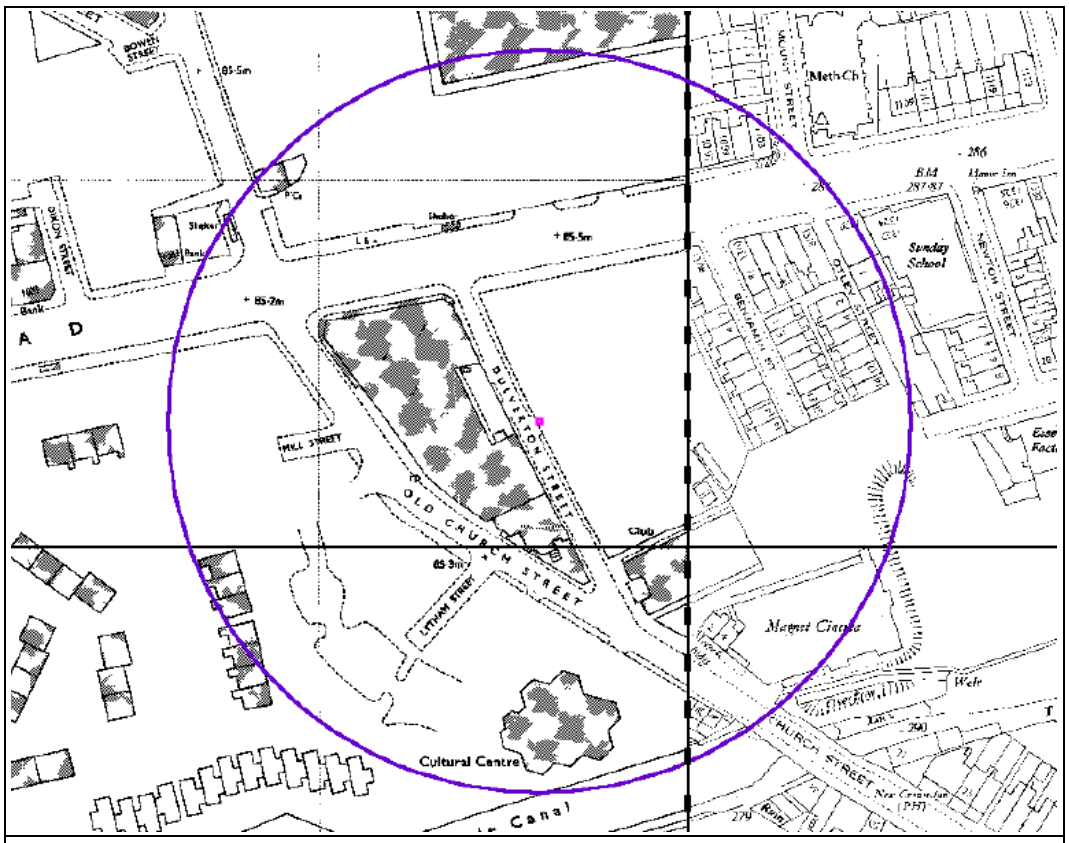
1908 OS Map



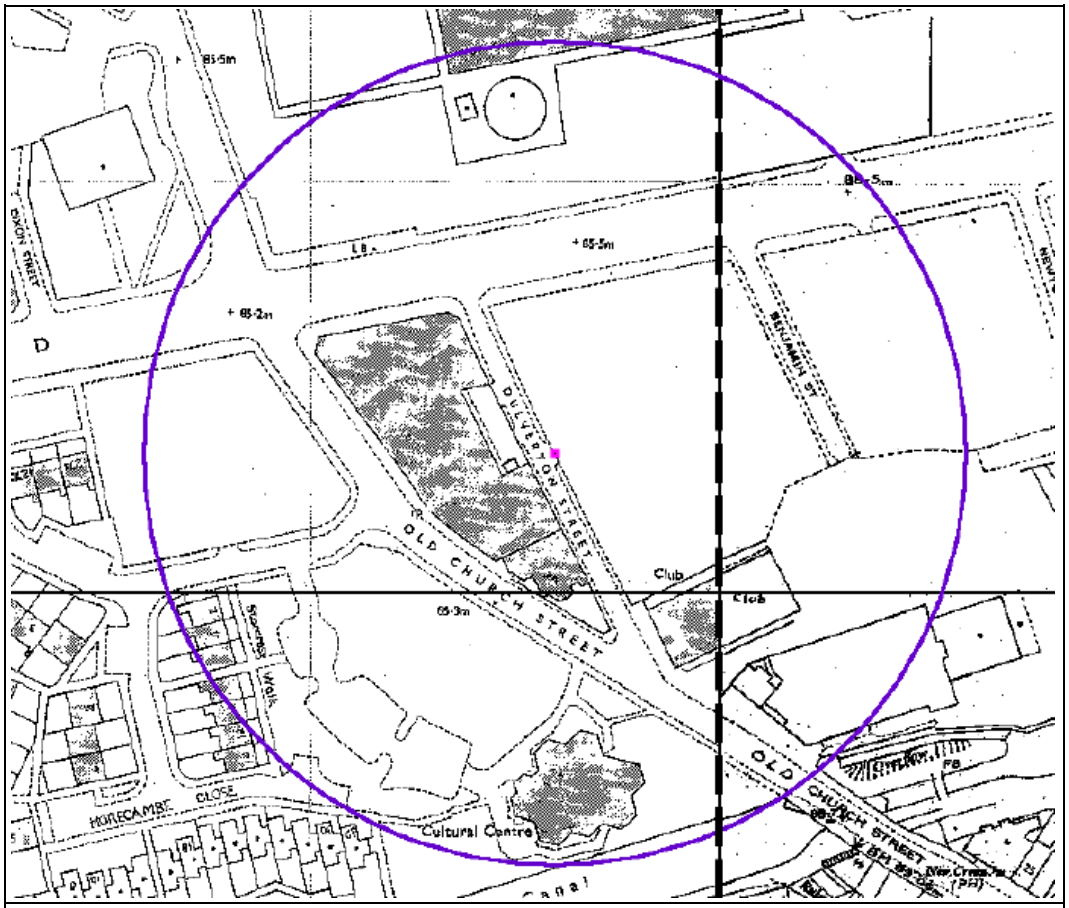
1931 OS Map



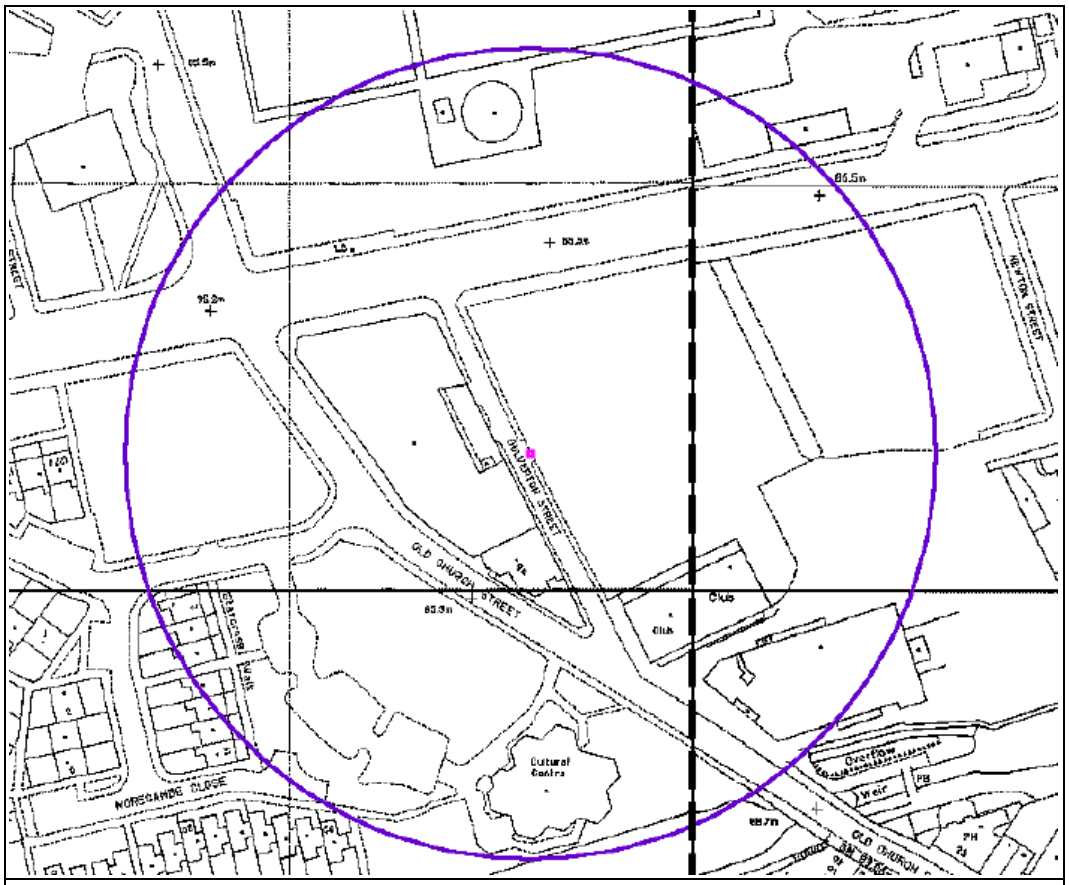
1951 OS Map



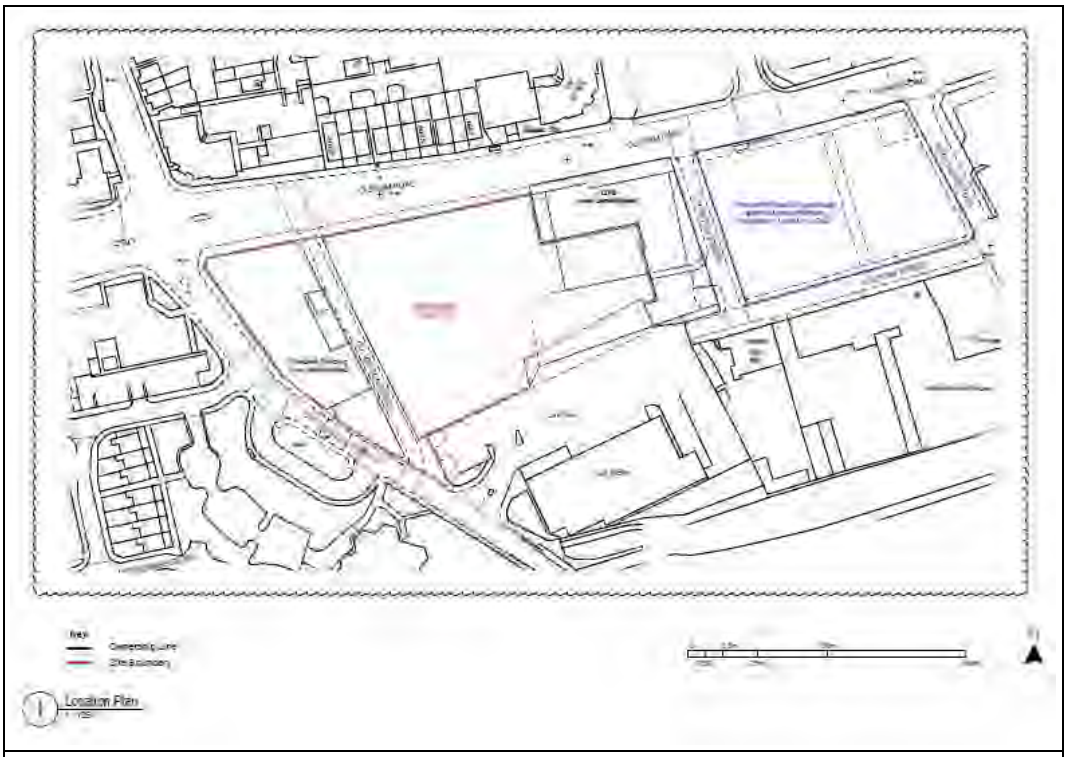
1953-1980 OS Map



1979-1988 OS Map



1992 OS Map



Current Location Plan

Section 5 Contribution of the Land off Oldham Road to the Significance of the Adjacent Heritage Asset

5.1 Listed Structure Near the Application Site

5.1.1 Identification of Listed Building

There is one listed building within the vicinity of the application site, which is named as Newton Silk Mill. This building is listed as Grade II. It is sited to the southeast of the proposal site at the south end of Newton Street, which lies east to the proposal site. The proposal site, formerly Victorian housing, is now an area of open space bisected by a minor road, Dulverton Street which is no longer accessible, and lies between the main A62 Oldham Road and the listed building.

5.1.2 Newton Silk Mill

Newton Silk Mill is dated 1832, shown on a stone plaque above the third-floor windows bearing the name and date. It is constructed of pink brick with some sandstone detailing, mainly seen in the over-head window lintels. The roof material cannot be ascertained from ground floor inspection as a large parapet, possibly following the shape of the roof, obscures this. The HER reports that the roof has been removed, however this cannot be confirmed. A large portion of the rear of the building was demolished post-war; what remains is an irregular rectangle, with the front elevation facing Newton Street. It has a symmetrical design of four bays with a stair tower on its west side. The main entrance is on the west elevation behind the stair tower, at upper ground floor level. The mill is of four storeys with an addition of both an attic and a half-cellar. The north elevation features a semi-circular window at attic level spanning the two central bays with brick headers and a small stone sill. This has quite possibly retained its original framing and appears to be still timber framed. Directly below this window is a smaller sandstone plaque which contains no lettering and on the third floor a much larger rectangular plaque reads '1832/NEWTON SILK MILL'. There are four windows to each floor on this elevation, with an additional window in the west stair tower at every floor level. All these windows are of 20th century plastic framed UVPC. Both the HER and the listing description mention the fire-proof construction with segmental barrel vaults running parallel to the street on cast iron columns.

Newton Silk Mill North Elevation

Newton Silk Mill East Elevation

North Elevation Date Stone

East Elevation Bricked-up Openings

Newton Silk Mill West Elevation

Newton Silk Mill South Elevation from Rochdale Canal

What remains of the east elevation shows it to be a service elevation five bays below the parapet. Above the ground floor the openings of the central bay have been bricked up. These appear to have been loading bays with segmental brick arches. The west elevation features the massive stone arch with the double entrance door up an external flight of steps behind a curved brick wall at the base of the stair tower, which is rounded to the rear. It appears that the chimney has been either demolished or significantly reduced in height.

5.2 Significance of Newton Silk Mill

5.2.1 Method of Assessment

This section contains a statement of significance which addresses the significance of the listed Newton Silk Mill. The significance of this building has been assessed with reference to Historic England's Advice Note 12 on Statements of Significance and the various interests (archaeological, architectural/artistic and historic interest). The framework for assessing the level of significance of the Mill was influenced by the ICOMOS guidance on Heritage Impact Assessments. This guidance defines the levels of significance for built structures as ranging from 'Very High' to 'Unknown Potential'. Appendix 2 includes the full methodology used to assess the impact on the heritage.

5.2.2 Assessment of the Significance of Newton Silk Mill

Archaeological Interest

- Newton Silk Mill and its site forms part of the early industrial development of Newton Heath. Although the building has both been partly demolished and has been adapted for different uses, it potentially holds evidence of past human activity.

Architectural and artistic Interest

- The structure exemplifies textile mill architecture from the second quarter of the 19th century, using the single brick arch system developed by William Fairburn, to reduce the risk of fire in textile mills.
- The narrow four bay structure, which formerly was much longer, is typical of a narrow mill under a single pitched roof powered by a single steam engine.
- The north elevation, with its feature semi-circular attic window and decorative elements, announced the mill's identity and presence to the main thoroughfare of Oldham Road.

