



67-69 Louisa Street
Openshaw
M11 1AD

Heritage Statement



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Prepared for:

Westchurch Homes Ltd.

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Louisa Street Openshaw - Heritage Statement

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EXECUTIVE SUMMARY

In April 2022, Heritage Architecture Ltd were commissioned by Westchurch Homes Ltd to evaluate the relative heritage significance of the Site at 67-69 Louisa Street, Openshaw.

The Site is bound by Louisa Street to the east, Openshaw Park to the south, former line of canal (now footpath) to the west and Ferris Street to the north. The Site comprises of a Principal Office Range (built over two phases) addressing Louisa Street, with an Ancillary Office / Gatehouse located to the south-east corner, adjacent to the Site access. There are only two workshops which survive within the wider grounds of the site, one large unit to the north, which extends back to the line of the now infilled Stockport Branch of the Manchester & Ashton-under-Lyne Canal and a further, smaller unit to the west of the gatehouse.

Historically, the Site was an Iron Foundry, developed for Joseph Stubbs Ltd to the design of Joseph Nodal. The buildings within the Site area were developed piecemeal from the 1890s-early 20th century, with the majority of the workshops being dismantled by 2017 following substantial fire damage. The buildings contained within the Site are not statutorily listed, nor are they within the setting of any Listed Buildings or designated Conservation Areas. The Site is not therefore protected by any statutory designations under the 1990 Planning (Listed Buildings and Conservation Areas) Act.

Although on no formal Local List, the Local Authority has, however, identified the Site as a non-designated heritage asset (NDHA). The purpose of the following report, therefore, is to provide an objective evidence base which defines the heritage interest of the buildings and their relative status in terms of the ‘heritage spectrum’ (as defined by Historic England and ICOMOS respectively).

At the time of writing, Manchester City Council have not yet published a local list, nor the criteria used for deciding on what structures qualify as non-designated heritage assets. The significance assessment (Section 5) has therefore been carried out with reference to the criteria provided by Historic England’s recently revised guidance for local listing (January 2021).

A visual site survey was undertaken in May 2022 which established the level of survival of historic fabric across the Site and within the individual buildings and revealed that much of the former iron foundry works had been lost, together with the interior features of the buildings. However, the external appearance and form of the surviving buildings (particularly those fronting onto Louisa Street) yield some, architectural interest.

The Site also yields local historic interest, paired with the collection of two-storey dwellings to the immediate north of the Site (Louisa Street, north of Sexa Street); as these houses were designed by the same architect (Joseph Nodal) for the workers at the Joseph Stubbs Iron Foundry works. The collection of late-19th century dwellings thus make a positive contribution to the setting of the Site and vice versa.

The significance appraisal has identified the buildings within the Site to yield sufficient interest to be considered a ‘non-designated heritage asset’. This equates to the Site being of low heritage value,

overall, in the Planning balance. The external architectural expression of building is not of sufficient quality to merit listing and the interiors have been heavily damaged and altered. As detailed in this report, the key heritage interest of this local heritage asset is its historic interest.

The following Heritage Statement outlines the detailed research undertaken to fully understand the building group. This includes a detailed assessment of the architectural and historic development of the building group and its context. The report will be divided into two sections; **Part 1** comprises the heritage significance appraisal, which aims to define the relative sensitivity of the building group to alteration and development within its immediate context. The significance appraisal is used as a measure to test the effects of the Proposed Development.

Part 2: The Heritage Impact Assessment (HIA) examines the heritage impact of the proposed development on the building group. The HIA (Section 7) is supported by technical guidance document published by ICOMOS, Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (2011) and Historic England Guidance on Conservation Principles (2011). The HIA demonstrates that the Proposed Development would result in an overall **moderate adverse impact** on the built historic environment.

Paragraph 203 of the NPPF states that, *‘the effect of an application on the significance of a **non-designated heritage asset** should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.’*

The scale of harm identified within this report has been identified in order to inform the LPAs decision. It will be clear the degree of harm will have to be considered against the wider benefits the scheme will deliver, which are expounded in detail within the Planning Statement (Euan Kellie Property Solutions) and the Design and Access Statement (VIEW Associates Ltd).

The loss of the buildings can be mitigated in part by the completion of a Level 2/3 Historic Building Record. This will provide a permanent record for inclusion in the HER and would further the understanding of the development of the iron foundry building typology within Openshaw. As the NPPF makes clear, however, *“the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted” (Paragraph 199).*

It is understood that a detailed viability assessment has been undertaken by Fletcher CRE (with supporting evidence provided by Enabl). The conclusions and costs outlined within the viability report will need to be assessed by the council’s internal viability team and subsequently taken into due consideration against the identified level of harm on the built historic environment.

1. INTRODUCTION

1.1 Purpose of the Heritage Statement

This **Heritage Statement** has been prepared on behalf of Westchurch Homes Ltd. by Heritage Architecture Ltd, a specialist practice of conservation architects, surveyors, planners and heritage consultants which specialises in the historic environment. The brief required Heritage Architecture to contribute to the decision-making process which informs the proposed redevelopment of 67-69 Louisa Street (henceforth referred to as ‘the Site’), see Figure 1, below.



Figure 1: Aerial view of Site looking west. Extent of Site (indicated within red line boundary). Bound by Louisa Street to east, Openshaw Park to the south, former line of canal (now footpath) to the west and Ferris Street to the north. **Source:** Historic England

The Site comprises of a Principal Office Range (1a; 19th century office and 1b: early 20th century extension) addressing Louisa Street, with an Ancillary Office / Gatehouse (2) located to the south-east corner, adjacent to the Site access. There are only two workshops which survive within the wider grounds of the site, a small unit to the west of the gatehouse (3) and large unit to the north (4), which extends back to the line of the now infilled Stockport Branch of the Manchester & Ashton-under-Lyne Canal.

This Statement, and the preceding conservation advice to the client, has been prepared in the context of relevant national and local heritage planning policy and Historic England’s 2019 advice on the

structure of Heritage Statements. Its focus is to evaluate the relative architectural and historic interest of the buildings in line with national and local planning policy and provide an objective baseline assessment of the Site.

1.2 General Methodology – focus on proportionality

This Heritage Statement is framed by the requirements of the NPPF. **Paragraph 189** advises that heritage assets are “an irreplaceable resource and should be conserved in a manner appropriate to their significance”. The analysis of heritage significance in this document accords with the required NPPF approach, as it presents sufficient evidence to inform the design development and eventually enable the Council, “to reach an informed decision”.

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

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

The analysis of heritage significance in this Heritage Statement accords with the requirements of the **paragraphs 194 and 203** of the NPPF (2021) and Historic England’s October 2019 guidance, as it presents sufficient and proportionate evidence to enable the Council, “to reach an informed decision”. The conclusions of this Heritage Statement are thus based on the “need to be proportionate to the significance of the heritage assets [potentially] affected, and the impact on the significance of those heritage assets”.

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

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

Non-designated heritage assets (or Locally Listed buildings) are defined within the NPPF (2021) as:

“a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest”.

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

1.3 Research sources

This Heritage Statement is the result of an extensive process which synthesises relevant evidence sourced from: documentary research, site analysis, building surveying, and professional judgement. The documentary research was based upon primary and secondary sources, including maps, drawings and reports, as well as the archive material sourced from Council Planning Records, Britain From Above, HER, etc.

Reference with the following organisations, and documentation sources has been undertaken:

- Historic Environment Record (HER);
- Manchester City Council website;
- Manchester Archives (Central Library);
- Historic mapping (Ordnance Survey where appropriate);
- Various online resources (including the National Heritage List for England, NHLE);

Visual surveys of the Site were conducted in May 2022, in order to map out and identify the setting of the heritage assets which could be affected by the proposals.

1.4 Consultation

The status of the Site has been informed by a pre-application meeting and consultation with Manchester City Council (MCC).

The Site is not listed and is not situated within a designated Conservation Area. However, Manchester City Council have identified the buildings which occupy the Site as ‘non-designated heritage assets’.

1.5 Authorship

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

- Sarah Stirling [BA (Hons), MA] - Built Heritage Consultant
- Joanna Morgan [BSc (Hons), DipArch RIBA ARB MPhil MA] - Built Heritage Consultant

2. THE SITE & HERITAGE CONTEXT

2.1 Location and site description

The Site is located on the west side of Louisa Street, between its junctions with Orrell and Ferris Street in the historically industrial area of Openshaw, as shown on **Figure 2** below.

The buildings within the Site consist of a principal office range addressing Louisa Street, with an ancillary office / gatehouse located to the south, adjacent to the Site access. There are also a number of former workshops within the wider grounds of the Site, which extends back to the line of the now infilled Stockport Branch of the Manchester & Ashton-under-Lyne Canal.