Historic Interest

- Newton Silk Mill illustrates the transition of the local textile industry from a cottage industry to factory production, in association with technological developments and capital investment.
- The building constitutes part of the growth of industry associated with the construction of the Rochdale Canal which provided easy access for transport of raw and finished materials.
- Despite having undergone several changes with regard to structure and usage, it remains in use, illustrating the ongoing economic development of the area.

Summary:
As a Grade II listed building, Newton Silk Mill is of national significance and according to ICOMOS criteria, of medium significance. The building retains a level of architectural interest relating to its early industrial design to minimise the risk of fire and the aesthetics of the prominent north elevation. It is also of historic interest due to its integral role in the early industrialization of Newton Heath, capitalizing on the construction of the canal infrastructure.

5.3 Contribution of the Application Site to the Setting of the Listed Structure

5.3.1 Introduction

The application site has the potential to affect the setting of the heritage asset described above. When assessing the contribution to the setting of a heritage asset, Historic England guidance recommends considering the physical surroundings of the listed structure, how the listed structure is experienced and the associative attributes of the listed structure.

5.3.2 The Physical Surroundings of the Asset

The attributes of the physical surroundings of the listed structure help determine the contribution the setting makes to the significance of the heritage asset.

There is no known historic functional relationship or physical connection between the application site and the listed former mill. While it is possible that the proposal site may have been occupied by mill-owned housing, no confirmation of this has been found and such housing has since been demolished.

Newton Silk Mill is oriented north-south, built on flat ground, with the Rochdale Canal flowing east-west on the southern boundary of the site. To the east of the building on Holyoak Street is the long red brick early 20th century three-storey frontage of what is now the bakery offices. To the west is the car park and modern retail supermarket. The proposal site constitutes a buffer zone between the

listed building and the main east-west thoroughfare of Oldham Road, bisected by Newton Street. Views of the main north elevation of Newton Silk Mill are along Newton Street. Until the early 1980s the proposal site comprised 19th century buildings, of a fairly dense urban grain. Today the proposal site is largely open ground, with some construction work associated with the access to the adjacent housing development. Thus, the physical surroundings of the listed asset have changed significantly over time on several occasions.

5.3.3 The Experience of the Asset

The way in which the setting of a heritage asset contributes to the experience of the heritage asset can help establish the contribution made by the setting.

The main north elevation of the listed structure was always experienced from Newton Street, along which it could be seen from Oldham Road. Built on a north-south orientation, the original scale of the building was concealed. Historically and until the early 1980s, views from the north were limited by the dense urban grain of housing and buildings on what now is the proposal site. Due to the five storey height, the former mill remains visible from many surrounding streets. As well as along Newton Street, views of Newton Silk Mill from the west are available through the carpark of the Lidl supermarket. Views of the building along Holyoak Street are limited by the bakery premises which are a little lower in height. The rear of the building (which has been rebuilt since the bulk of the building was demolished in the mid-20th century) can be experienced by walkers along the canal path.

Oldham Road is a major arterial route out of Manchester. The area has undergone a significant amount of redevelopment with new housing in the form of townhouses and apartment blocks on the north side of Oldham Road. It is urban post-industrial in character, often experienced from within a car. In the past there may have been a sense of neighbourhood around the mill, with a school, pubs and shops; today the shops have been replaced by larger modern supermarkets.

Section 6 Proposed Works

6.1 Description of the Proposed Development

6.1.1 Overview

The proposed works comprise a housing scheme on land at Oldham Road, Newton Heath. The site is currently an area of hardstanding and scrubland. The proposal seeks to construct 109 new dwellings, associated car parking and hard and soft landscaping. The dwellings will be split between Phase two, 28 houses and 6 apartments and Phase three 75 apartments; the apartments will be in two ground +4 and ground +5 storey blocks respectively. The apartment blocks will be constructed on the former Rosedale building site. The proposed development aims to create much needed residential accommodation within this inner-city neighbourhood. The proposed development allows for a unique opportunity to add to Manchester's existing urban fabric and streetscape at Oldham Road and enhance the overall Newton Heath area. The proposal seeks to use brick, as the central facing material, for the construction of the buildings throughout the development. This will offer continuing reference to the historical heritage of the local area and the wider area of Manchester.

Proposed Site Plan

Proposed Site Key Plan

Proposed Dwelling Types in Detail (all Phases)

Demolition Plan

6.1.2 Materials, Form and Style

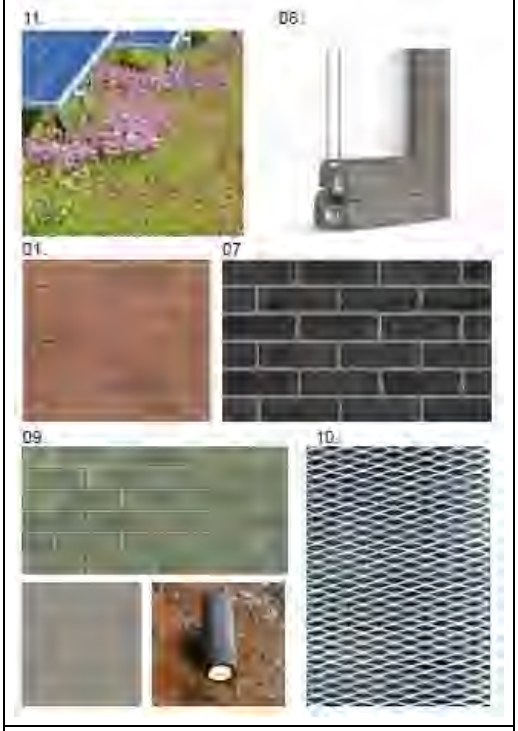
Phase 2

The phase 2 part of the development will consist of 28 two storey houses; 18 Type 4 houses, three-bedrooms and 10 Type 2 houses, two-bedrooms. Along with a corner apartment block ground +2 floors providing 6, one-bedroom apartments. The proposed materials for Phase 2 will be a continuation from Phase 1 regarding using red brick facing materials, pitched roofs and verticality to window openings and façade composition. The feature brickwork areas will be formed from projecting stretcher bonds with a zone of slightly recessed grey brick panels. The windows will have aluminium effect UPVC frames in dark grey throughout, the timber composite timber doors and dark grey rainwater goods. The fascia boards will be UPVC in a dark grey colour.

Proposed Materials - Phase 2

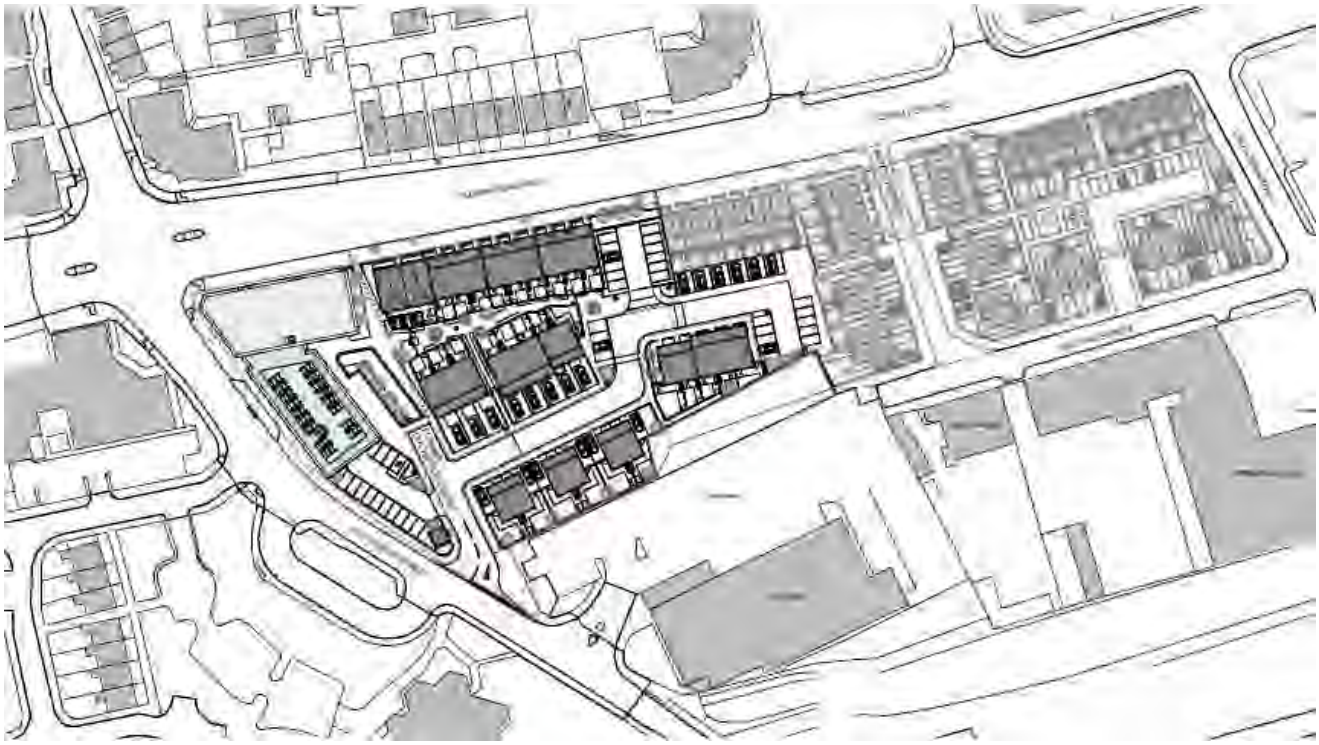
Phase 3

Phase 3 of the development will consist of two apartment blocks of 75 apartments in total 41, one bedroom and 34, two-bedroom apartments. Block A will be a ground floor +5 storeys and Block B will be ground floor + 4 storeys. The buildings will feature red facing brick and natural mortar as well as black smooth brick and dark grey mortar. The windows will be aluminium framed flush casements in stone grey. There will be glazed green brickwork and grey perforated mesh features. There will be integrated PV's & sedum green roof. The lintel cover flashing will be aluminium to match window frames.

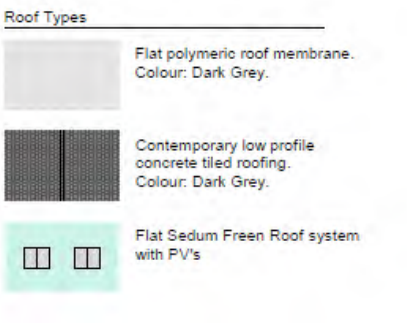


Proposed Materials – Phase 3

Proposed Roof Plan
The proposed roof forms aim to continue in a similar pattern to the massing already set out for Phase 1, primarily constructing pitched roofs. However there has been some consideration in the design to soften the impact of saw-toothed roofs along Oldham Road at the meeting point of the flat roofed apartment block by implementing front-back pitches. The roof space will provide the best alignment for the inclusion of PVs (photovoltaic roofs, roof integrated solar panels).



Proposed Roof Plan

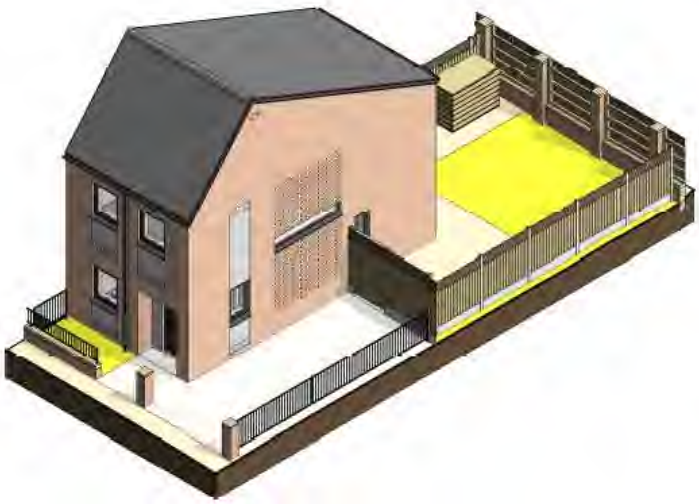


Proposed Roof Types

6.1.3 Phase 2

The phase 2 part of the development will consist of 28 two storey houses; 18 Type 4 houses, three-bedrooms and 10 Type 2 houses, two-bedrooms. Along with a corner apartment block ground +2 floors providing 6, one-bedroom apartments.

House Type 2 – Semi-Detached
House Type 2 is a two-bedroom two storey semi-detached house with a driveway and private rear garden. This house type will be constructed to the southern side of the site where there is lower density. The interior of the house will feature an open plan living area to the ground floor.



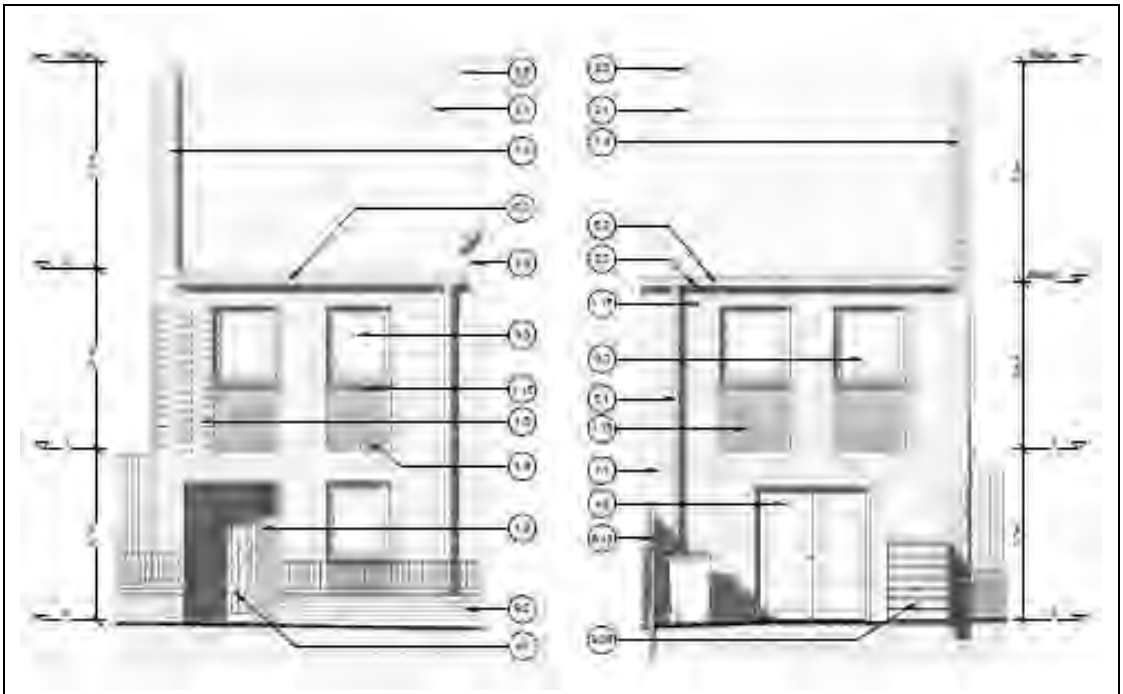
Proposed House Type 2 – Semi-Detached

Proposed Front Typical Elevation | ***Proposed Rear Typical Elevation***

House Type 4

House Type 4 is a three-bedroom two storey house and these will be planned as terrace blocks. The ground floor will consist of a kitchen and dining room and separate living room overlooking the rear garden.

Proposed House Type 4

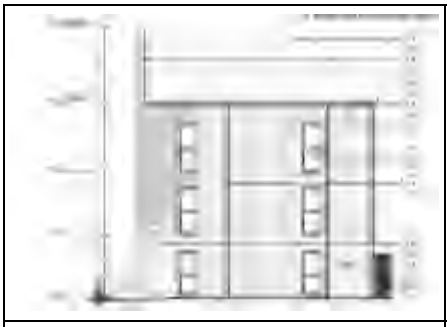


Proposed Front Typical Elevation | ***Proposed Rear Typical Elevation***

Proposed Corner Apartment Block

The three storey corner apartment block will provide 6, two-bedroom apartments. The proposed block will bridge the gap and motion the transition between the Phase 2's two storey dwellings and the ground +5 storey apartment block which will be constructed in Phase 3 of the development. The proposed building will feature saw-toothed gable ends facing Oldham Road linking the design back to the Phase 1 construction.

Proposed Corner Apartments



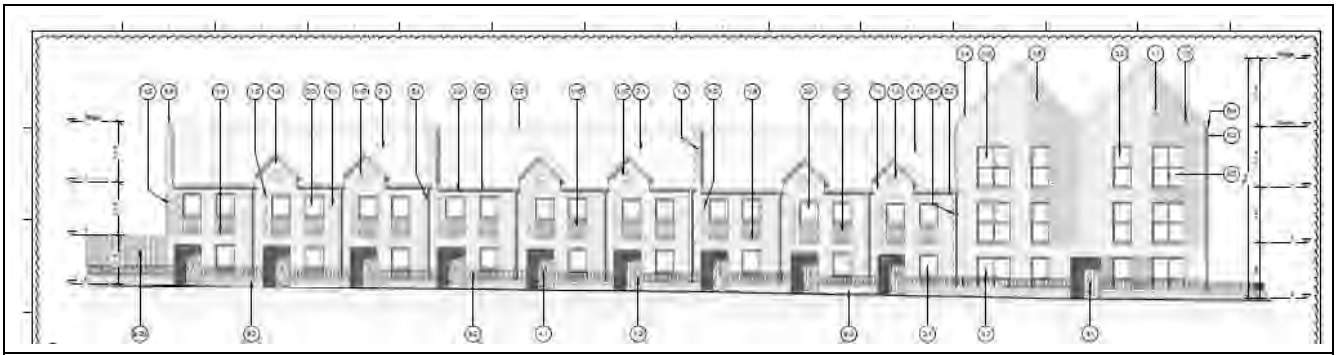
Proposed West Elevation

Proposed North Elevation

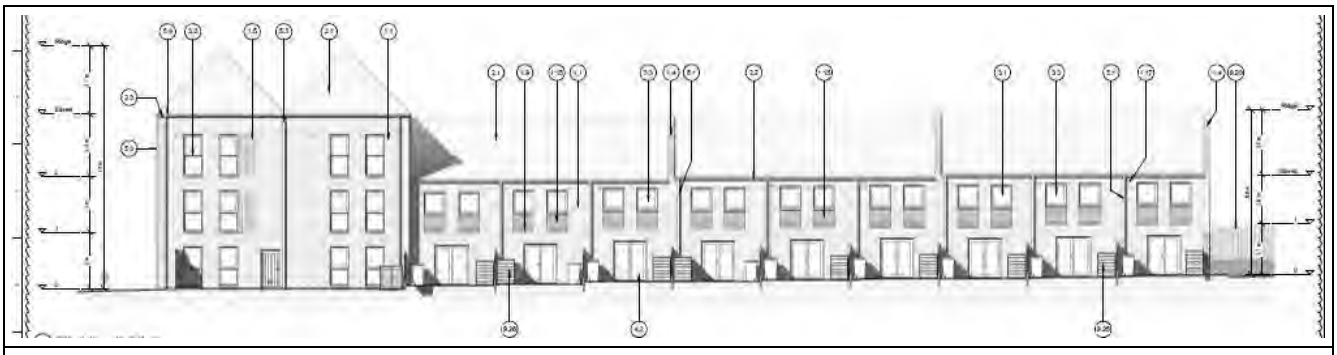
Proposed South Elevation

Building 2 (B2)

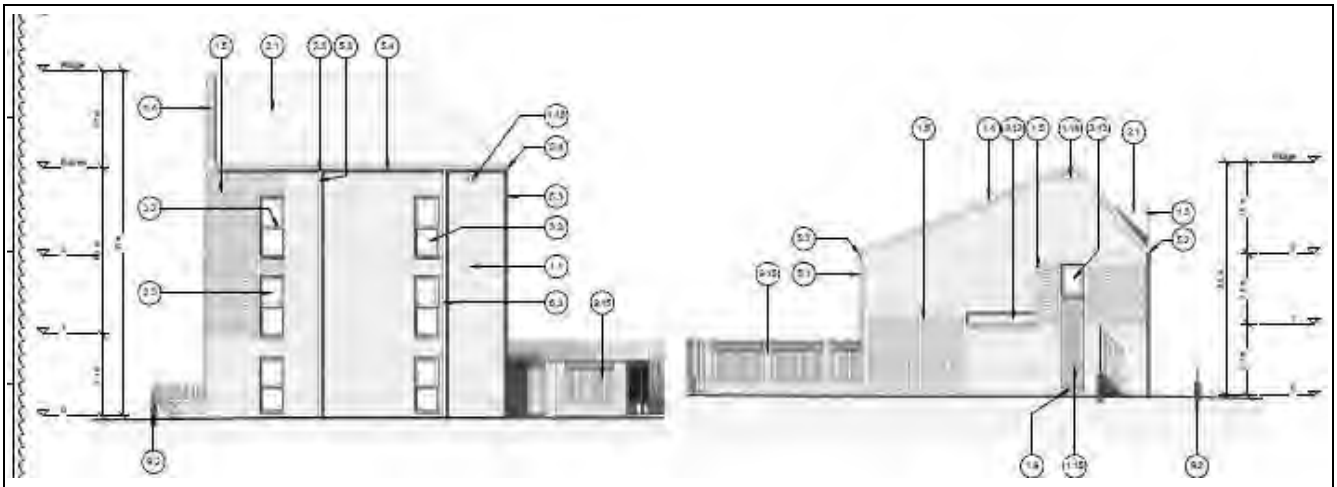
This section lies to the north of the site along Oldham Road and consists of the corner apartment block and a house type 4 terrace block.



Proposed North Elevation



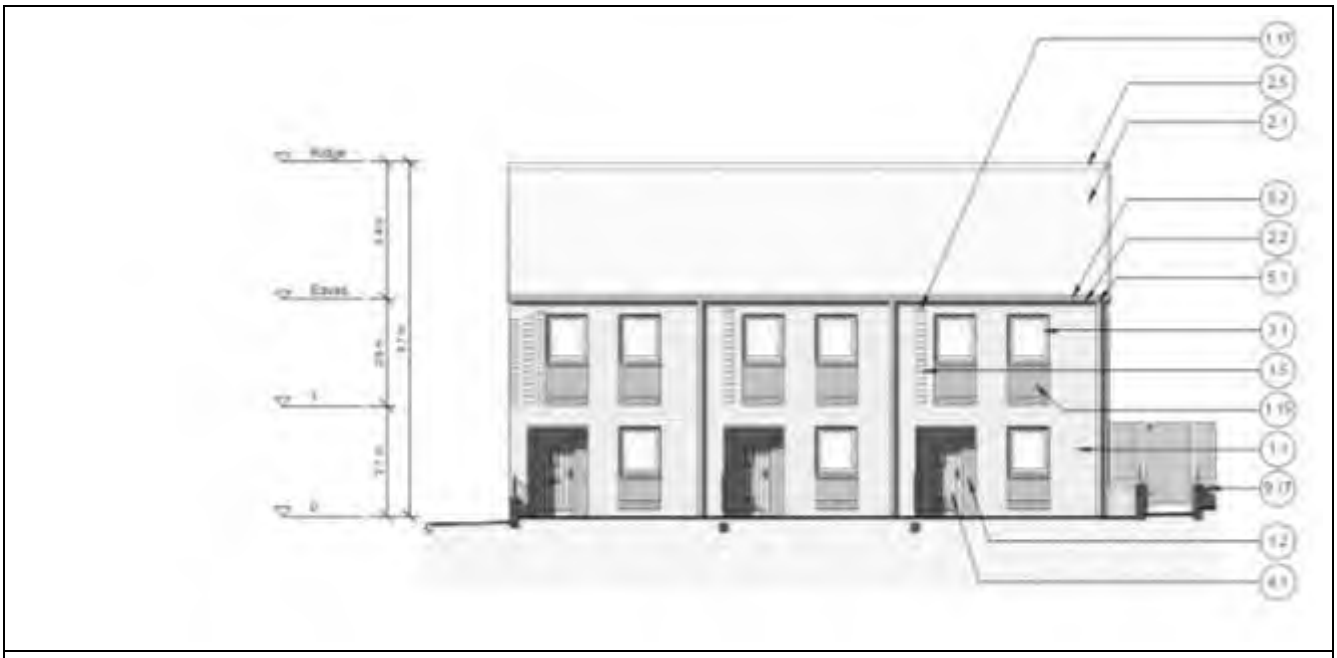
Proposed South Elevation



Proposed West Elevation | ***Proposed East Elevation***

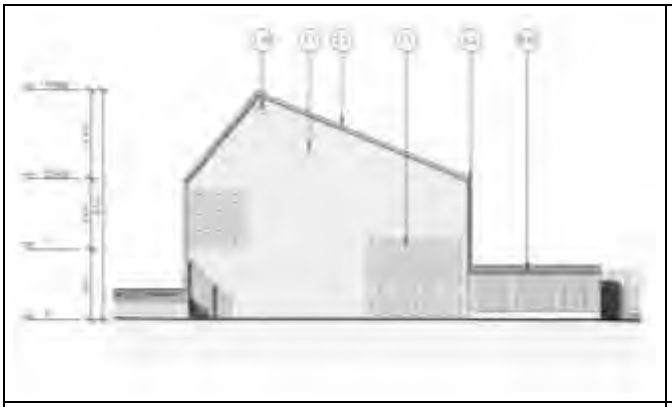
Building 3 (B3)

This area is located to the south of B2 and consists of a block of three type 4 housing.

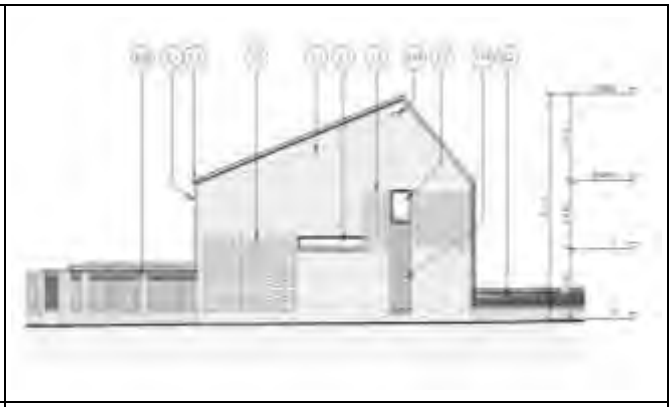


Proposed South Elevation

Proposed North Elevation



Proposed East Elevation



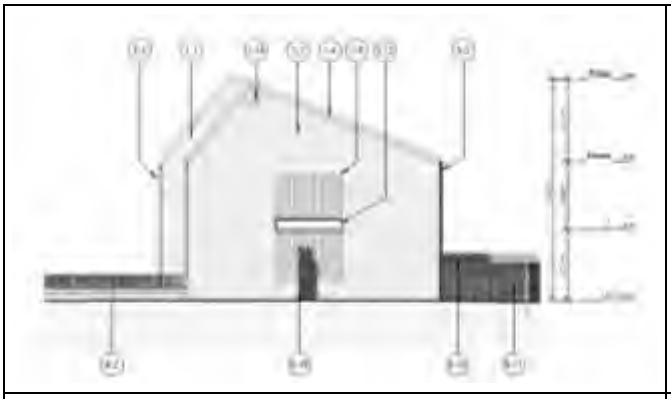
Proposed West Elevation

Building 4 (B4)

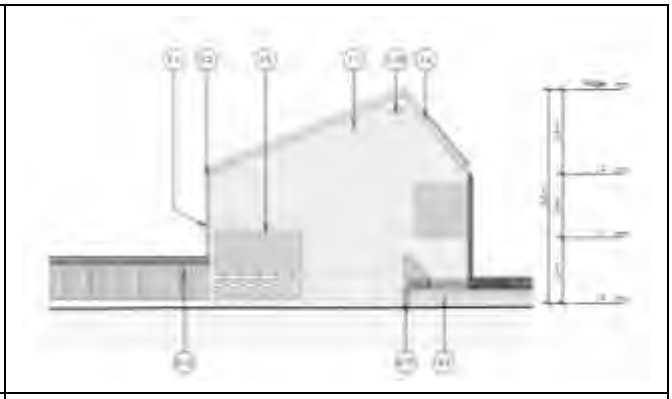
This section lies adjacent to B3 and consists of three 4 type housing block and a set of semi-detached type 2 houses.

Proposed South Elevation

Proposed North Elevation



Proposed East Elevation



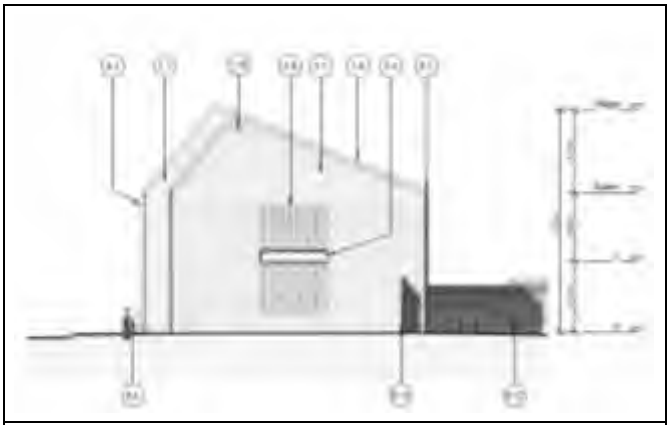
Proposed West Elevation

Building 5 (B5)

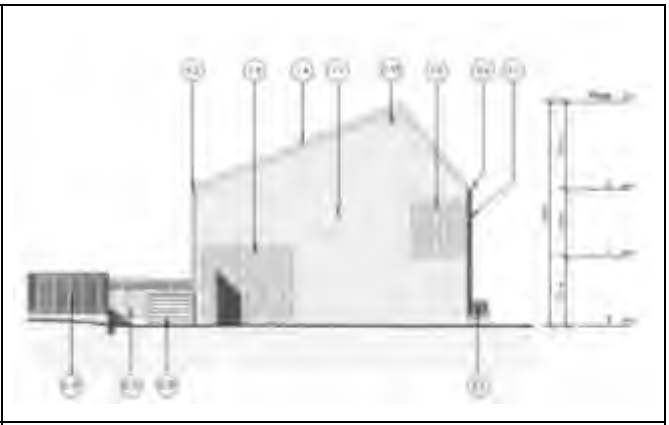
This section is located to the east of the proposal site and consists of a set of semi-detached type 2 houses and a three 4 type housing block.