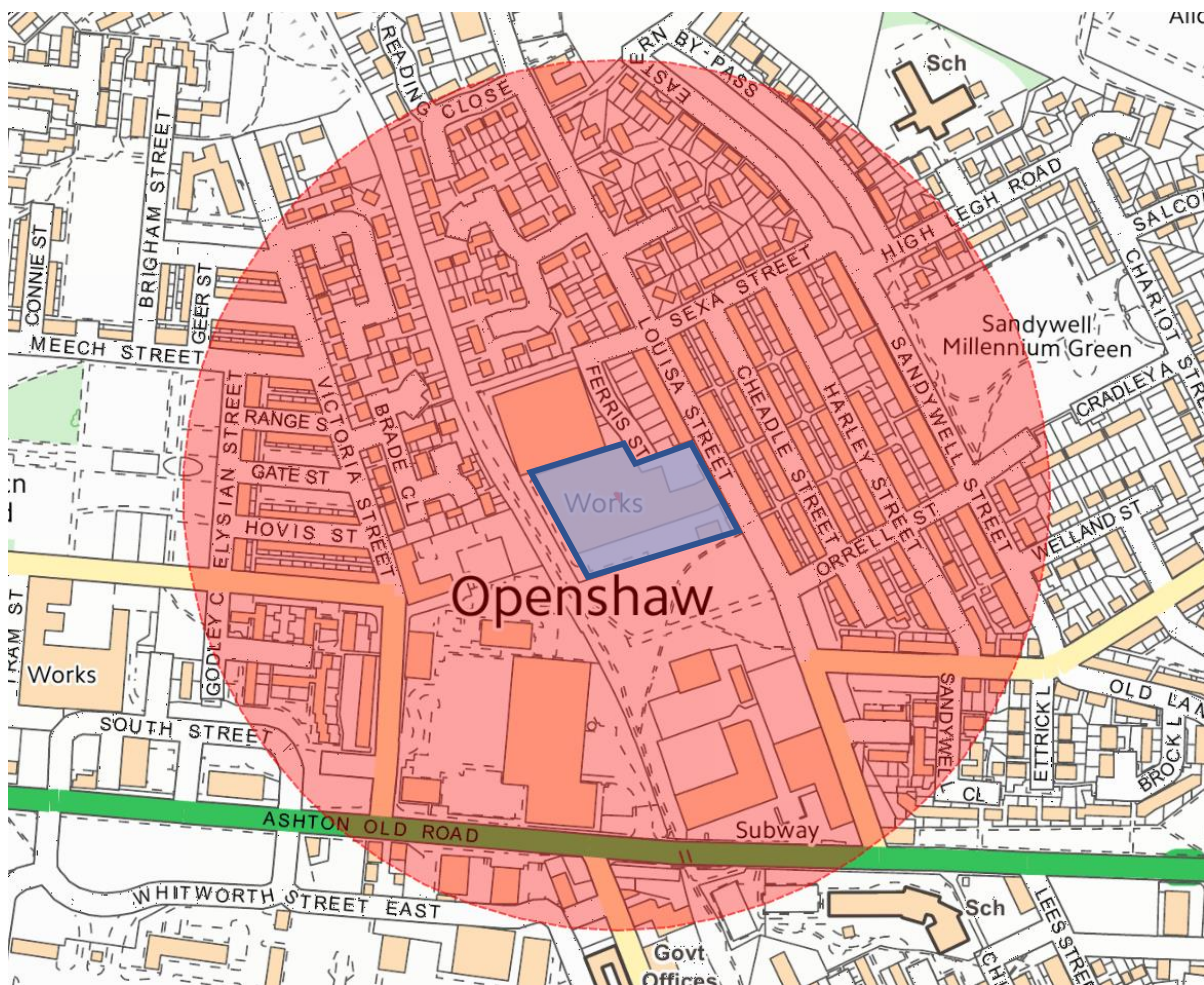


Figure 2: Location of 67-69 Louisa Street (identified in blue) and surrounding context. **Source:** Historic England

To the north and opposite the Site, two-storey Edwardian terraced houses provide the immediate context. The land to the south comprises an open expanse of greenspace known as 'Openshaw Park', which was established in the 1980s. The line of the former canal is discernible to the west of the Site

within Figure 2 (above), but has now been infilled and serves as a public footpath (part of the Fallowfield Loop cycle route).

2.2 Area of Analysis

For the purposes of this assessment, consideration has been given to a 300m study area around the Site. The area of analysis provides a proportionate focus for assessment but is not intended to be prescriptive; buildings outside this ‘boundary’ are considered where relevant.

2.3 Statutory Designations

2.3.1 Listed Buildings

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

From Historic England’s map, used at **Figure 2** above, it is apparent that there are no designated heritage assets within the defined study area.

2.3.2 Conservation Areas

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

The Site is not within a conservation area nor is it located adjacent to or within the vicinity of any of Manchester City Council’s designated conservation areas as indicated by MCC’s Local Development Framework Map (**Figure 3** below).

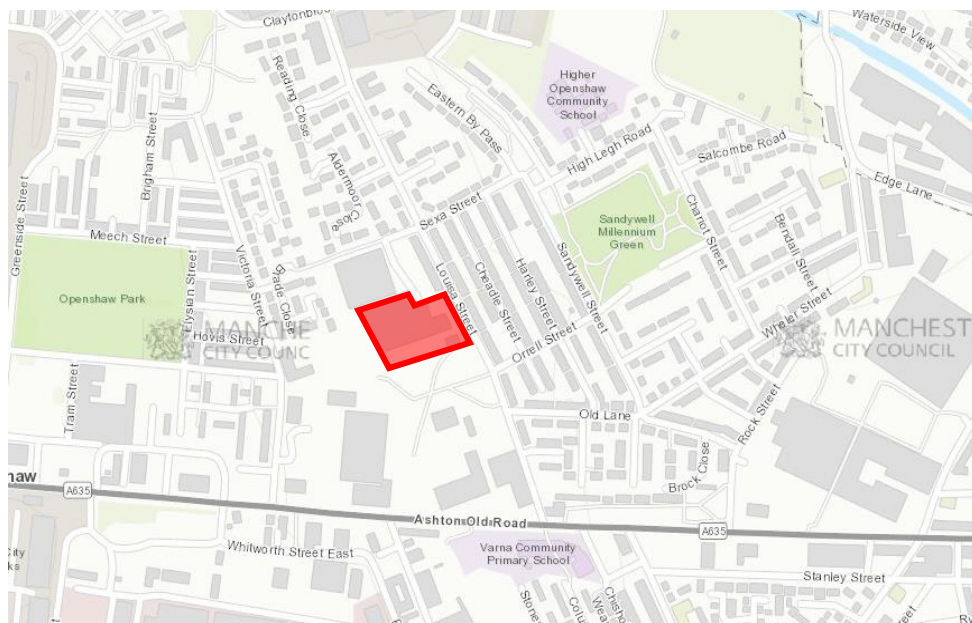


Figure 3: Location of 67-69 Louisa Street (identified in red) – no surrounding conservation areas within the vicinity. **Source:** Manchester City Council

2.3.3 Non-designated Heritage Assets

Local planning authorities may identify non-designated heritage assets. These are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions, but which are not formally designated heritage assets. In some areas, local authorities identify some non-designated heritage assets as ‘locally listed’.

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

Whilst Manchester City Council does not maintain a ‘local list’, it nevertheless acknowledges heritage assets which have local significance and it is understood that the early 20th century buildings at **67-69 Louisa Street** have been identified by MCC as **non-designated heritage assets** (NDHAs). The following report is written in this context.

The HER returned no entries for any designated or non-designated sites or find sites within the 300m search radius (accessed 8th July 2022).

2.3 Archaeological potential

Given that historic map evidence (see **Table 1** below) indicates that the Site at Louisa Street was formerly an late-19th / early 20th century iron foundry constructed on previous open land and adjacent to a former canal, there is industrial archaeological potential and an archaeological evaluation may be required.

A desk-based study for potential below-ground archaeology may be required prior to any commencement works. The Greater Manchester Archaeology Advisory Service (GMAAS) should therefore be consulted separately.

2.4 Relevant Planning history.

There is no recent planning history for the Site.

3. POLICY CONTEXT

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

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

As the Site is not a designated heritage asset, nor would redevelopment of the Site have the potential to impact upon the settings of any designated heritage assets; the requirements of the 1990 Act are of no relevance to this report.

3.2 National Planning Policy Framework (NPPF) 2021

The policies in the NPPF constitute the Government's view of what sustainable development in England means in practice. In these terms, development proposals which fail to give due weight to the conservation of heritage assets are deemed not to be sustainable development, and consequently should not be supported. This is because one of the key dimensions of sustainability is to protect and enhance our natural, built and historic environment (**NPPF paragraph 8, point c**).

The focus of the Government's planning policy guidance is to ensure that account is always taken of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses, consistent with their conservation (**NPPF paragraph 190, point a**).

Paragraph 194 states that *"in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance"*. Section 7 of this Heritage Statement will subsequently provide a clear and proportionate analysis of the heritage significance of the Site and its setting (in line with its identified, non-designated status).

Paragraph 203 states that, *"the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset"*. Consequently, the relative significance value of the non-designated heritage asset must be made clear, in order to provide a clear evidence base to inform future development proposals.

3.3 Planning Practice Guidance (PPG) (2019 update)

The PPG is an online document which is amended as required by the Government. It provides current advice to assist with the interpretation of the NPPF. The section *"conserving and enhancing the historic*

environment” of the current iteration of the PPG has been reviewed and referenced in the course of producing this Heritage Statement.

Of particular relevance in this instance is the PPG’s commentary upon the importance of “significance” in decision taking (**PPG paragraph 007**). This section advises that *“being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.”* This report aims to provide such information and in particular to assess the significance of the setting of the identified heritage asset which may be affected by the proposals.

Also, of relevance in this instance is **PPG paragraph 013** which aims to define setting as a term and to explain how it should be taken into account in the assessment of proposals. Paragraph 13 defines the setting of a heritage asset as *“...the surroundings in which an asset is experienced [which] may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive...”*. It goes on to note that *“the extent and importance of setting is often expressed by visual considerations”* however setting also includes *“our understanding of the historic relationship between places”*. This highlights the requirement for proportionate research into the development of the area affected by the proposals and the relationships between the various identified heritage assets.

Paragraph 039 of the PPG states that *“Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets”*

Paragraph 039 goes on to specifically clarify that *“a substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets”*.

Finally, **Paragraph 008** of the PPG is noted in this context as it identifies the importance of pre-empting or minimising potential harm to heritage assets or their settings by obtaining *“a clear understanding of the significance of a heritage asset and its setting...to develop proposals which avoid or minimise harm.”* This approach has been adopted during the development of the proposals by obtaining early heritage advice and in the research carried out for the present heritage statement.

3.4 Local Planning Policy

Manchester's Core Strategy was adopted on the 11 July 2012 and is the key document in the Manchester Local Plan. The relevant, local heritage planning policy maintains the same focus as the NPPF. Manchester City Council’s (MCC) heritage policies focus on the fundamental importance of *“preserving or, where possible, enhancing the historic environment”*. The following policies from Manchester’s Core Strategy are of importance to the heritage assets considered within this statement.

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

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

As noted above (**section 2.2.3**), Manchester City Council do not have an adopted Local List or a related policy. However, the Site has been identified by the Authority as a non-designated heritage asset.

3.5 Historic England's guidance.

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

In particular, the present report takes account of the advice contained within the revised version of Advice Note 3 on understanding what constitutes the setting of a listed building, conservation area or other heritage asset.

The Heritage Statement has also drawn on the guidance of **Historic England's Advice Note 7 Local Heritage Listing: Identifying and Conserving Local Heritage** (2nd edition 2021) which outlines the selection criteria against which local heritage assets may be assessed.

Lastly, the Heritage Statement accords with the requirements of the NPPF, and the guidance set out in **Historic England's Advice Note 12, 'Statements of Heritage Significance : Analysing Significance in heritage Assets'** (October 2019), providing relevant and proportionate information sufficient to inform decision-making by the Council.

4. HISTORY AND DEVELOPMENT

4.1 Introduction

In order to understand the level of heritage significance of the Site, both as individual buildings and as a collective industrial grouping, it is first necessary to understand its historical development and the impact it made on the development of this part of the city.

This section of the report briefly analyses and interprets historic maps and primary and secondary information in order to provide a sound evidence base.

4.2 Brief historical background of the immediate context

The site on which 67-69 Louisa Street was constructed in the late-19th / early 1900s was, until that time, open fields (see Map Regression below).

Whilst the construction of the Stockport Branch of the Manchester & Ashton-under-Lyne Canal in 1797 (primarily to deliver coal from the collieries of Ashton and Oldham to Stockport) had encouraged some development to spread eastward towards Openshaw, it was not until the late 19th century that the area became characterised with a mix of housing, industry and engineering works.

During the second Industrial Revolution, Openshaw became an area of heavy industry, socialism and trade unionism flourished; with the 'Openshaw Socialists' forming in 1910.

Successful companies which employed thousands of local people, included RHM, Ferguson, Pailin & Co (later GEC Switchgear), the English Steel Corporation, B&S Massey and Crossley Brothers, and the Gorton Works. Despite the early success of industry in the area, large enterprises such as a government munitions factory (ordnance works) and associated railway yards closed soon after World War I.

There were however, a number of companies and works which survived the post-war years, including; Joseph Stubbs Ltd Iron Foundry Works (the Site) at Louisa Street, the Elecromotors Ltd. Openshaw works and the Gorton Works. These companies and sites exemplified the industries that sustained the economy of Openshaw throughout the late 19th and 20th centuries, providing a continual source of income for local people in the area. By the 1960s however, there was a sharp decline in demand for industrial services and materials. This subsequently led to a number of once highly successful works such as the Joseph Stubbs Iron Foundry (the Site) and Gorton Works being shut down; leaving a number of locals redundant or placed elsewhere.

Today, Openshaw remains principally residential in character, with a number of late-19th and early 20th century housing developments lining the streets. Whilst pockets of former industrial works survive, the majority of these have been demolished or redeveloped with new parks and further housing, resulting in some erosion of the former, industrial character of the area.

Table 1: Map Regression



Figure 4: 1845 OS map showing the location of 67-69 Louisa Street (identified in red) as undeveloped. The site and surrounding area is shown to comprise of open field networks, with the Ashton Canal cutting through the landscape, running north to south. This identifies Openshaw as a small collection of buildings in a largely rural setting, although the relatively recently completed Stockport branch of the Ashton Canal is evident, as are the beginnings of industry with the Openshaw Cotton Mill to the south east of the Site (indicated by the red dot). **Source:** National Library of Scotland



Figure 5: 1888-90 OS map – within 45 years development has spread considerably along Ashton Old Road towards the location of 67-69 Louisa Street (identified in red). The site is shown to remain undeveloped at this time. **Source:** National Library of Scotland



Figure 6: OS map 1905 The 1905 OS map shows the Site had been developed as an iron foundry and the Slater's Directory of 1910 confirms that this was owned by Joseph Stubbs, whose company manufactured machinery for the textile industry.

The Foundry was built to the design of Warrington based architect, Joseph Nodal. Ferris Street is also shown to have been laid out to the immediate north of the site, comprising two-storey houses purpose built for the workers of the Joseph Stubbs Foundry works. The Electric Motor Works to the north of Sexa Street were also designed by Nodal. **Source:** National Library of Scotland

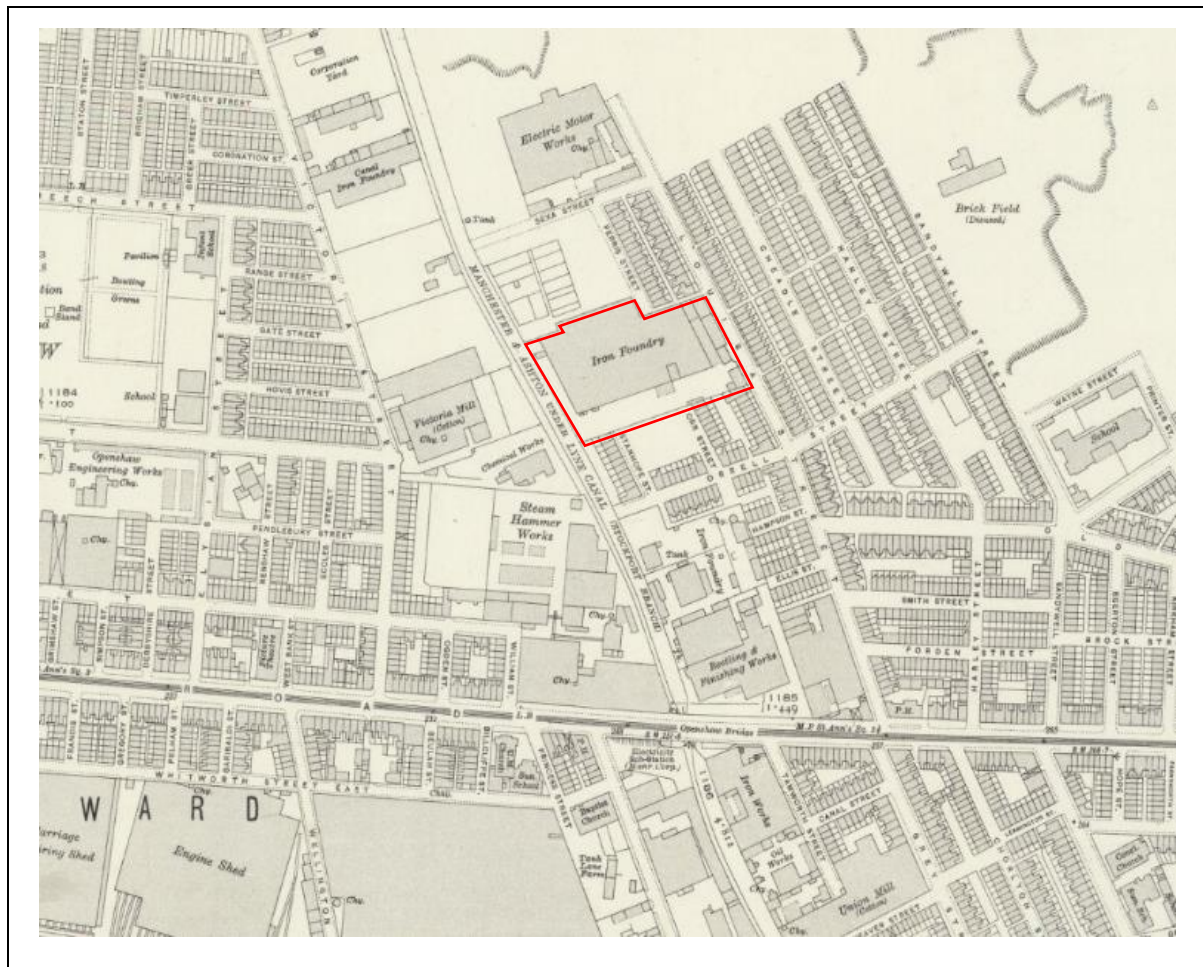


Figure 7: OS map 1915-16 - This map from the early part of the 20th century shows that Openshaw had become much more densely developed. Along with increased housing provision, there are also schools and recreation ground (including bowling greens). However, the industry of the area appears to be moving away from cotton milling – the former Openshaw Cotton Mill is now a Beetling and Finishing Works; and other new industries include a Steam Hammer Works, Chemical Works and other iron foundries. The buildings on the Site (indicated in red) are evident, with the principal office range and ancillary gatehouse to its south clearly shown. **Source:** National Library of Scotland