Proposed North Elevation

Proposed South Elevation



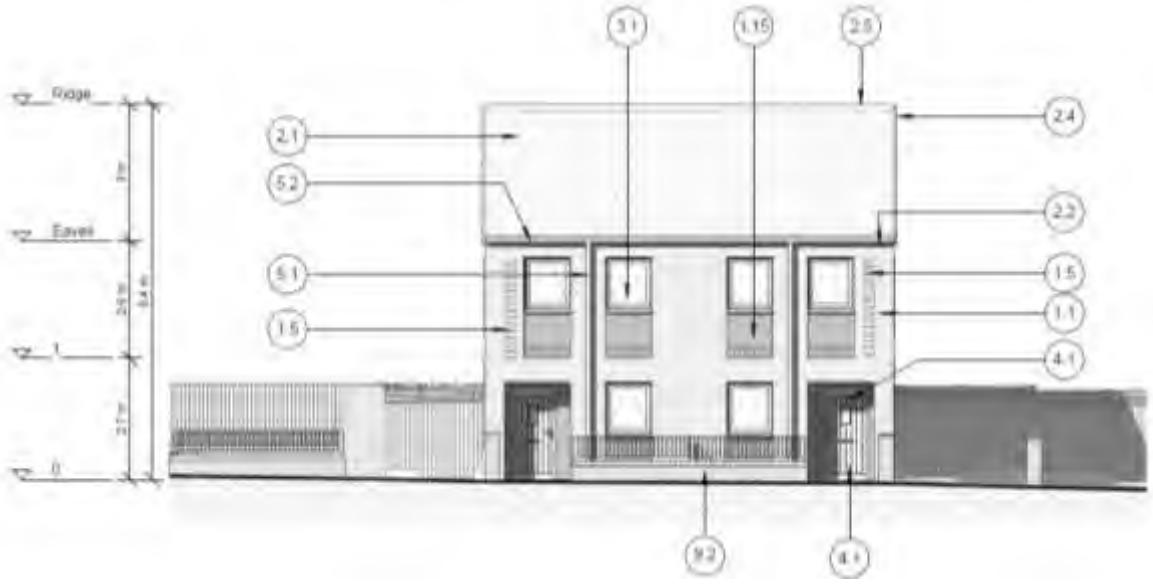
Proposed West Elevation



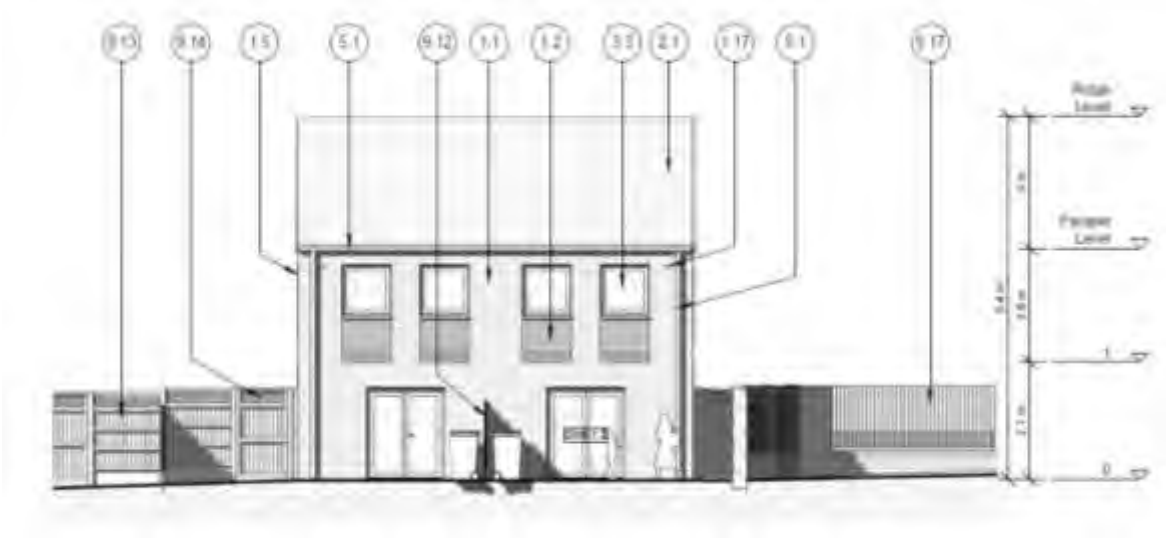
Proposed East Elevation

Buildings B6, B7 and B8

These sections are located to the south of the proposal site along the boundary at Lidl's carpark. It consists of three sets of semi-detached type 2 housing.



Proposed North Elevation



Proposed South Elevation

Proposed West Elevation

Proposed East Elevation

6.1.4 Phase 3

The proposed apartment blocks will be located to the west of the proposal site. Block A will be located at the corner of Oldham Road and Old Church Street and Block B will be located to the south and to the left of the former Dulverton Street. In total the apartment blocks will be split between 41, one-bedroom apartments and 34, two-bedroom apartments respectively.

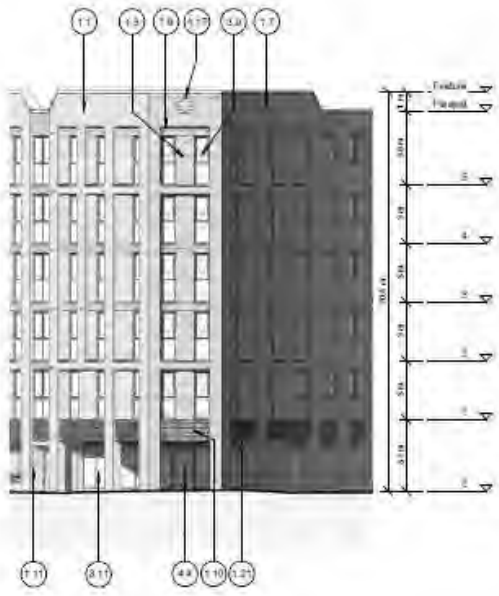
Block A will comprise of a ground floor +5 additional floors facing Oldham Road and Block B will be running along Old Church Street and comprise of a ground floor +4 floors. Car parking will be split between 14 undercroft spaces at ground floor level with an additional 13 spaces located externally to the rear of the building.

The main entrance to Block A will be via the corner of Oldham Road and Church Street. There will be a secondary access point from a side entrance in between the two apartment blocks between Old Church Street and the former Dulverton Street.

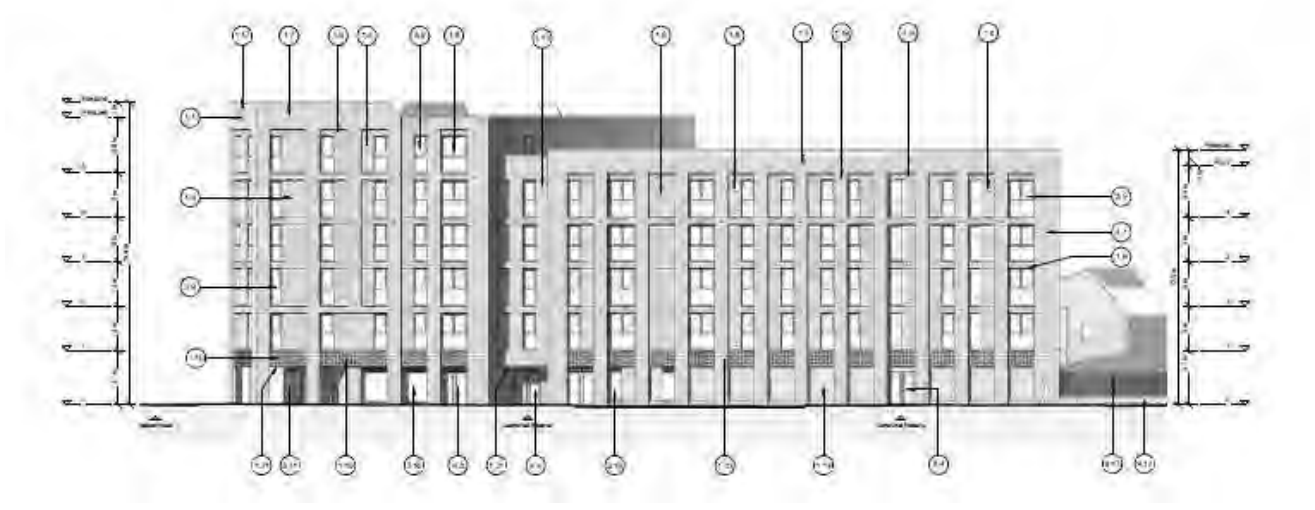
Block A and B2
Corner of Oldham Road and Old Church Street

Block B Along Old Church Street

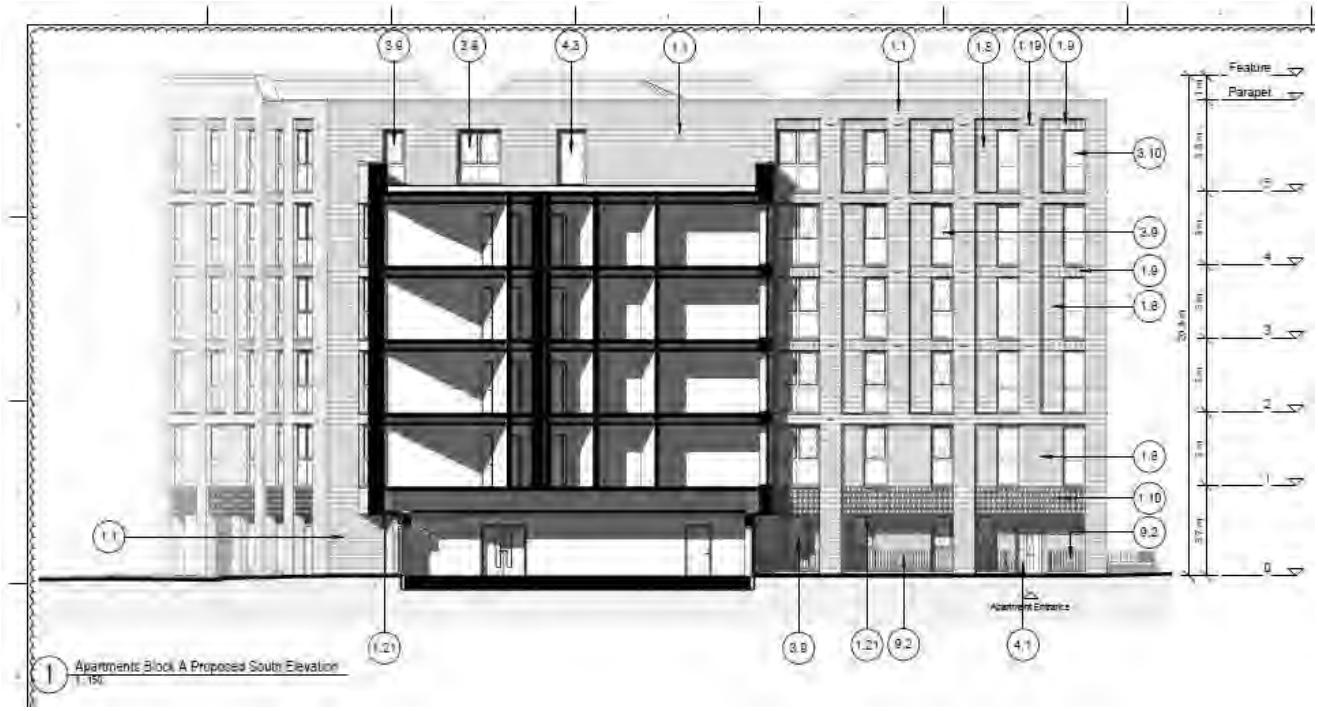
Proposed North Elevation



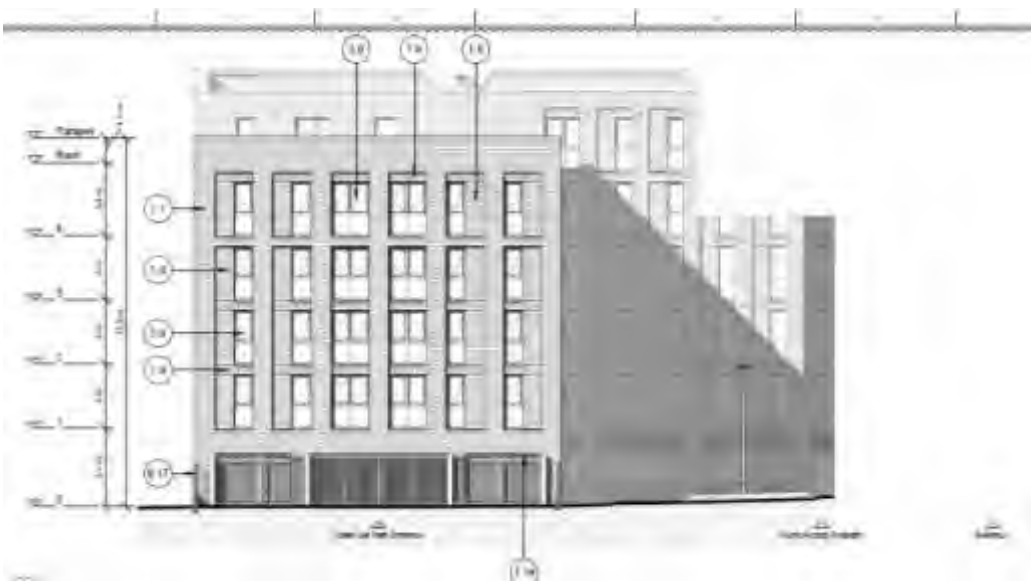
Proposed Northwest Elevation



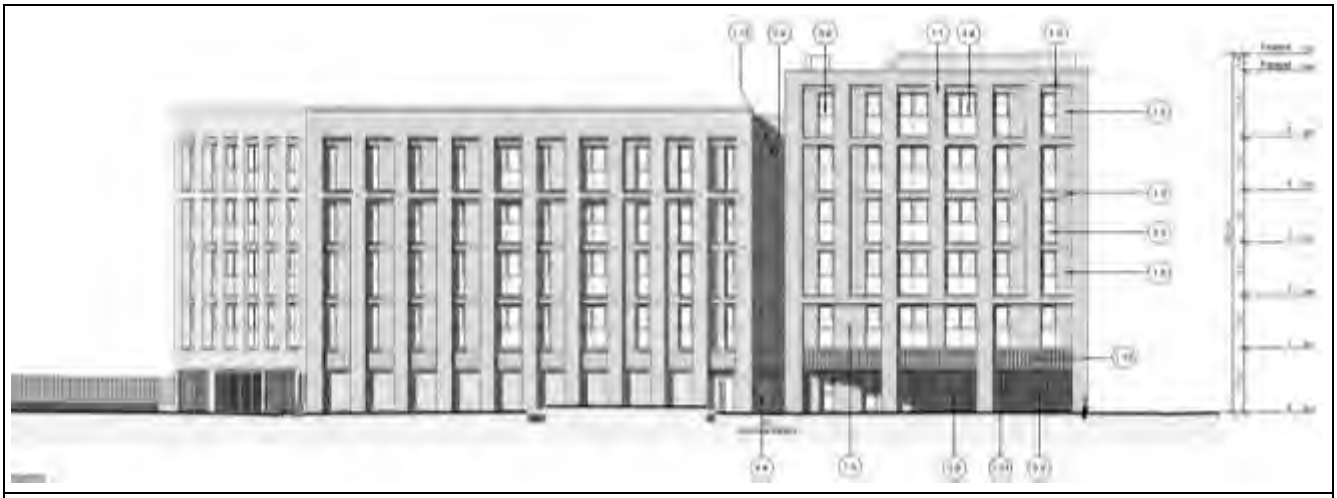
Proposed West Elevation



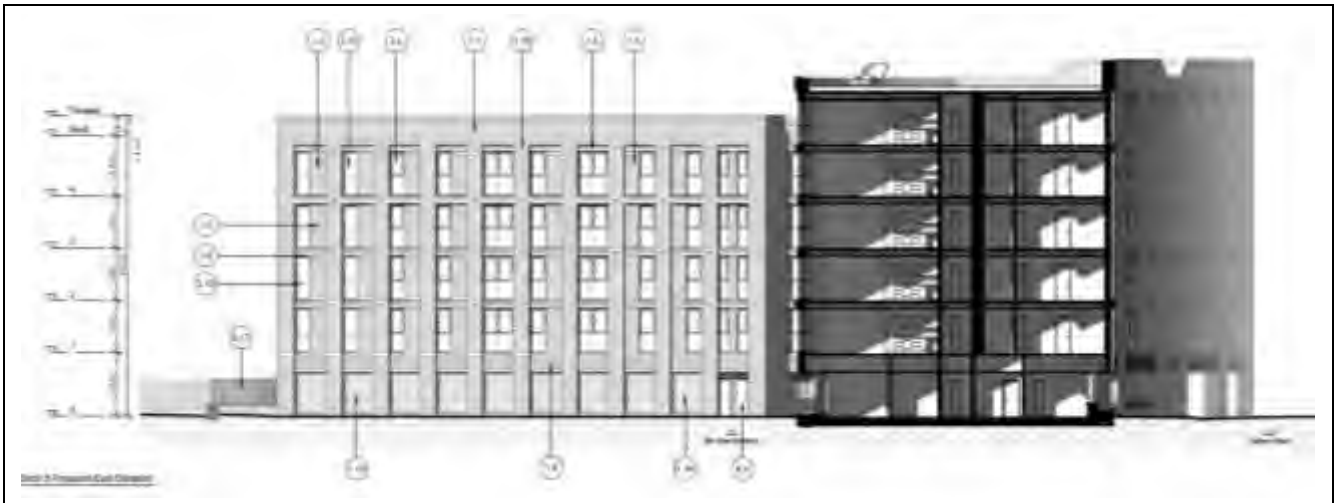
Proposed Apartment Block A – South Elevation