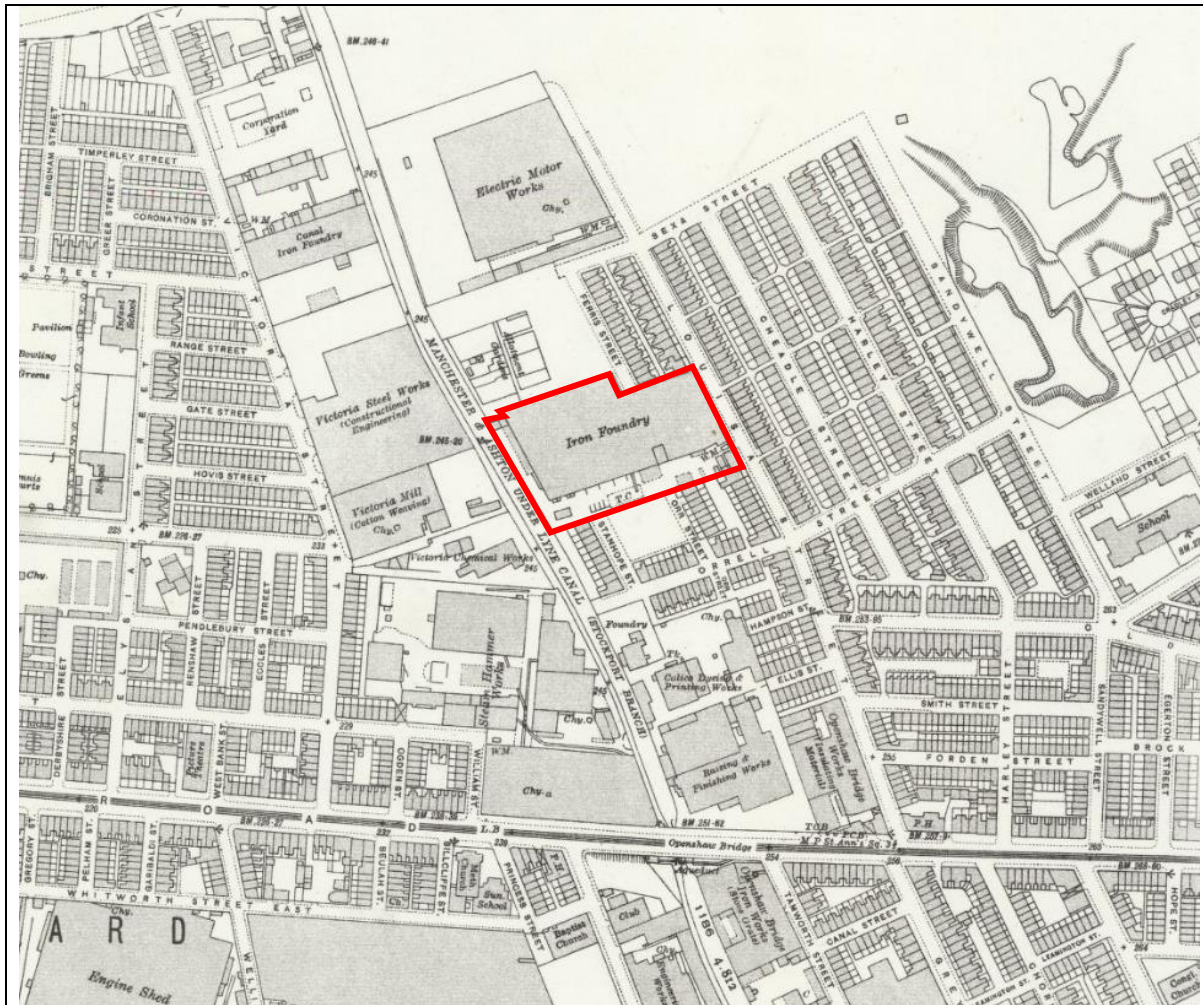


Figure 8: OS map 1933: By 1933, a new steel works had been constructed on the west bank of the canal opposite the Site. Additional ancillary buildings had also been constructed on the Site (indicated in red) adjacent to the southern elevation of the main foundry building. **Source:** National Library of Scotland

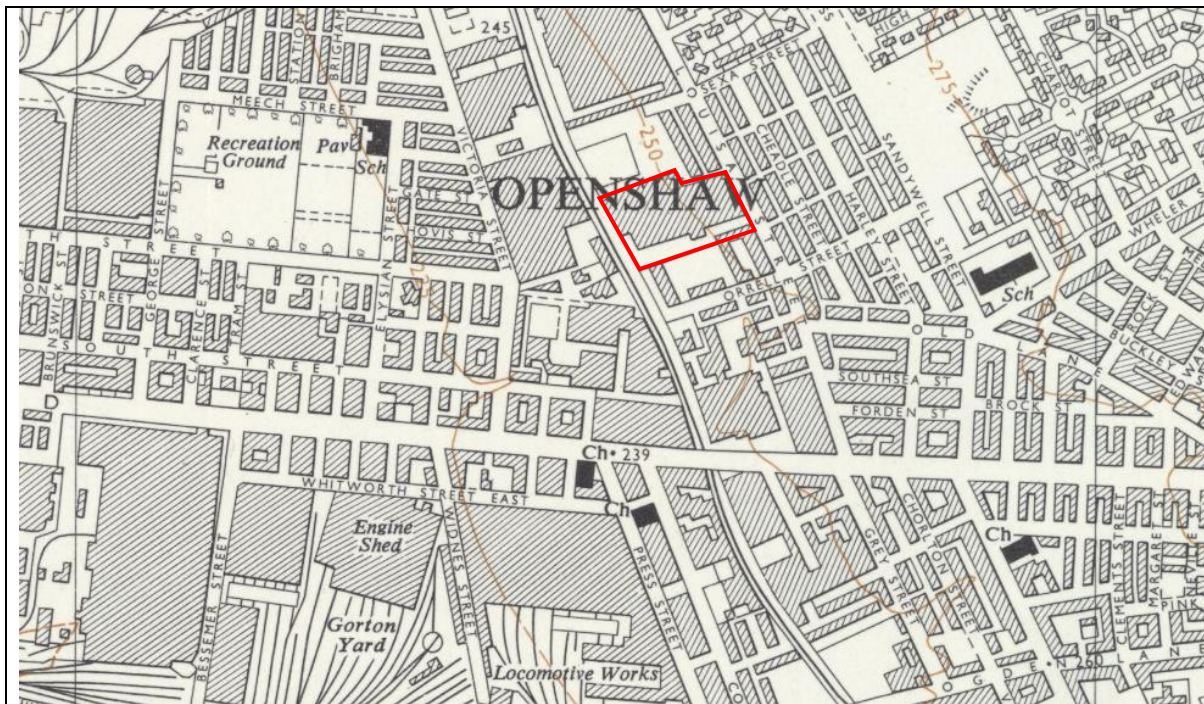


Figure 9: OS map 1948-55: Indicate little change to the area or the Site. **Source:** National Library of Scotland

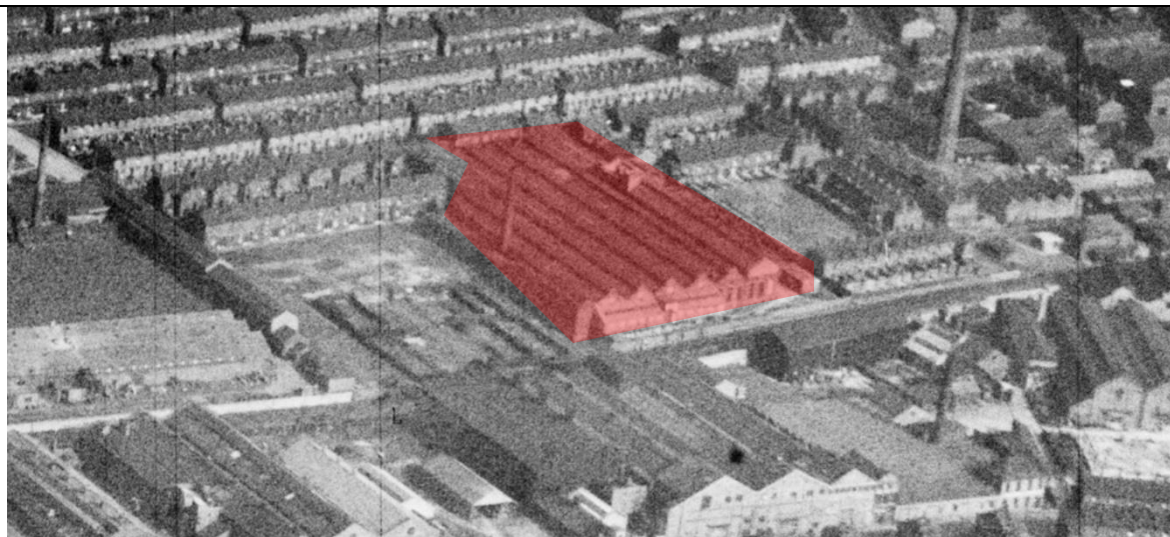


Figure 10 : Aerial photograph 1949: Orientated looking east, rear side of the site evident in image with dense housing to the east of Louisa Street beyond. The Site is indicated in area shaded red. The site houses a series of pitched roof workshops. **Source:** www.britainfromabove.org.uk/image/EAW022088



Figure 11: Aerial photograph 1949: The Site (outlined in red) is partially visible in the aerial photograph above. The pitched roof workshops which occupied the majority of the Site are apparent and appear to follow the form of the remaining workshop. The footprint of these structures are evident in the contemporary Google aerial photograph below.

Source: Historic England – www.britainfromabove.org.uk/image/EAW022089

4.3 Joseph Stubbs Ltd.

Records indicate the site was developed in the early-20th century for Joseph Stubbs Ltd. The company was founded in 1870 by Joseph Stubbs (senior). The company is listed within the 1879 Slater's Directory of Manchester & Salford as 'makers of textile machinery (reels and presses and machines for winding and gassing)', with their principal address at Store Street.

The company specialised as manufacturers of textile machinery, with their principal showroom being the Mill Street Works, in Ancoats, Manchester (**Figure 12, below**) and the branch works located at Louisa Street, Openshaw (iron foundry – the Site). The showroom comprised the companies most significant space, with the distinct 'STUBBS' lettering signalling their prominence in the Ancoats area. The site at Louisa Street was distinctly functional, and ancillary to the showroom.

Records indicate that in 1910, the business became a public company, with Joseph's three sons (William, Joseph and Robert), trading together in co-partnership, at Millstreet Works, Ancoats, in the city of Manchester, under the style or firm of "Joseph Stubbs".



Figure 12: Ashton Line Canal view with Joseph Stubbs Mill Works in Ancoats visible to the left. Note the distinctive saw tooth roof and 'STUBBS' branding to all faces of the stair tower. **Source:** Manchester Image Archive, ref: m53855

Historic articles and promotional images (Figures 13 and 14 below) indicate Joseph Stubbs Ltd specialised in the production of special machinery for “winding, clearing, gassing, reeling, preparing, bundling, polishing for cotton yarns & high class castings for all purposes”.

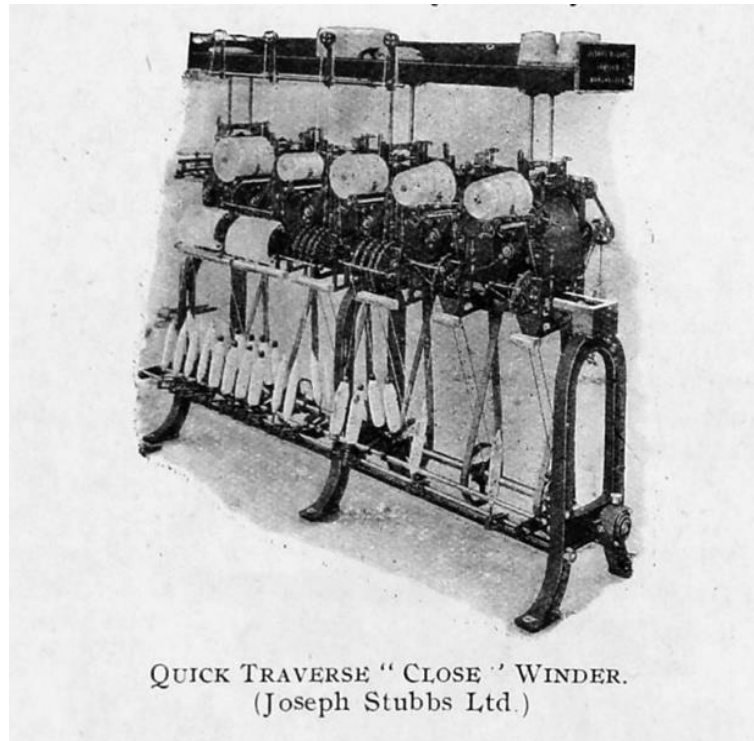


Figure 13 (left): 1914 advertisement illustrating location of Ancoats works and services, note the Openshaw Works at Louisa Street is also mentioned. **Figure 14 (right):** 1924. Joseph Stubbs Quick Traverse "Close" Winder. **Source:** <https://www.gracesguide.co.uk/File:lm1914POW-Stubbs2.jpg>.

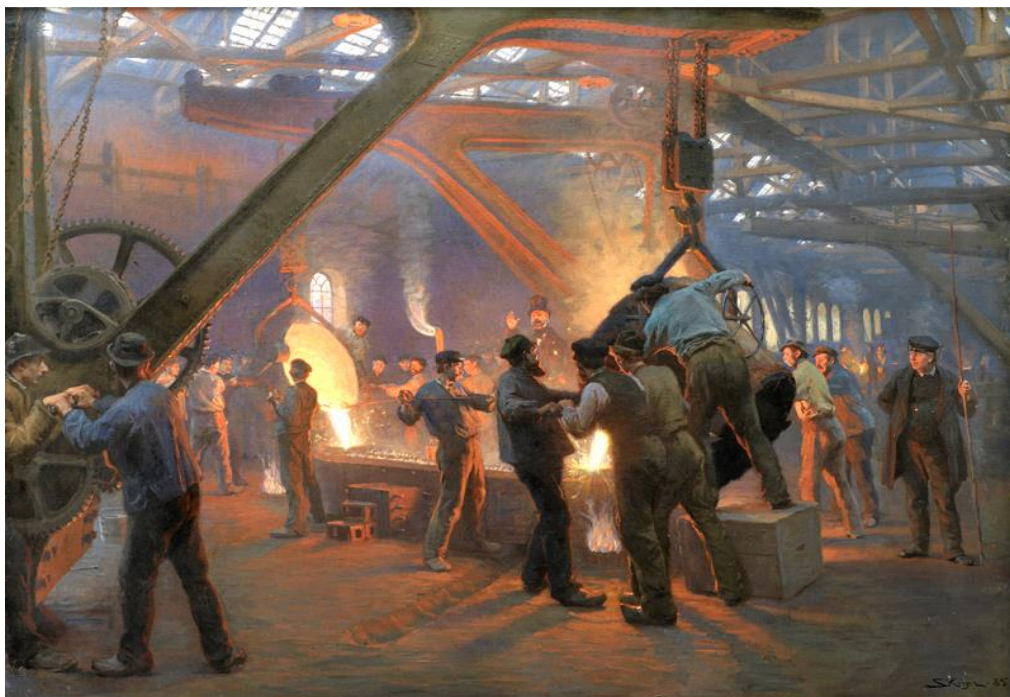


Figure 15: Casting at an iron foundry: From *Fra Burmeister og Wain's Iron Foundry*, 1885 by Peder Severin Krøyer. **Source:** Google

4.4 History and Development of the Site - Iron Foundry Works at Louisa Street

Slater's 1911 Manchester, Salford & Suburban Directory shows that they had established an iron foundry at Louisa Street, Openshaw, located between Orrell Street and Sexa Street. The early 20th century O.S. map (**Figure 6 above**) shows that the main building of the foundry was approx 150 ft by 300 ft on a plot of land extending from Louisa Street to the Stockport Branch of the Ashton-under-Lyne Canal.

4.4.1 Architect – Joseph Nodal

Original plans for the iron foundry works were drawn up in 1892 to the design of Mill architect and engineer; 'Joseph Nodal', who is recorded as being based in at 61 Barton Arcade, Manchester from 1895-1903. Nodal is recorded as being responsible for the following three premises (none of which survive):

- Follows and Bate Ltd Dutton St Works and Gorton Works (1877-1888)
- Board Schools, Great Sankey, near Warrington (1885)
- Memorial Hall, Penketh School (1882-1885)

Joseph Nodal is not known to be responsible for any listed buildings and was not a particularly affluent or notable architect.

4.4.2 Original Phase – 1892

The plans for the Iron Foundry Works in Openshaw were purpose designed for Joseph Stubbs Ltd. The 1892 plans indicate the site was originally designed with a mid-rise brick wall fronting onto Louisa Street, intercepted by a wide vehicular entrance with flanking gate piers to the southern aspect of the street; which permitted access to the weighing machine (**Figure 16, below**). A small, two-storey office block was located directly adjacent to this. A small stable block featured to the north-eastern corner of the site, with a large expanse of workshops to the rear. The workshops extended east to west and benefitted from direct access to both the road network and the Ashton canal to the west. The late-19th century key plan does illustrate the Foundry was not originally designed to directly abut the canal.

The 1892 Ground Floor plan (**refer to Figure 17, below**) indicates the Foundry was located to the centre of the Site, with workshops flanking either side. A collection of columns featured within the double-heighted space, supporting the roof; which featured lantern pitched detail. A 'lowering oven' is shown to the western aspect of the Foundry space. The foreman's office was located to the eastern aspect of the Foundry, directly adjacent to the water closet and urinals.