Proposed Apartment Block B – South Elevation



Proposed Apartment Block A – East Elevation



Proposed Apartment Block B – East Elevation

6.1.5 Proposed Site Elevations

Proposed North Site Elevation – Oldham Road

Proposed North Site Elevation – Oldham Road in Full Context

Proposed West Site Elevation – Old Church Street

Proposed Short Site Section – Along Former Dulverton Street Facing East

Proposed Short Site Section – Along Former Dulverton Street Facing West

Proposed South Site Elevation – Lidl Car Park

Proposed South Elevation – Lidl Car Park in Context with Holyoak Street

Proposed Long Site Section - Along Green Corridor Facing North

Proposed Long Site Section – Along Green Corridor Facing South

Proposed Long Site Section – Along Road Facing North

Proposed Long Site Section – Along Road Facing South

6.1.6 Landscaping Plan

The hard landscaping will consist of contrasting block paving to the private driveways and flag paving to the communal areas and gravel sections throughout the development. The proposed landscape design includes ornamental planting, new native tree planting and hedge planting. Where possible existing trees will be retained and poor quality trees will be replaced with new specimens.

Proposed Landscaping Plan

6.1.7 Proposed Boundary Treatment Plan

The proposed boundary treatments will be consistent with Phase 1 of the development. The proposal aims to construct a secure communal zone (A) located between the two rows of terraces. The boundaries to the rear gardens will be 1.5m high.

Proposed Boundary Treatment Plan

6.1.8 Access and Parking

The houses and apartments will be accessed from the main access point off Old Church Street along the former Dulverton Street. There will be 14 undercroft spaces at ground floor level at Block B and further parking spaces for 27 cars for the apartment blocks and a cycle store located along Old Church Street. Further parking for the houses will be incorporated into the site. Pedestrians will be given priority as they move through the site and will be able to access via pathways at Oldham Road and Old Church Street. These access points are also available for cyclist. A minimum of 2m wide roadside pavement route will be provided for pedestrians.

Proposed Access Plan

Section 7 Heritage Impact Assessment

7.1 Method of Assessment

The proposed development at land off Oldham Road, Newton Heath, has the potential to affect the setting of the former Newton Silk Mill. The impact of the proposed works on the setting and significance of the heritage asset is assessed following Historic England guidance.

The impact of the proposed works has also been assessed using a cultural heritage impact assessment methodology based upon the International Council on Monuments and Site (ICOMOS) Guidance on Heritage Impact Assessments, a methodology commonly used to assess heritage impact. The impact assessment also follows the CIfA/ IHBC/ IEMA guidance, *Principles of Cultural Heritage Impact Assessment in the UK* of July 2021. In the ICOMOS methodology, the significance of the impact of the proposed works is based on the value or sensitivity of the heritage asset and on the magnitude of the impact on that heritage asset. The criteria used for assessing value, magnitude of impact and significance of impact are set out in three tables included in Appendix 2.

7.2 Impact of the Proposed Works on the Setting of the Heritage Asset

7.2.1 Identification of the Heritage Asset Affected

There is one listed building within the vicinity of the application site, which is named as Newton Silk Mill. This building is listed as Grade II. It is located to the southeast of the proposal site at the south end of Newton Street, which is located to the east of the proposal site; the primary north elevation faces Newton Street. The assessment of the impact of the proposed works follows established Historic England guidance on assessing the setting of heritage assets.

7.2.2 The Location and Siting of the Development

The proposed development is located on Oldham Road, to the west of Newton Street, to the northwest of the heritage asset, on land which is not historically associated with Newton Silk Mill. The original street pattern, with Newton Street leading to the heritage asset, is retained and with it the key historic view of the heritage asset. The application site is separated from the heritage asset by Newton Street and the new residential development. The Rochdale Canal, associated with the historic development of the area and of the heritage asset, runs to the south of the heritage asset and thus further from the proposed development; viewed from the south, the heritage asset has been significantly altered.

7.2.3 The Form and Appearance of the Development

The significance of Newton Silk Mill is derived primarily from the architectural interest relating to its early industrial design to minimise the risk of fire and the aesthetics of the prominent north elevation. It is also of historic interest due to its integral role in the early industrialization of Newton Heath, capitalizing on the construction of the canal infrastructure. These values will remain unaffected by the proposed development to the north. Neither the form nor appearance of the proposed development will impact on the heritage asset; views along Newton Street will be retained and other views from the canal and surrounding streets will also not be affected by the proposed residential development.

7.2.4 Wider Effects of the Development

The proposed development will alter the general character and land use of the application site, returning it to its earlier predominantly residential usage. The partly derelict scrubland of the west half of the site and open land of the east half will be replaced by a well-designed cohesive scheme which

respects and ties in with the built form of the surrounding area. It will also provide a significant amount of affordable housing in an area of high demand. The proposed soft landscaping and planting of additional trees, particularly along the site boundary will ensure that part of the green character (which is not historic) is retained, as part of the new post-industrial character of the area. The significance of the listed heritage asset is not associated with or dependent on the land use of the application site. The construction period may temporarily increase noise, odour, vibration and dust near the heritage assets, but planning conditions should be able to keep these to an acceptable level.

7.2.5 The Permanence of the Development

The proposed new development will become a permanent feature within the area. The significance of the designated heritage asset is based upon architectural and historical values which will remain unaffected by the proposed development to the application site.

7.3 Summary of Impact

The impact of the proposed development has been assessed using Historic England guidance on the setting of heritage assets and the ICOMOS heritage impact methodology, see Appendix 2. The heritage impact assessment methodology first assesses the value of the heritage asset, and then the magnitude of impact is assessed. These two values are set in a matrix to finally assess the significance of impact.

The heritage asset, Newton Silk Mill, is assessed as having a medium value, as it is listed Grade II. As the proposed development constitutes 'Slight changes to historic building setting that hardly affect it', the magnitude of the impact is assessed as a negligible magnitude of impact.

Following the heritage assessment methodology, a negligible magnitude of impact to a heritage asset of medium value would constitute a neutral or slight impact, which can be either beneficial or adverse. As the proposed development is on land not historically associated with the heritage asset and will not impact on the views of the heritage asset, it is considered that the proposed development will have a neutral impact on the setting of the listed structure.

As the proposed development is assessed as having a neutral impact, there is no harm to the affected heritage asset. Therefore paras 199–202 of the NPPF, which discuss substantial harm or less than substantial harm, do not apply here.

7.4 Heritage Impact Assessment Table

The following table sets out the proposed works, identifying the potential impact on the setting of the listed Grade II Newton Silk Mill and proposed mitigation where required.

PROPOSED WORK	SIGNIFICANCE OF THE HERITAGE ASSET AFFECTED	MAGNITUDE OF IMPACT OR CHANGE	POTENTIAL IMPACT OF WORK & PROPOSED MITIGATION
Construction of 109 dwellings, ancillary facilities, associated access and parking, associated soft and hard landscaping	Medium: Newton Silk Mill is Grade II listed	Negligible: The proposed development is a change to the setting of a heritage asset that hardly affects it.	Neutral Impact: The proposed development will not affect the significance of the listed building. Significant views of the former mill will be retained.

Section 8 Conclusions

8.1 History, Development and Usage

Newton Heath remained relatively small and sparsely populated until the economic boom of the Industrial Revolution which saw its population and industry expand rapidly along with the city of Manchester. The area became filled with a variety of well-known engineering and textile works along the banks of the Rochdale Canal which was opened in 1804. Newton Heath has struggled to find its place since the industrial slump of the twentieth century; however, some remnants of its industrial past remain.

The heritage asset, Newton Silk Mill was built in 1832 on the narrow strip of land between Oldham Road and the Rochdale Canal, with its narrow frontage facing Newton Street. The Silk Mill was run by the company Harrop, Taylor and Pearson and lay at the heart of Newton Heath's industrial centre. The Mill ceased operations some time ago and in 1951-2 a large section at the rear of the building was demolished. What remains is now used as office and storage space.

In 1893 the proposal site mainly comprised terraced housing with a bowling green to the south along with the Monsall Dyeworks. The site was bisected by Green Street, now called Dulverton Street. By 1922 the Dyeworks were demolished and replaced by a cinema and the Pavilion Theatre, and Mount Place is renamed Otley Street. Further housing is developed in the early 20th century but between the 1970s and 1980s the site is cleared and larger industrial/commercial premises developed. The site is presently cleared of all buildings and made up of scrubland with some remaining hardstanding.

8.2 Contribution of the Application Site to the Significance of the Heritage Asset

The proposal site is sited to the northwest of the listed building and borders the main east-west thoroughfare of Oldham Road, located to the west of Newton Street. Views of the main north elevation of Newton Silk Mill are along Newton Street. Until the early 1980s the proposal site comprised 19th century buildings, mainly residential, of a fairly dense urban grain, but with some industrial uses as well. Today the proposal site is largely open ground. Thus, the physical surroundings of the listed assets have changed significantly over time on several occasions and never had an association with the listed building. The application site does not contribute to the significance of Newton Silk Mill, which largely relates to architectural and historical values, namely its construction method and the elegance of its north elevation as well as its role within the industrial development of Newton Heath, particularly textiles, associated with the Rochdale Canal.

8.3 The Proposed Works

The proposed works comprise a residential development on a site on Oldham Road, Newton Heath. This currently is an area of hardstanding and scrubland, with an access road partly constructed for the adjacent residential development. It is proposed to construct 109 new dwellings, associated car parking and hard and soft landscaping. The dwellings will be split between phase two, 28 houses and 6 apartments and phase three 75 apartments; the apartments will be in two ground +4 and ground +5 storey blocks respectively. The apartment blocks will be constructed on the former Rosdale building site.

8.4 Impact of the Proposed Works on the Setting of the Heritage Asset

As has been discussed, the setting of Newton Silk Mill has altered significantly on several occasions, both through demolition of part of the building itself, altering the way it is viewed from the south, and through cycles of building and demolition to the west and north. The constant has been the view of the north elevation along Newton Street. The proposed development will have a neutral impact on the setting by reintroducing residential housing which was the historical setting and retaining the framing of the view from Oldham Road along Newton Street.

Section 9 Sources

Published Works

Barlow, Nigel P. *Around Manchester.* Manchester: Manchester Publishing, 2016.

Farrer, William and J. Brownhill eds. 'Townships: Newton'. *A History of the County of Lancaster Volume 4* London, 1911.

Greater Manchester Combined Authority. *Places for Everyone – Joint Development Plan, Submission Plan.* August 2021.

Historic England. *Historic Environment Good Practice Advice Note 3 – The Setting of Heritage Assets.* Historic England, 2017.

Historic England. *Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning Note: 2.* London: Historic England, 2015.

Historic England. *Statements of Heritage Significance: Analysing Significance in Heritage Assets.* Historic England, 2019.

History Me. 'Newton Silk Mill – Holyoak Street - Newton Heath – Manchester – M40 1HA'. *History Me*, 2011. Web 15 January 2020. https://historyme.wordpress.com/2011/09/29/newton-silk-mill-holyoak-st-newton-heath-manchester-m40-1ha/.

Horner, Leonard. *Factories and Workshops: Annual report of the Chief Inspector of Factories*. Clowes and Sons: London, 1844.

IEMA, IHBC & CIfA. *Principles of Cultural Heritage Impact Assessment in the UK.* Lincoln: July 2021.

Kidd, Alan. *Manchester, Town and City Histories*. Ryburn Publishing/Keele University Press, 1993.

Manchester City Council. *Manchester's Local Development Framework Core Strategy*. Manchester City Council, July 2012.

Manchester City Council. *Manchester Unitary Development Plan 1995 (Extant Policies).* Manchester City Council, July 1995.

Ministry of Housing, Communities and Local Government. *National Planning Policy Framework.* London: Ministry of Housing, Communities and Local Government., July 2021.

Maps and Plans

OS Map Scale 1:10,560 1848
OS Maps Scale 1:2,500 1893, 1908, 1931
OS Maps Scale 1:1,250 1951, 1953-1980, 1979-1988, 1980-1990, 1992

Archives, Libraries and Databases Consulted

Archaeology Data Service
Greater Manchester Historic Environment Record
National Heritage List for England
National Monument Record Excavation Index

Appendix 1: Listing Description

Name: NEWTON SILK MILL
List entry Number: 1200815
Location: NEWTON SILK MILL, HOLYOAK STREET
District: Manchester (Metropolitan Authority)
Grade: II
Date first listed: 20-Jun-1988
Details: MANCHESTER SD80SE HOLYOAK STREET, Newton Heath 698-1/3/763 (South side) 20/06/88 Newton Silk Mill II

Silk mill. Dated 1832 at 3rd floor. Pink brick with sandstone lintels. Rectangular plan, plus stair-tower on west side. Four storeys plus attic and basement, 5 windows including stair-tower to right, all now with C20 plastic-framed double-glazing, plus a very large lunette in the gable, which is flat-topped; large plaque between 2nd and 3rd floor windows lettered "1832 / NEWTON SILK MILL". Interior: fireproof construction, with cast-iron columns carrying segmental barrel vaults running parallel to street; winder staircase in curved chamber.

Listing NGR: SD8809900629

Appendix 2: Heritage Impact Assessment Methodology

The impact of the proposed development has been assessed using a cultural heritage impact assessment methodology based upon the International Council on Monuments and Site (ICOMOS) Guidance on Heritage Impact Assessments, a methodology commonly used to assess heritage impact. The significance of the impact of the proposed development is based on the value or sensitivity or the heritage asset and on the magnitude of the impact on that heritage asset. The criteria used for assessing value, magnitude of impact and significance of impact are set out in three tables below. These impacts may be either adverse or beneficial. These tables consider differing types of heritage assets: archaeological attributes, built heritage or historic urban landscapes, historic landscapes and intangible cultural heritage or associations.

Assessing Value of Heritage Assets

The value (significance) or sensitivity of a heritage asset is assessed based on existing national and local statutory designations, guidance such as the Historic England Listing and Scheduling Selection Guides and professional judgement based on research and site surveys.