The 'casting and pattern store' was located to the northern aspect of the Foundry space, with a connecting exhaust pit to the south. A secondary foreman's office is shown to have featured to the eastern aspect of the casting and pattern store. The section plans reveal the workshops comprised 5 pitched roofs with steel-truss detail.

A range of ovens, with flues are shown to connect onto the south-western aspect of the Foundry space, with direct access to the internal road network behind. The cupola house and furnaces are shown to the centre of this workshop range, with an engine house and machine workshop to the east.

The original office block to the south comprised two separate entrances into the building from Louisa Street, the one to the left for workers and to the right served as the main office entrance (**Figure 18**). Two, double sash windows (1-over-1) are shown to have been proposed to the right side of each entrance, with a pediment detail above each entrance and one to the centre; above the string course. Two chimneys also featured within the office building.

The coach house / stable block was proposed to be two-storeys, with an opulent vent, complete with a weathervane. The coach house housed a hay-store and stable block.

Archive records also indicate the Joseph Stubbs commissioned Nodal to design a range of purpose-built, workers housing to the plot immediately north of the site in 1899 (**Figures 19 and 20, below**). The collection of two-storey, brick-built dwellings along Ferris Street were designed by the same architect and are of a contemporary date to the Foundry Site.



Figure 16: 1892 Block Plan (Joseph Stubbs Ltd, architect J. Nodal), orientated west: The late-19th century block plan provides an indication of the original, intended layout for the Iron Foundry Site. The main foundry / workshops were situated to the centre of the Site, with a coach house / stable block to the north-east corner

and a small office unit to the south-east corner; directly adjacent to the main entrance. **Source:** Manchester Archives.



Figure 17: 1892 Ground Floor Plan (Joseph Stubbs Ltd, architect J. Nodal), orientated west: The ground floor plan provides further detail on the buildings proposed. Areas shaded pink are indicative of brick / external walls and areas shaded blue are indicative of roadways and internal spaces which were designed to accommodate carriage traffic and loading. The main foundry / workshops were situated to the centre of the Site, with a coach house / stable block to the north-east corner and a small office unit to the south-east corner; directly adjacent to the main entrance. **Source:** Manchester Archives.

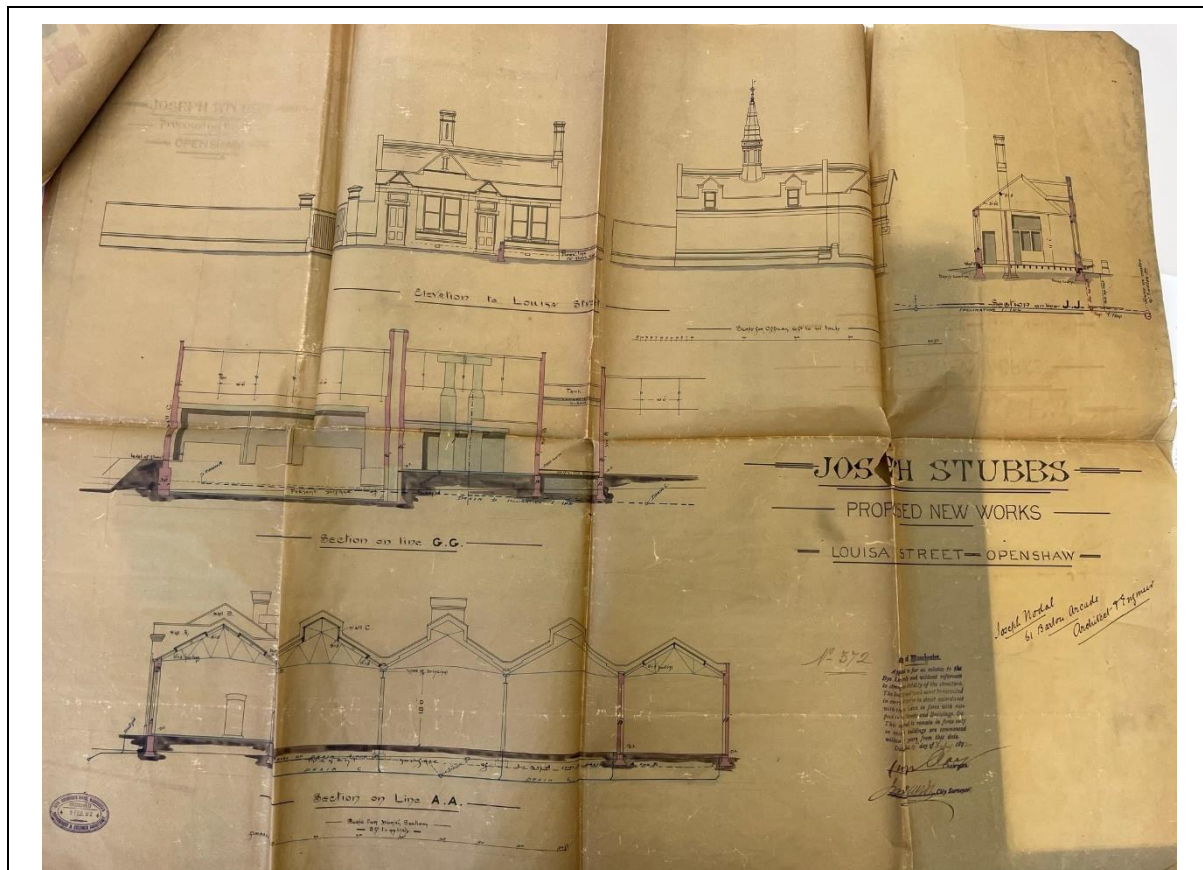


Figure 18: 1892 Section Plan (Joseph Stubbs Ltd, architect J. Nodal): The late-19th century section plan provides further detail on the buildings within the site. The office and stables are depicted to the top of the plan, with section drawings of the workshops below. The section drawing in the middle illustrates the proposed workshops to the south, which housed the ovens and furnaces, complete with flues. The bottom section workshops were made up of 5 pitched roofs, with some steel truss detail. The workshop ranges to the north (cast & pattern store) contained the most intricate trusses. **Source:** Manchester Archives.

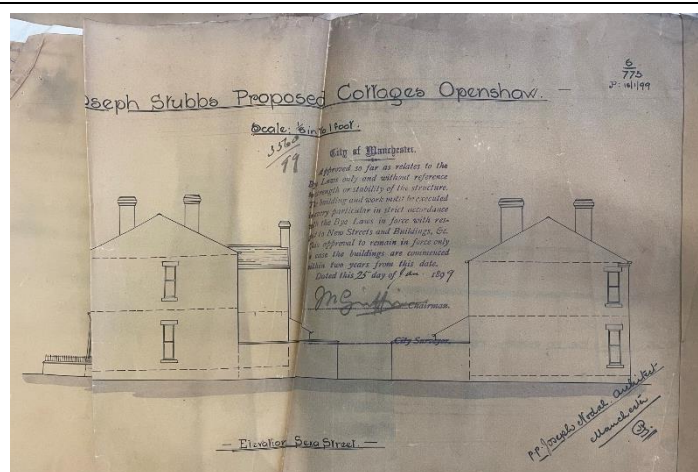
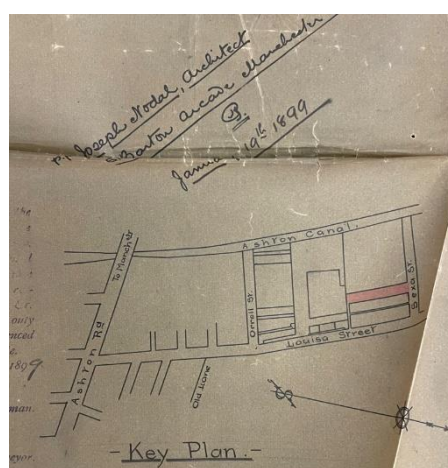


Figure 19: 1899 Plan of workers housing on Ferris Street (Joseph Stubbs Ltd, architect J. Nodal): Key plan (left) indicating relative proximity to Site. Elevation plan to the right. **Source:** Manchester Archives.