Table 1: Assessing Value of Heritage Assets

Asset Grading	Archaeological Attribute	Built Heritage or Historic Urban Landscape	Historic Landscape	Intangible Cultural Heritage or Associations
Very High	Sites of acknowledged international importance inscribed as WH property. Individual attributes that convey OUV of the WH property. Assets that can contribute significantly to acknowledged international research objectives.	Sites or structures of acknowledged international importance inscribed as of universal importance as WH property. Individual attributes that convey OUV of the WH property. Other buildings or urban landscapes of recognised International importance.	Landscapes of acknowledged international importance inscribed as WH property. Individual attributes that convey OUV of the WH property. Historic landscapes of international value, whether designated or not. Extremely well preserved historic landscapes with exceptional coherence, time depth, or other critical factors.	Areas associated with Intangible Cultural heritage activities as evidenced by the national register. Associations with particular innovations, technical or scientific developments or movements of global significance. Associations with particular individuals of global importance.
High	Nationally-designated Archaeological Monuments protected by the State Party's laws. Undesignated sites of the quality and importance to be designated. Assets that can contribute significantly to acknowledged national research objectives.	Nationally-designated structures with standing remains. Other buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very Important buildings. Undesignated structures of clear national importance.	Nationally-designated historic landscape of outstanding interest. Undesignated landscapes of outstanding interest. Undesignated landscapes of high quality and importance, and of demonstrable national value. Well preserved historic landscapes, exhibiting considerable coherence, time-depth or other critical factors.	Nationally-designated areas or activities associated with globally-important Intangible Cultural Heritage activities. Associations with particular innovations, technical or scientific developments or movements of national significance. Associations with particular individuals of national importance.

Medium	Designated or undesignated assets that can contribute significantly to regional research objectives.	Designated buildings. Historic (unlisted) buildings that can be shown to have exceptional qualities or historical associations. Conservation Areas containing buildings that contribute significantly to its historic character. Historic townscapes or built-up areas with important historic integrity in their buildings, or built settings.	Designated special historic landscapes. Undesignated historic landscapes that would justify special historic landscape designation. Landscapes of regional value. Averagely well preserved historic landscapes with reasonable coherence, time-depth or other critical factors.	Areas associated with Intangible Cultural heritage activities as evidenced by local registers. Associations with particular innovations or developments of regional or local significance. Associations with particular individuals of regional importance.
Low	Designated or undesignated assets of local importance. Assets compromised by poor preservation and/or poor survival of contextual associations. Assets of limited value, but with potential to contribute to local research objectives.	"Locally Listed" buildings. Historic (unlisted) buildings of modest quality in their fabric or historical associations. Historic Townscape or built-up areas of limited historic integrity in their buildings, or built settings.	Robust undesignated historic landscapes. Historic landscapes with importance to local interest groups. Historic landscapes whose value is limited by poor preservation and/or poor survival of contextual associations.	Intangible Cultural heritage activities of local significance. Associations with particular individuals of local importance. Poor survival of physical areas in which activities occur or are associated.
Negligible	Assets with little or no surviving archaeological interest.	Buildings or urban landscapes of no architectural or historical merit; buildings of an intrusive character.	Landscapes little or no significant historical interest.	Few associations or ICH vestiges surviving.
Unknown potential	The importance of the asset has not been ascertained.	Buildings with some hidden (or inaccessible) potential for historic significance.	n/a	Little is known or recorded about ICH of the area.

Adapted from ICOMOS Guidance on Heritage Impact Assessments (2011)

Assessing Magnitude of Change or Impact

The magnitude of change or impact is assessed based upon a detailed understanding of how and to what extent the proposed development might impact the specific type of heritage involved. It is necessary to have an understanding of the contribution of the setting to the value of the heritage asset as well as an understanding of the key elements or components which contribute to the value or significance of the asset to be able to determine the magnitude of impact.

Table 2: Assessing Magnitude of Change or Impact

Impact Grading	Archaeological Attributes	Built Heritage or Historic Urban Landscape Attributes	Historic Landscape Attributes	Intangible Cultural Heritage Attributes or Associations
Major	Changes to attributes that convey OUV of WH properties. Most or all key archaeological materials, including those that contribute to OUV such that the resource is totally altered. Comprehensive changes to setting.	Change to key historic building elements that contribute to OUV, such that the resource is totally altered. Comprehensive changes to the setting.	Change to most or all key historic landscape elements, parcels or components; extreme visual effects; gross change of noise or change to sound quality; fundamental changes to use or access; resulting in total change to historic landscape character unit and loss of OUV.	Major changes to area that affect the ICH activities or associations or visual links and cultural appreciation.
Moderate	Changes to many key archaeological materials, such that the resource is clearly modified. Considerable changes to setting that affect the character of the asset.	Changes to many key historic building elements, such that the resource is significantly modified. Changes to the setting of an historic building, such that it is significantly modified.	Change to many key historic landscape elements, parcels or components; visual change to many key aspects of the historic landscape; noticeable differences in noise or sound quality; considerable changes to use or access; resulting in moderate changes to historic landscape character.	Considerable changes to area that affect the ICH activities or associations or visual links and cultural appreciation.
Minor	Changes to key archaeological materials, such that the resource is slightly altered. Slight changes to setting.	Change to key historic building elements, such that the asset is slightly different. Change to setting of an historic building, such that it is noticeably changed.	Change to few key historic landscape elements, parcels or components; slight visual changes to few key aspects of historic landscape; limited changes to noise levels or sound quality; slight changes to use or access; resulting in limited change to historic landscape character.	Changes to area that affect the ICH activities or associations or visual links and cultural appreciation.
Negligible	Very minor changes to key archaeological materials, or setting.	Slight changes to historic building elements or setting that hardly affect it.	Very minor changes to key historic landscape elements, parcels or components; virtually unchanged visual effects; very slight changes in noise levels or sound quality; very slight changes to use or access; resulting in a very small change to historic landscape character.	Very minor changes to areas that affect the ICH activities or associations or visual links and cultural appreciation.
No change	No change.	No change to fabric or setting.	No change to elements, parcels or components; no visual or audible changes; no changes in amenity or community factors.	No change.

Adapted from ICOMOS Guidance on Heritage Impact Assessments (2011)

Assessing the Significance of Impact

The table below, Assessing the Significance of Impact, uses a matrix to combine the value of the heritage assets with the magnitude of impact. This significance of impact can be either adverse or beneficial. An impact of major adverse would equate to an assessment of substantial harm, as defined in the NPPF paragraphs 200-201. Other assessments of adverse impact would equate to less than substantial harm as defined in the NPPF paragraph 202.

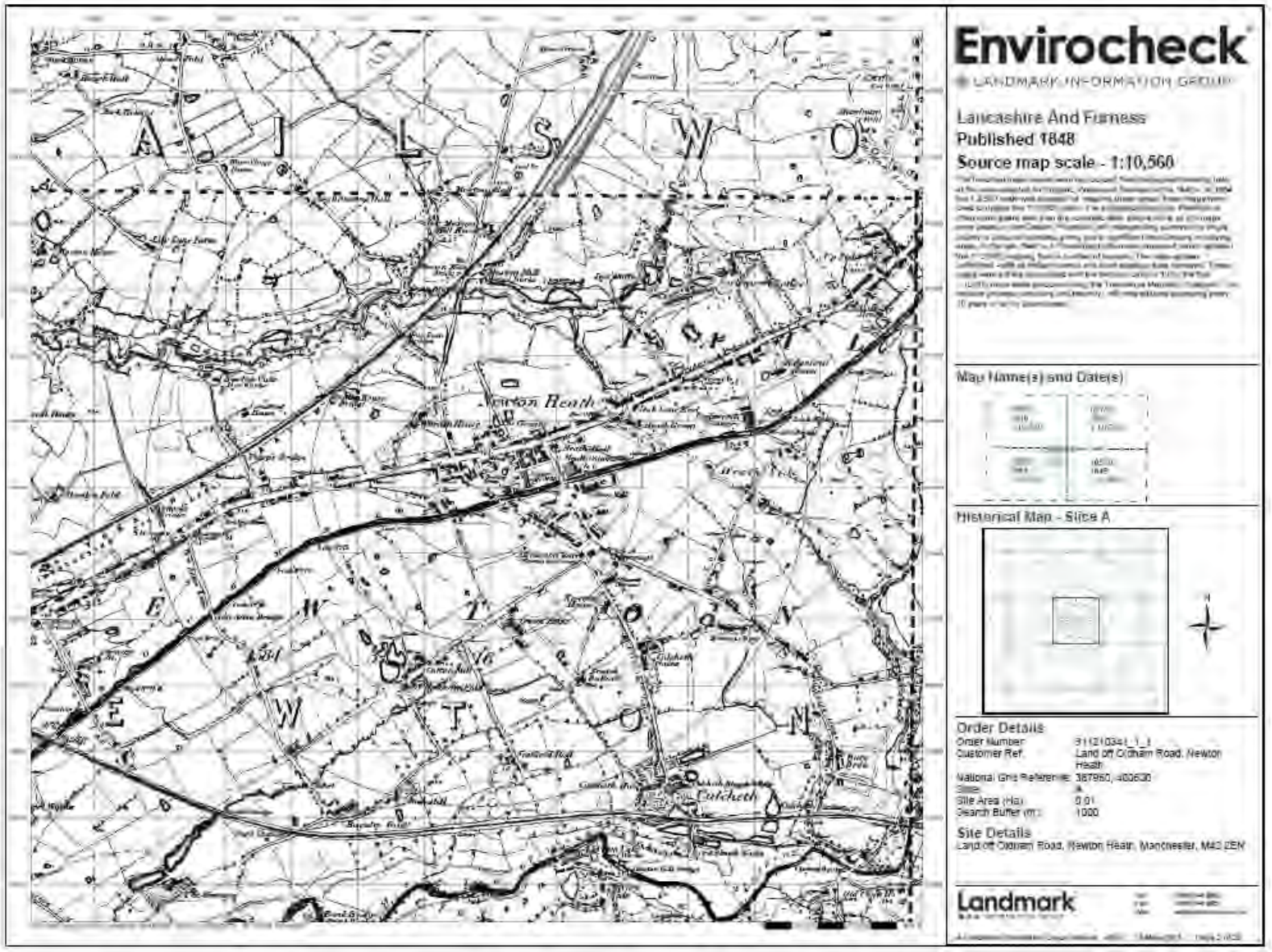
Table 3: Assessing the Significance of Impact

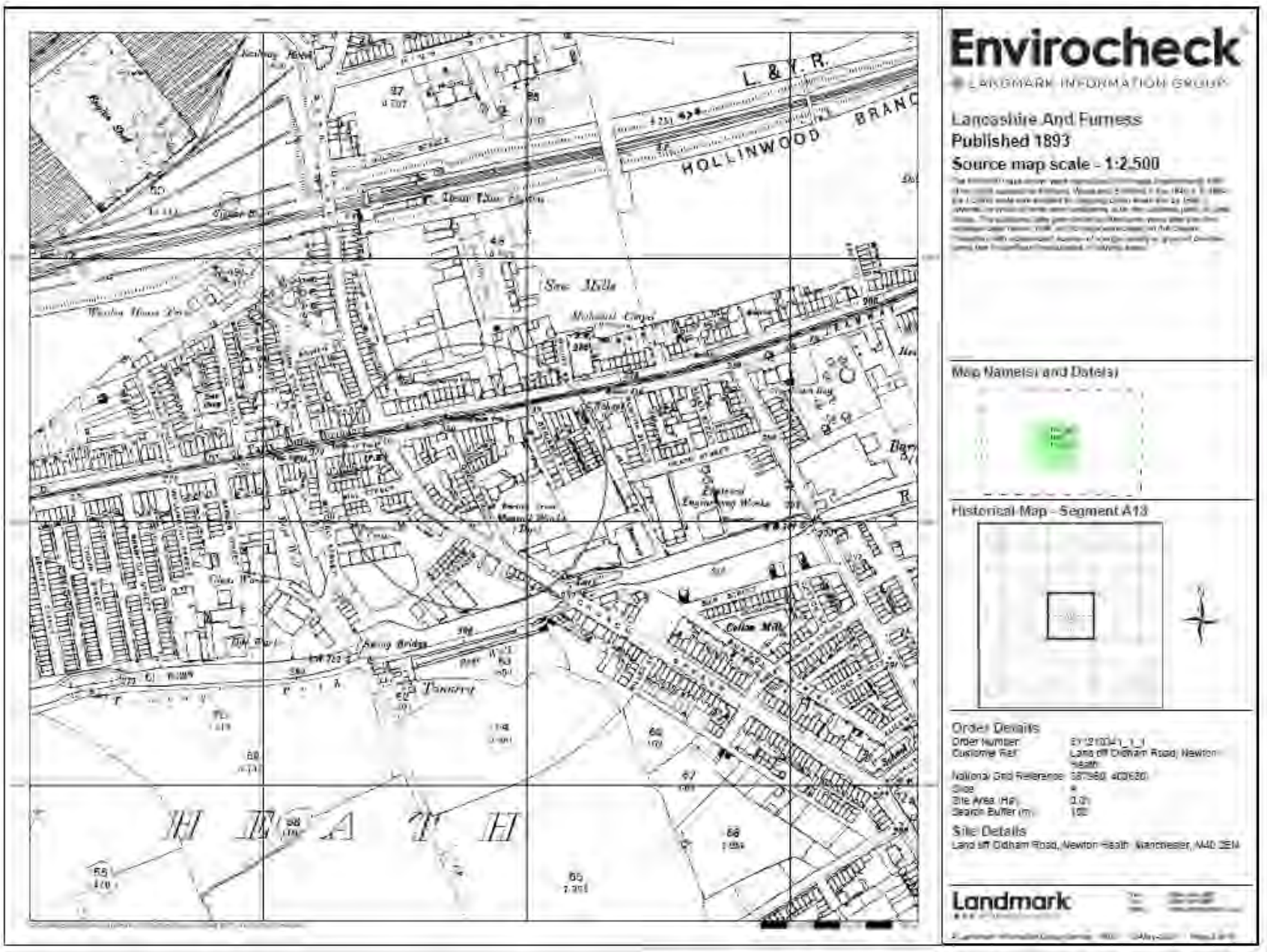
Value of Heritage Asset	**Scale & Severity of Change/Impact**				
	No Change	**Negligible change**	**Minor change**	**Moderate change**	**Major change**
For WH Properties Very High – Attributes which Convey OUV	**Significance of Effect or Overall Impact (Either Adverse or Beneficial)**				
	Neutral	Slight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

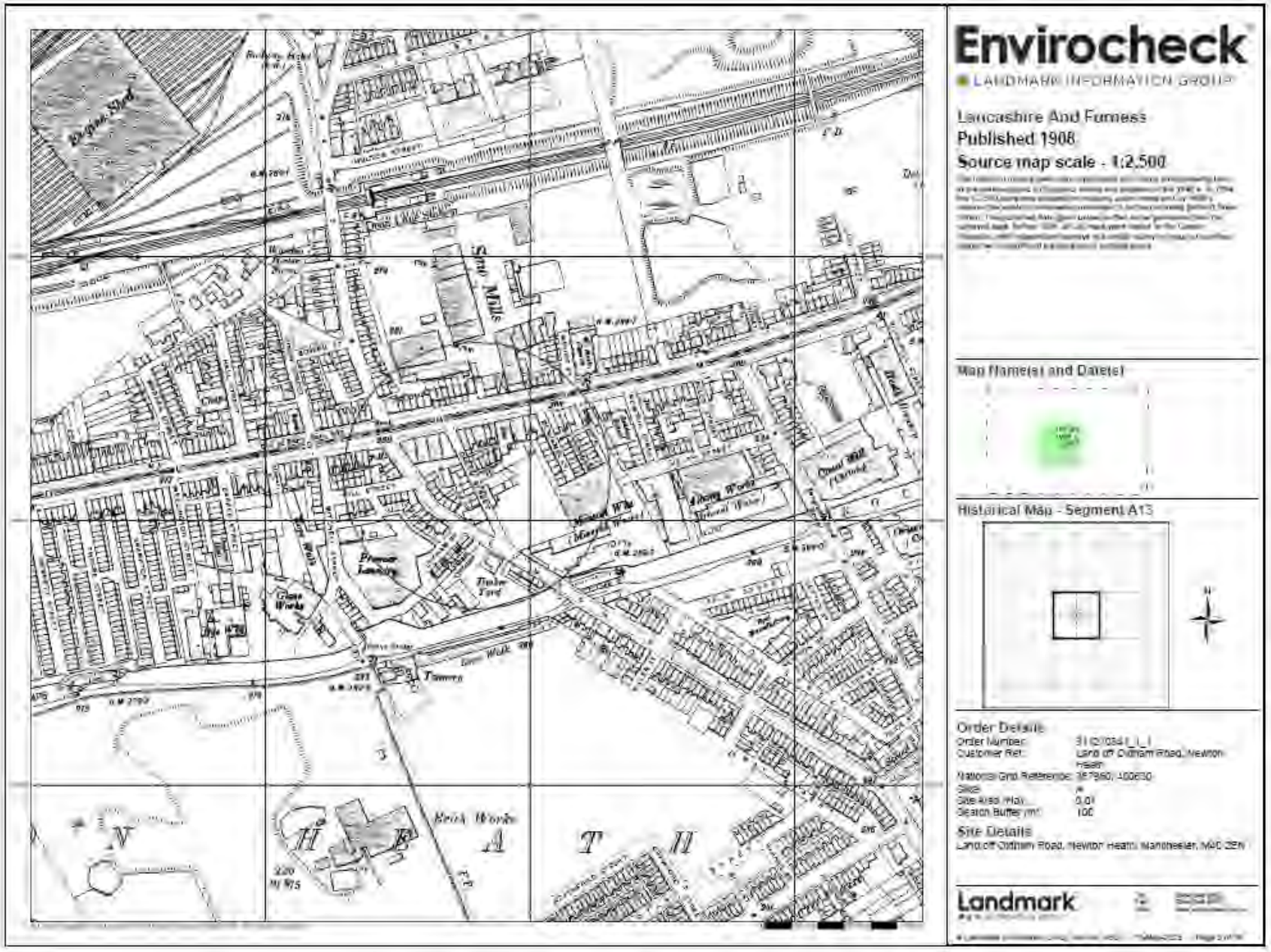
For Other Heritage Assets or Attributes	**Significance of Impact (Either Adverse or Beneficial)**				
Very High	Neutral	Slight	Slight/ Moderate	Large/very Large	Very Large
High	Neutral	Slight	Slight/ Moderate	Moderate/ Large	Large/Very Large
Medium	Neutral	Neutral/Slight	Slight	Moderate	Moderate/ Large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

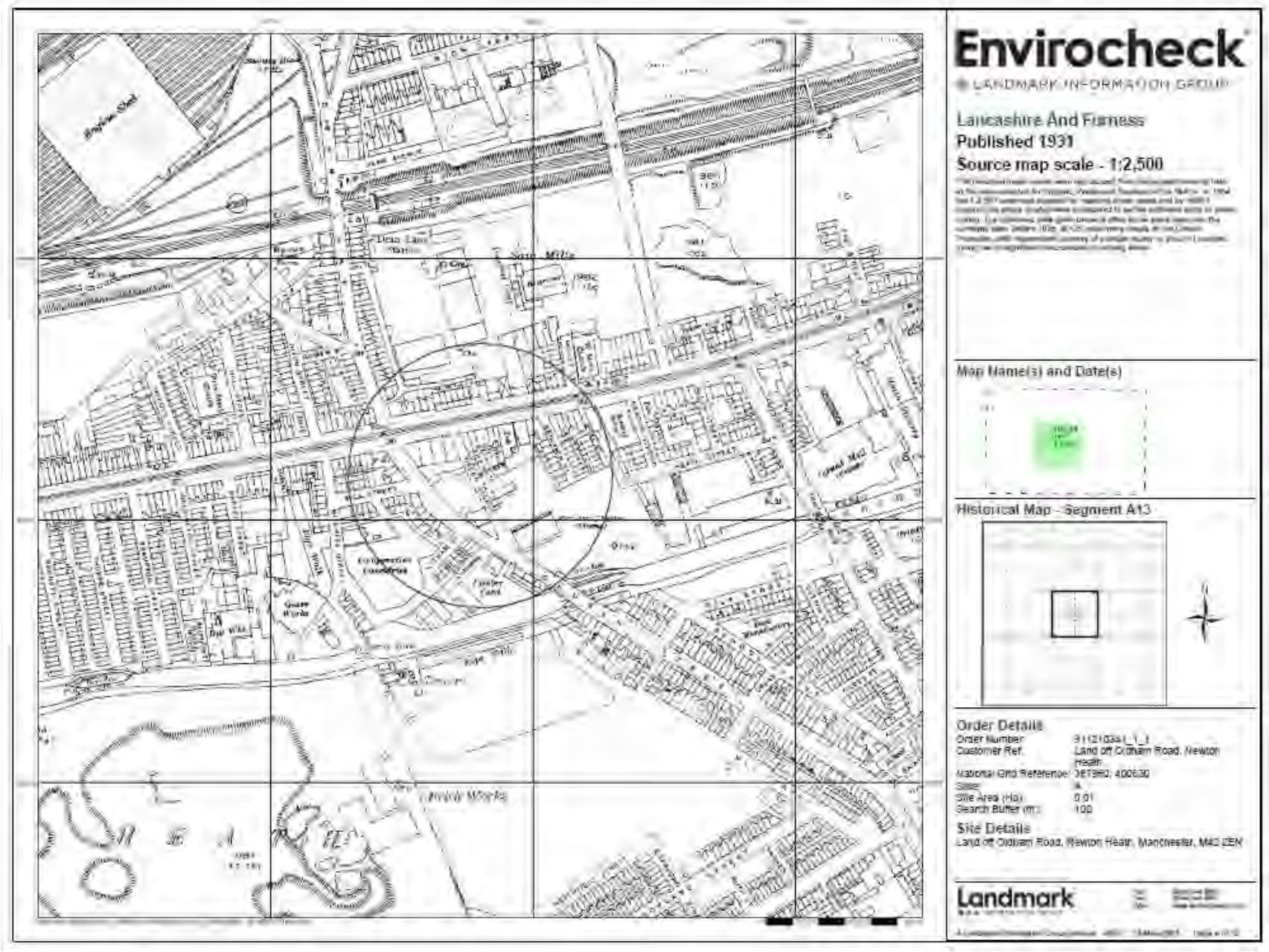
Adapted from ICOMOS Guidance on Heritage Impact Assessments (2011)