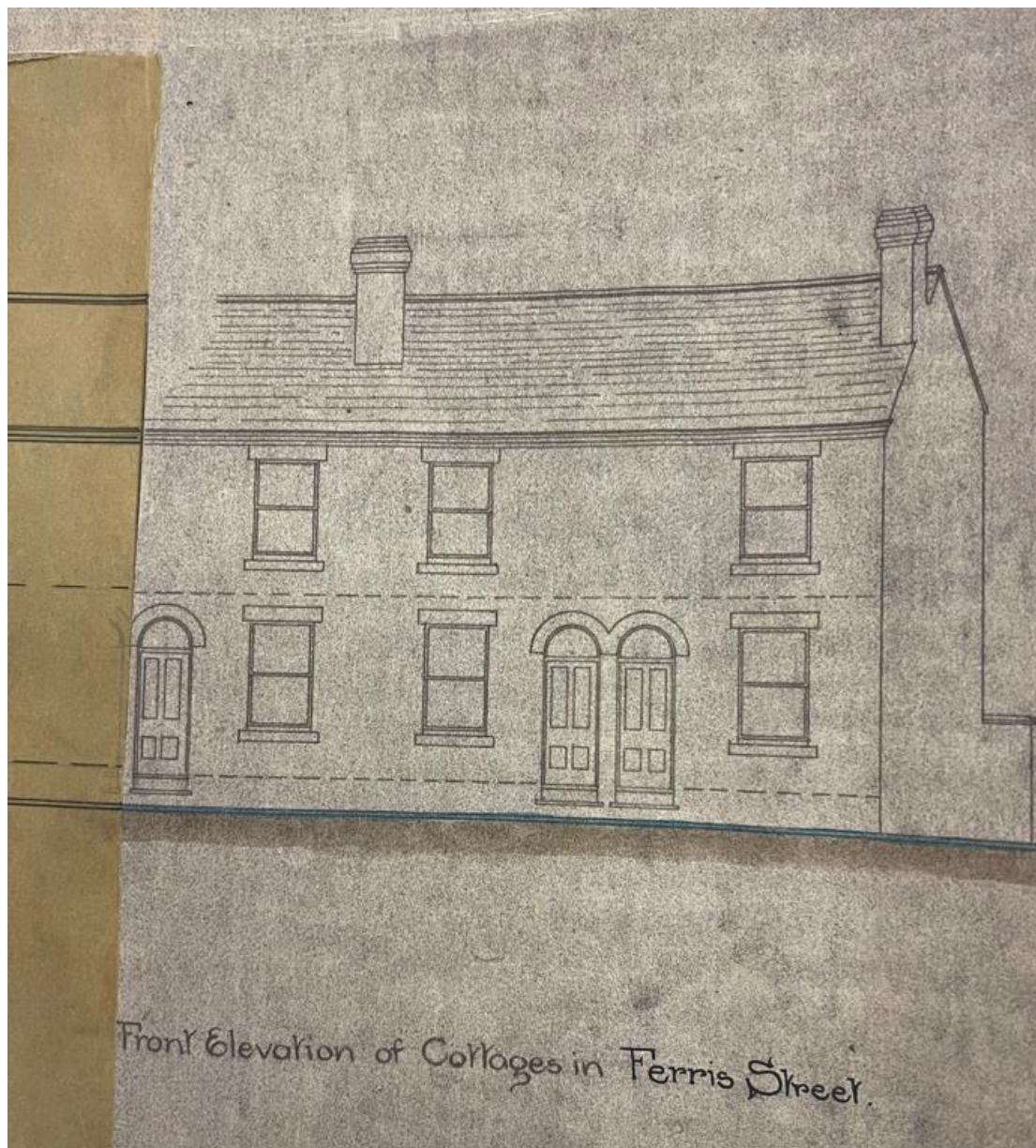


Figure 20: 1899 Plan of workers housing on Ferris Street (Joseph Stubbs Ltd, architect J. Nodal): Front elevation to Ferris Street. Two-storey, brick built terraced housing with single arched entrance to each dwelling. A single 1-over-1 sash window featured to each floor of every house. Simple cill detail and single chimney. These have since been demolished. **Source:** Manchester Archives



Figure 21 Openshaw, Ferris Street from Louisa Street, pictured c.1964. The mid-20th century illustrates the late-19th / early 20th century terraced housing as built. Note the Iron Foundry is discernible to the far right of the image (shaded red). These have since been demolished. **Source:** Manchester Image Archive. Ref: m37227

4.4.3 Early 20th century extensions and development

Whilst the exact date of construction and completion of the original phase is not known, later plans from 1903 indicate the buildings within the Site shown to be completed by this date, and largely in line with the original layout as drawn within the 1892 plans by J. Nodal.

In 1903, some considerable extensions and alterations were proposed to the Site. The first being to the Foundry, which was proposed to be extended to the west, infilling the previously undeveloped land to the rear where it meets the canal. Some minor extensions to the casting workshop / store to the northern aspect of the Site was also proposed (shaded yellow, **Figure 22, below**). Further to this, some women's toilets were proposed to the office range (shaded pink, **Figure 22 below**).

Incremental changes were proposed to the site during the early-20th century, with an additional plan from 1905 illustrating a new roof was proposed to the yard (**Figure 23, below**). Whilst no plans survive which evidence the extension to the principal range and the new gatehouse / ancillary workshops to the south-east of the site, historic archive material indicates these was designed sometime after 1905 and likely established by c.1915 (refer to Map Regression above). The extension superseded the original coach house and stable block.

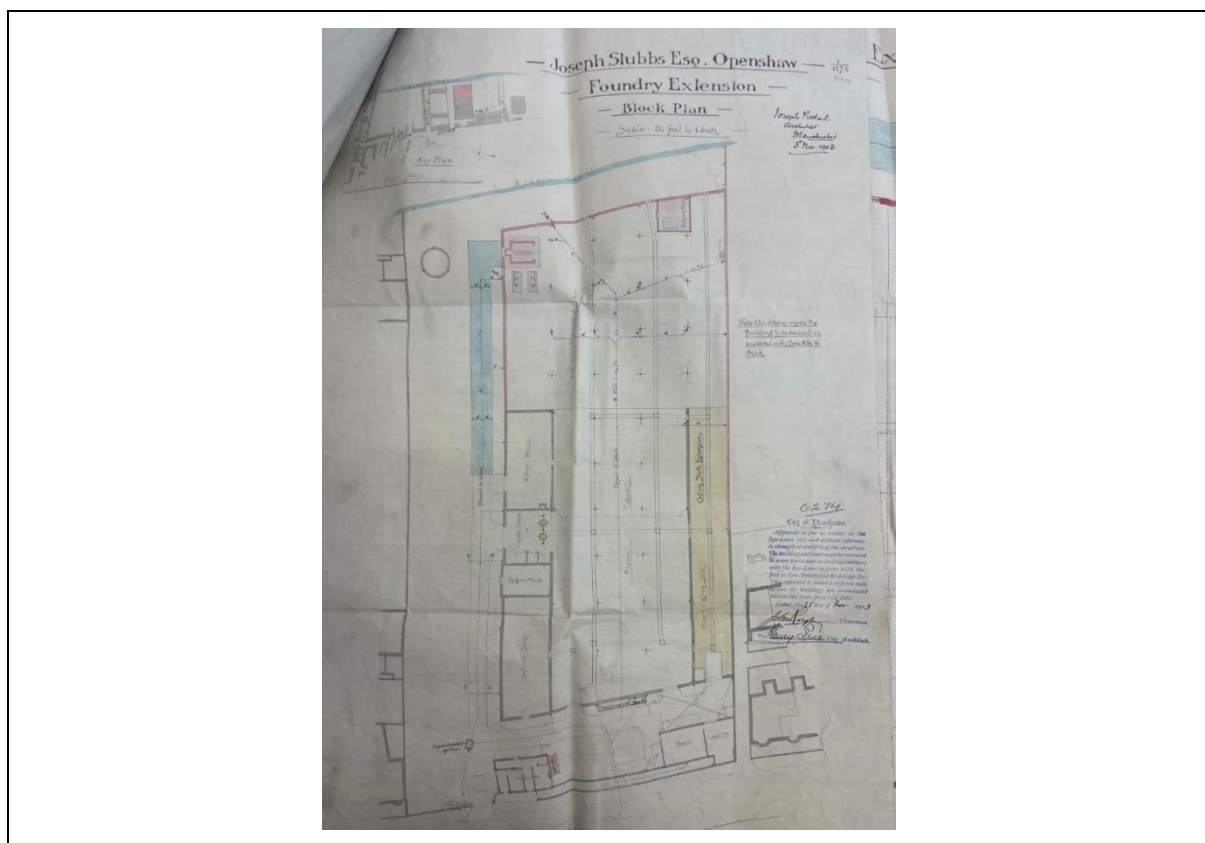


Figure 22: 1903 Block Plan, Foundry extension. (Joseph Stubbs Ltd, architect J. Nodal), plan orientated west: The block plan indicates areas proposed for extension. The original Foundry was extended to the west – almost doubling it in size and providing an additional Engine Room and Core Stove. The casting store (shaded

yellow) was also proposed to be extended. A small gas holder is also evident to the top left corner of the block plan. **Source:** Manchester Archives.