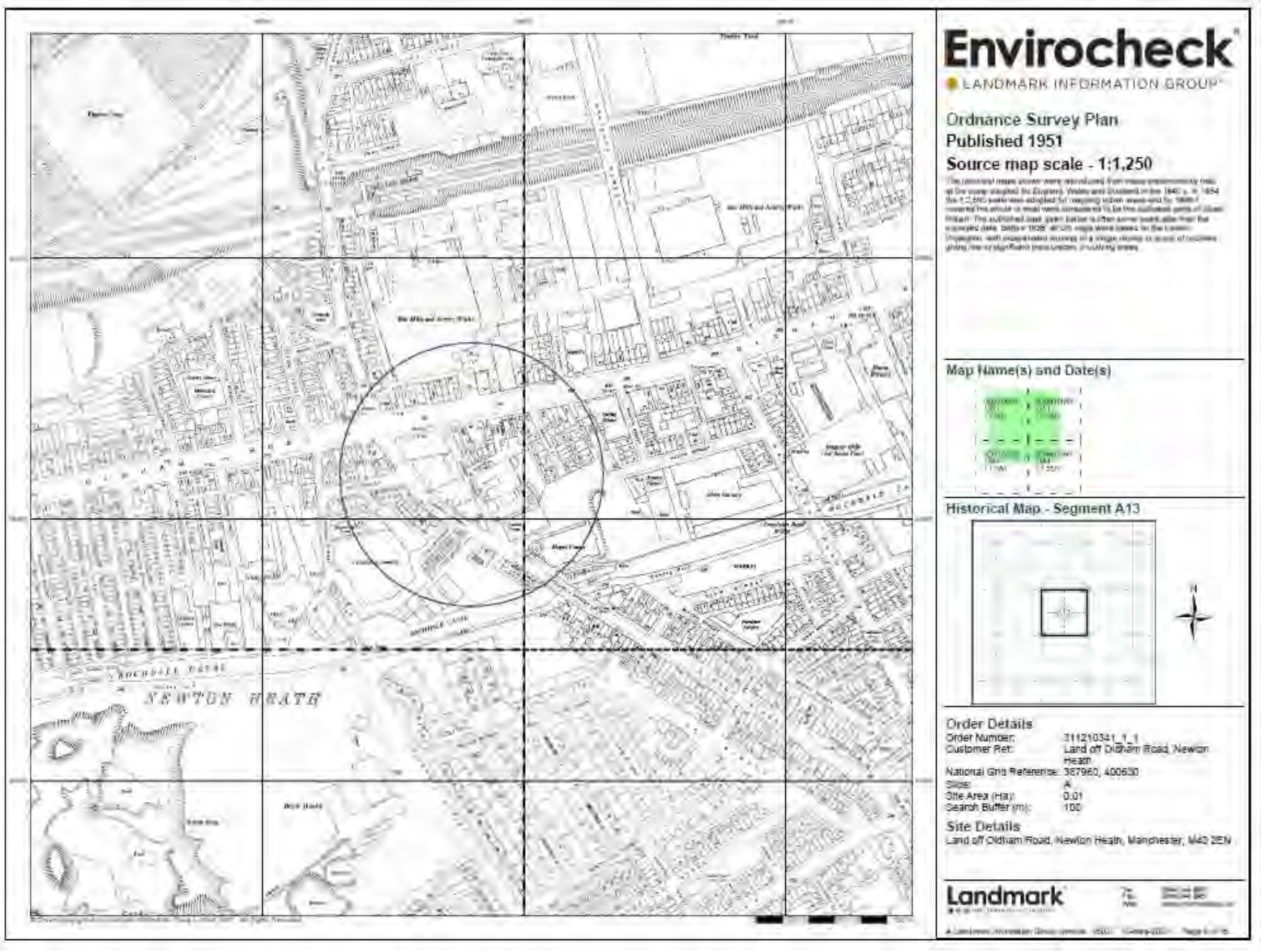
Appendix 3: Historic Mapping

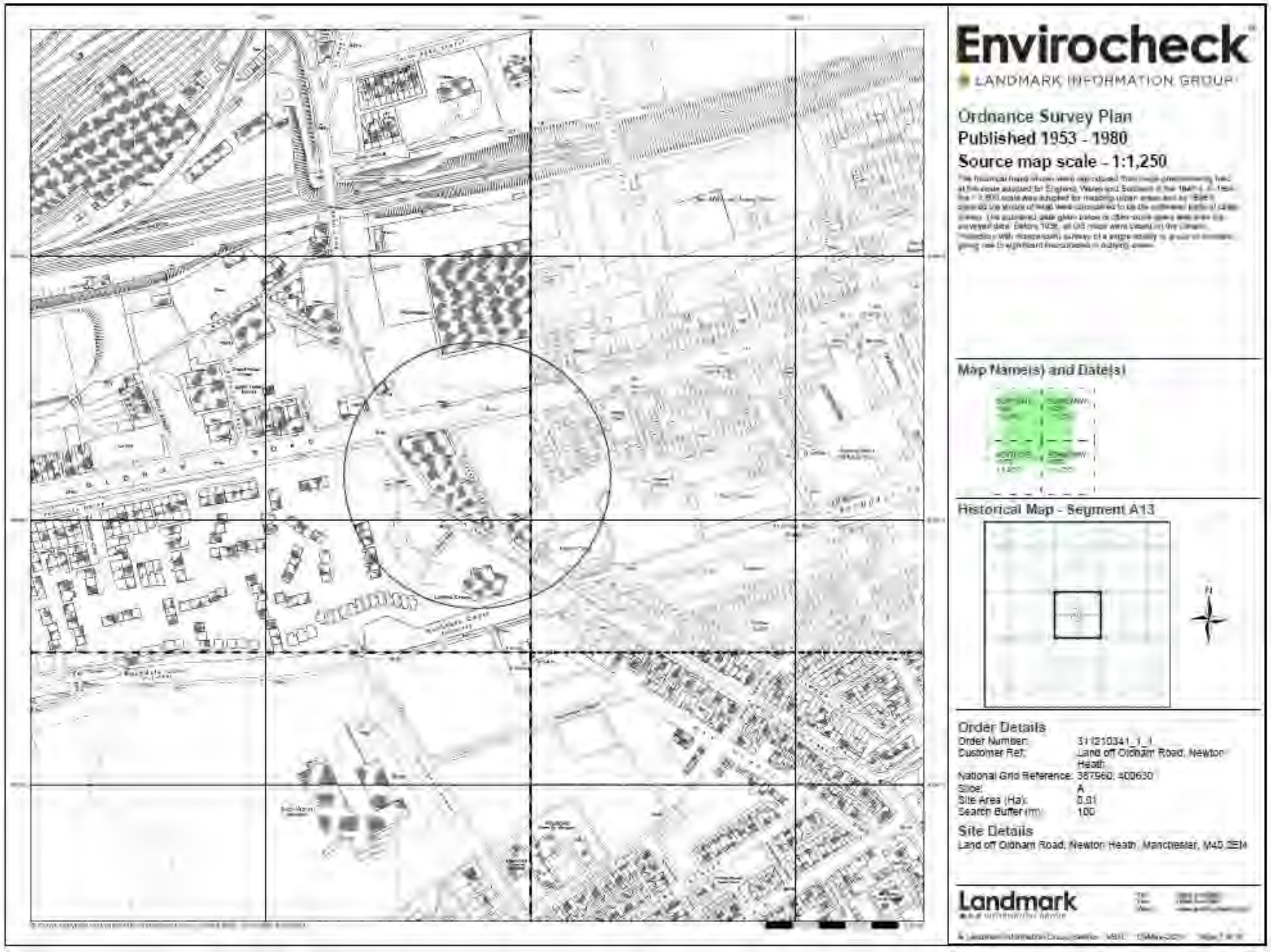


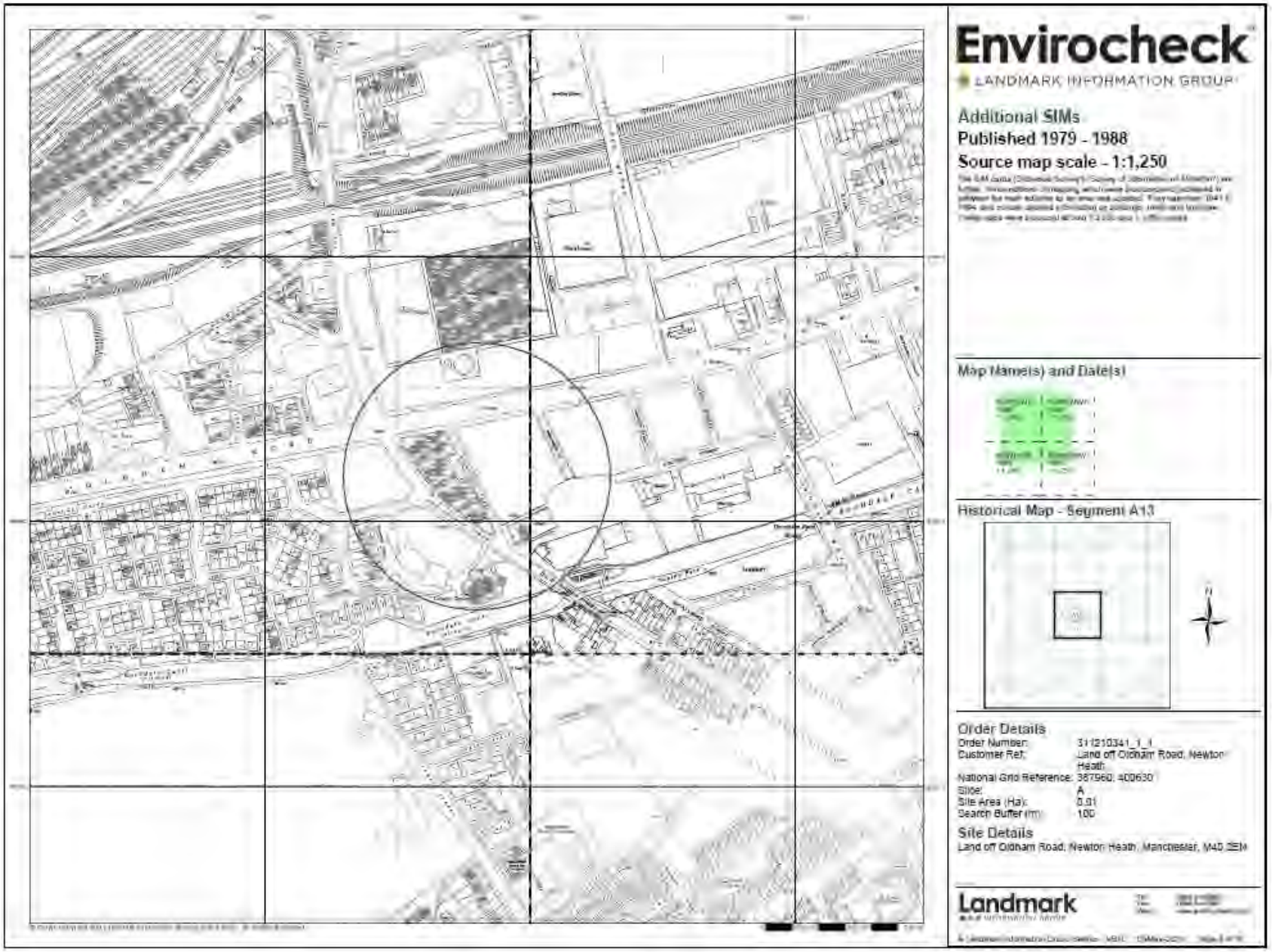

L. & Y. R.
HOLLINWOOD BRANC
Saw Mills
Foundry
Cotton Mill
NEWTON HEATH
Envirocheck
LANDMARK INFORMATION GROUP
Lancashire And Furness
Published 1893
Source map scale - 1:2,500
Map Name(s) and Date(s)
Historical Map - Segment A13
Order Details
Order Number
Customer Ref
Land off Oldham Road, Newton Heath
National Grid Reference
Slice
Site Area (Ha)
Search Buffer (m)
Site Details
Land off Oldham Road, Newton Heath Manchester, M40 3EN
Landmark

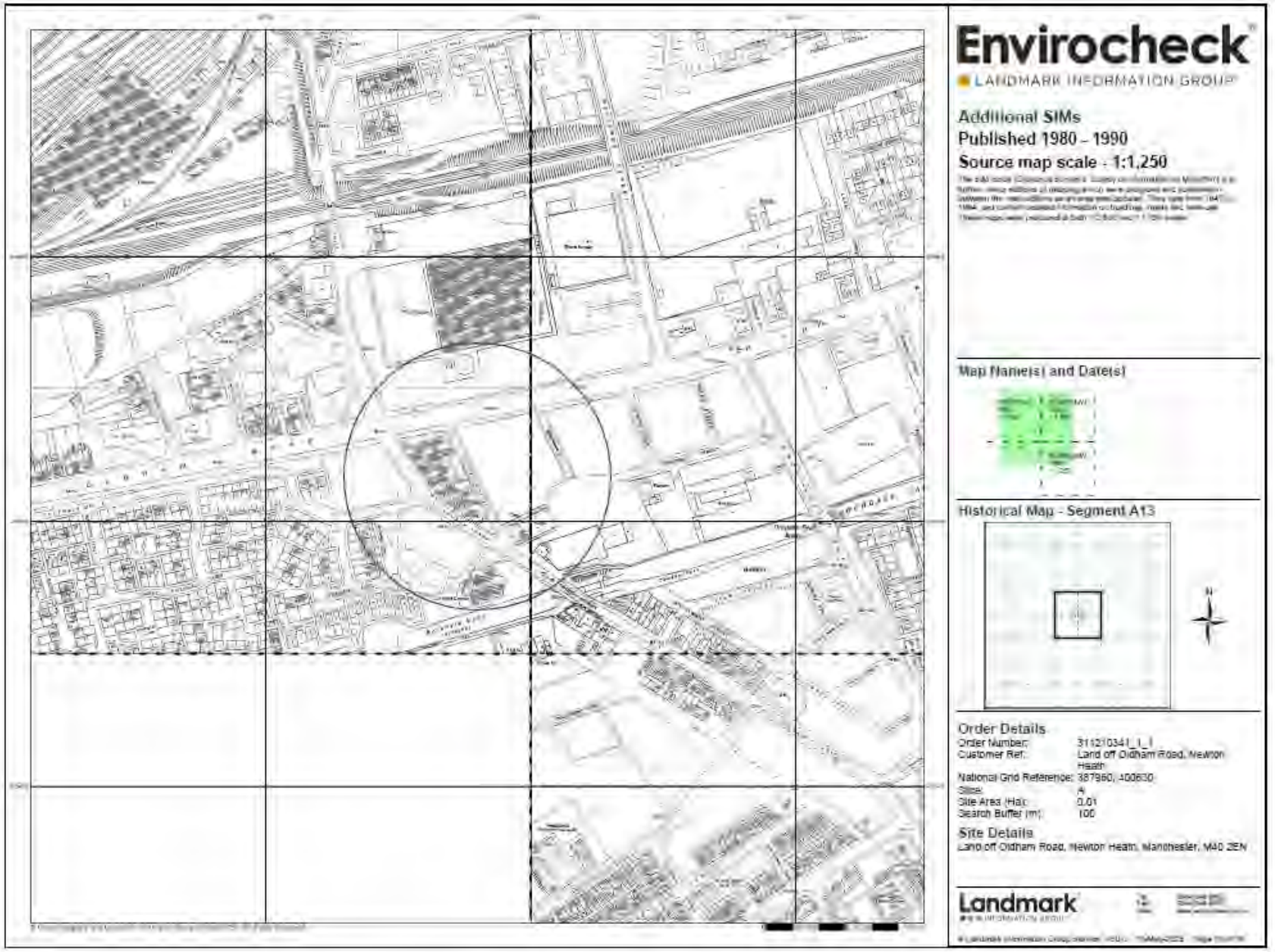

Envirocheck
LANDMARK INFORMATION GROUP
Lancashire And Furness
Published 1908
Source map scale - 1:2,500
Map Name(s) and Date(s)
Historical Map - Segment A13
Order Details
Order Number:
Customer Ref:
Land off Oldham Road, Newton Heath
National Grid Reference:
Site:
Site Area (Ha):
0.01
Search Buffer (m):
100
Site Details
Land off Oldham Road, Newton Heath, Manchester, M40 2EN
Landmark
Saw Mills
Brick Works
Gas Works
Tanyard
Timber Yard
Dyke Wks
Cotton Mill
Chem Wks
Sta
Tramway
Dyeing Works
Bleaching Works
Print Works
Iron Works
Foundry
Engine Shed
Rly Sidings
Goods Yard
Coal Yard
Coal Wharf
Timber Wharf
Stone Wharf
Corn Mill
Flour Mill
Saw Mill
Pumping Station
Reservoir
Sewage Works
Sewage Farm
Refuse Tip
Quarry
Old Quarry
Sand Pit
Clay Pit
Gravel Pit
Mineral Railway
Aerial Ropeway
Level Crossing
Tunnel
Boundary Stone
Milestone
Milepost
Pillar Box
Telephone Kiosk
Fire Station
Police Station
Post Office
Public Library
Museum
Art Gallery
Town Hall
Public House
Hotel
Theatre
Cinema
Concert Hall
Youth Hostel
Golf Course
Golf Links
Golf Driving Range
Golf Practice Ground
Golf Tee
Golf Bunker
Golf Hole
Golf Green
Golf Fairway
Golf Rough
Golf Water Hazard
Golf Trees
Golf Clubhouse
Golf Shop
Golf Caddy
Golf Cart
Golf Trolley
Golf Bag
Golf Club
Golf Ball
Golf Tee
Golf Bunker
Golf Hole
Golf Green
Golf Fairway
Golf Rough
Golf Water Hazard
Golf Trees
Golf Clubhouse
Golf Shop
Golf Caddy
Golf Cart
Golf Trolley
Golf Bag
Golf Club
Golf Ball

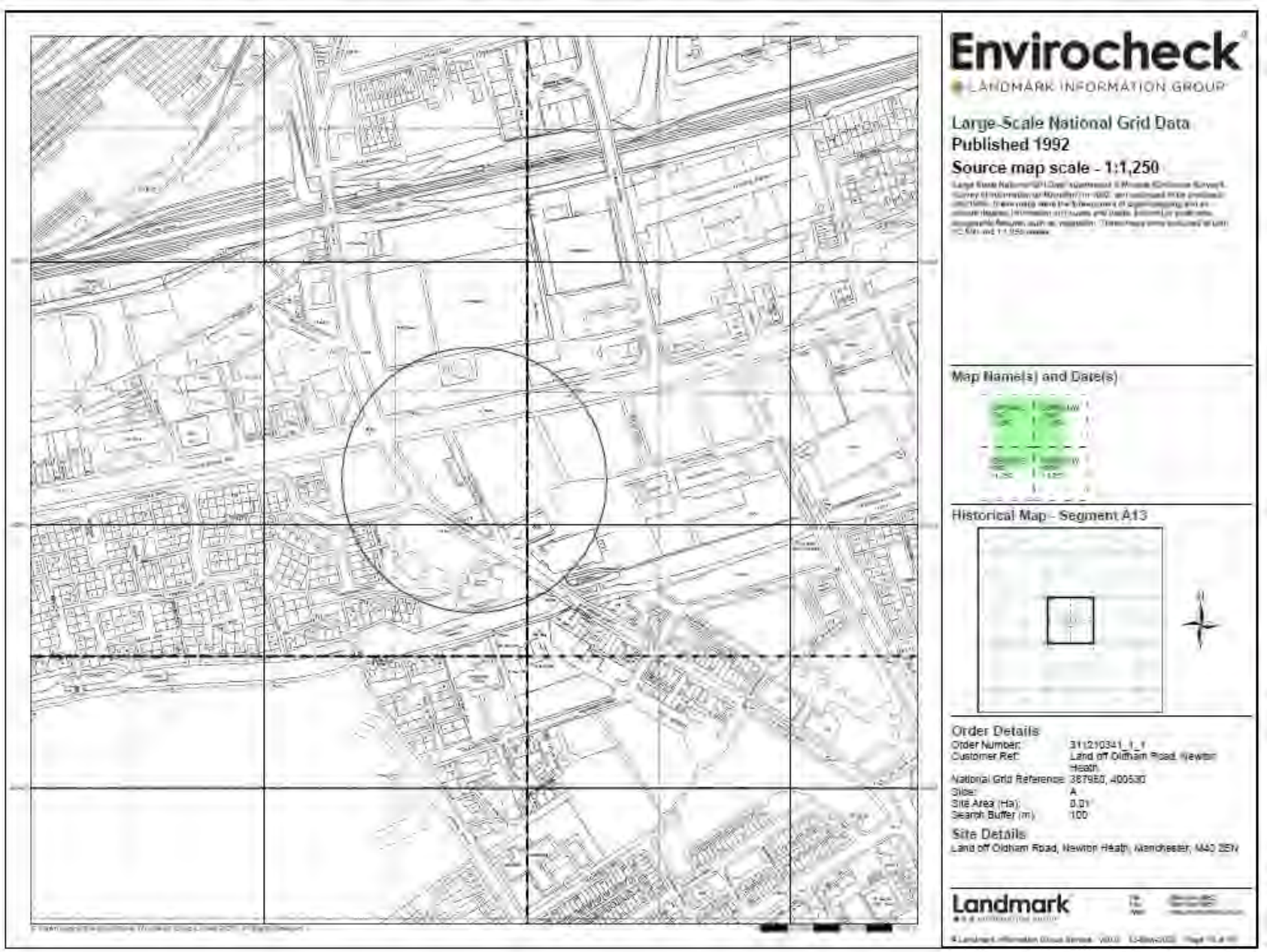

Envirocheck
LANDMARK INFORMATION GROUP
Lancashire And Furness
Published 1931
Source map scale - 1:2,500
Map Name(s) and Date(s)
Historical Map - Segment A13
Order Details
Order Number: 91121034[_1_]
Customer Ref.: Land off Oldham Road, Newton Heath
National Grid Reference: 387980, 400630
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 100
Site Details
Land off Oldham Road, Newton Heath, Manchester, M40 2EN
Landmark


NEWTON HEATH
Envirocheck
LANDMARK INFORMATION GROUP
Ordnance Survey Plan
Published 1951
Source map scale - 1:1,250
Map Name(s) and Date(s)
Historical Map - Segment A13
N
Order Details
Order Number: 311210341_1_1
Customer Ref: Land off Oldham Road, Newton Heath
National Grid Reference: 387960, 400630
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 100
Site Details
Land off Oldham Road, Newton Heath, Manchester, M40 2EN
Landmark


Envirocheck
LANDMARK INFORMATION GROUP
Ordnance Survey Plan
Published 1953 - 1980
Source map scale - 1:1,250
Map Name(s) and Date(s)
Historical Map - Segment A13
Order Details
Order Number: 311210341_1_1
Customer Ref: Land off Oldham Road, Newton Heath
National Grid Reference: 387960, 400630
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 100
Site Details
Land off Oldham Road, Newton Heath, Manchester, M40 3EM
Landmark


Envirocheck
LANDMARK INFORMATION GROUP
Additional SIMs
Published 1979 - 1988
Source map scale - 1:1,250
Map Name(s) and Date(s)
Historical Map - Segment A13
Order Details
Order Number: 311210341_1_1
Customer Ref: Land off Oldham Road, Newton Heath
National Grid Reference: 387960, 400630
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 100
Site Details
Land off Oldham Road, Newton Heath, Manchester, M40 2EM
Landmark


Envirocheck
LANDMARK INFORMATION GROUP
Additional SIMs
Published 1980 - 1990
Source map scale - 1:1,250
Map Name(s) and Date(s)
Historical Map - Segment A13
N
Order Details
Order Number: 311210341_1_1
Customer Ref: Land off Oldham Road, Newton Heath
National Grid Reference: 387960, 400630
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 100
Site Details
Land off Oldham Road, Newton Heath, Manchester, M40 2EN
Landmark


Envirocheck
LANDMARK INFORMATION GROUP
Large-Scale National Grid Data
Published 1992
Source map scale - 1:1,250
Map Name(s) and Date(s)
Historical Map - Segment A13
Order Details
Order Number: 31|210341_1_1
Customer Ref: Land off Oldham Road, Newton Heath
National Grid Reference: 387950, 400530
Site: A
Site Area (Ha): 0.01
Search Buffer (m): 100
Site Details
Land off Oldham Road, Newton Heath, Manchester, M40 2EN
Landmark