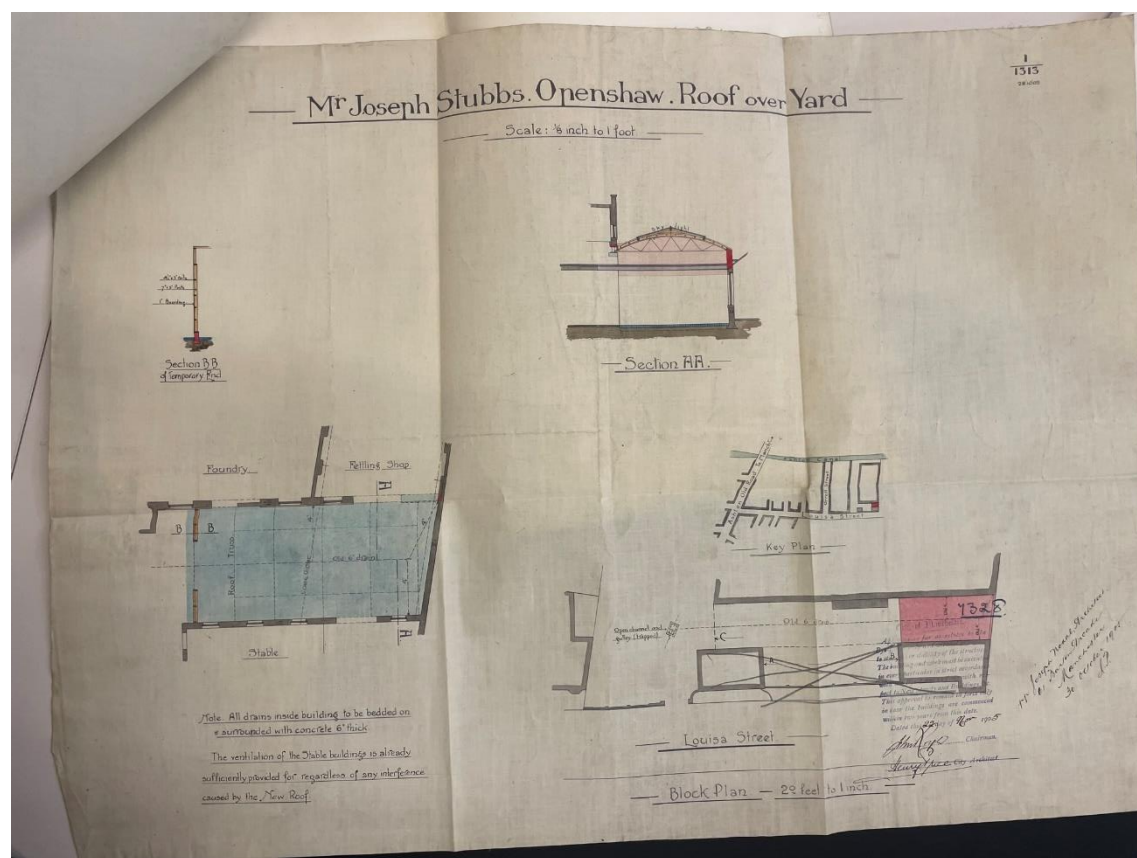


Figure 23: 1905 Section plan, new roof over yard. (Joseph Stubbs Ltd, architect J. Nodal).

4.4.4 Site decline (mid-20th century – present)

The Joseph Stubbs Iron Foundry was in active use throughout the early 20th century. The relative success of the company is evidenced through its long reign in both Openshaw and Ancoats, with numerous extensions and new workshops being built at the Foundry site during the early-1900s. During the interwar years, information becomes increasingly limited, with production likely having been impacted during this time.

An article from the 15th October 1966 does however reveal the Foundry was closed down due to lack of demand; leaving over sixty men redundant.

Archive material indicates the former Foundry Site was then used as a warehouse during the late-20th and early 21st centuries. A new park was proposed to the cleared land to the south in 1977 (now Openshaw Park).

In Manchester more than 150 people lost their jobs when two foundries closed last night. A hundred of them worked at the Crossley Brothers foundry in Openshaw, which has stopped because it is no longer an economic proposition. The other, closed by Joseph Stubbs (Iron-founders) because orders have fallen, is also in Openshaw. About sixty men there are redundant, and the firm has found other work for 30.

Also in Lancashire, 30 workers at the Farington factory of BTR Industries at Leyland were made redundant yesterday as a result of modernisation in the hose and belting section of the engineering works.

Figure 24: State-owned steel company to dismiss 300. [The Guardian \(1959-2003\)](#); London (UK) [London (UK)]. 15 Oct 1966: 3.

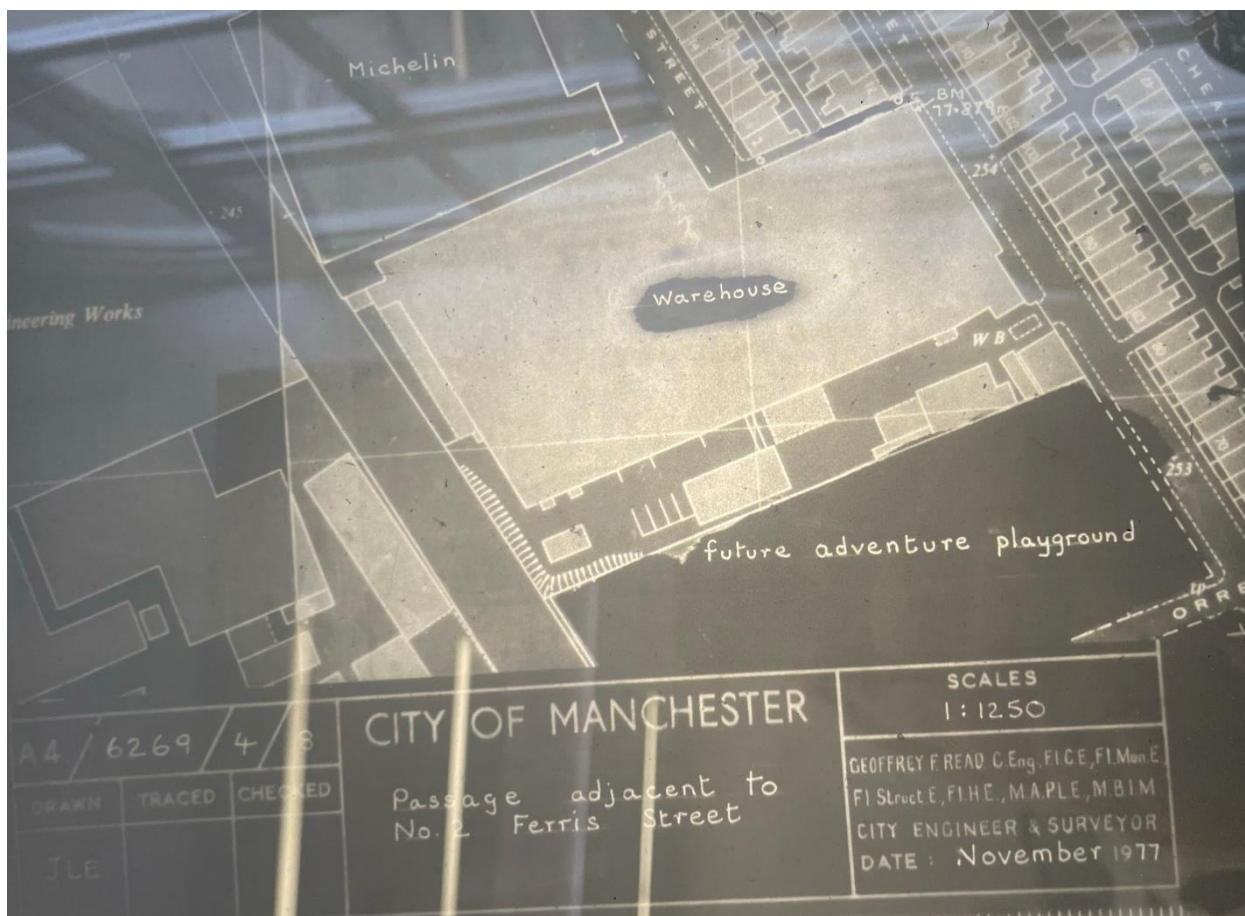


Figure 25: City of Manchester Plan 1977. Illustrating extent of site (outlined in red). Then used as a warehouse. Source: Manchester Archives.

The Foundry subsequently fell into disuse, and the workshops to the rear were dismantled c.2016 due to significant fire damage. Note the google street view image from 2015 below which illustrates the existence of the workshops prior to demolition (Figure 26, below). Refer to same view in 2017 (Figure 27, below).



Figure 26: Site, viewed from Louisa Street looking west. C.2015. **Source:** Google Street view.



Figure 27: Site, viewed from Louisa Street looking west. C.2015. **Source:** Google Street view.

4.5 Site Description

As identified above, the Site consists of the remnants of a late 19th / early 20th century iron foundry from which its character and significance is derived. The following section provides an objective description of the buildings which remain, using images taken during a visual survey undertaken in May 2022.

The aim of this section of the report is to demonstrate the relative extent of historic fabric which remains and the relative value of the component parts of the Site, which in turn will inform the significance appraisal (Section 5).

4.5.1 Principal Office Range – Exterior

Building 1a: Original office range (designed c.1892) – Exterior



Figure 28: Original office range – Principal (east) elevation, designed c.1892. Two-storeys in red brick, flemish bond. Simple stone banding above ground floor and first floor windows. Simple parapet detail. One chimney survives. Windows overcovered with boarding. REEFER TO FIGURE 18 ABOVE FOR DETAIL OF ORIGINAL OFFICE RANGE AS DESIGNED IN 1892.



Figure 29 (left): Original office range (south elevation), designed c.1892. Two-storeys in red brick, flemish bond. Original window frames survive to ground floor (overcovered with protective metal barrier). Rainwater goods and signage are all later additions. **Figure 30 (right):** Rear elevation to original office range (east elevation). **four bay section** – more domestic in character; bays 11 & 10 with single windows / door – bay 9 with paired windows – bay 8 blank – bay 7 terminates in gablet over (badly damaged), above loading door and remnant of hoist beam – brick with brick-arched window heads, red-sandstone cills; projecting party wall between seven- and four-bay sections; windows and doors replaced. Original chimney survives, other has been lost.

Building 1b: c.1915 extension to Principal Range



Figure 31: early 20th century extension to office range: Two-storeys in height with a pitched roof set behind a parapet; composed in two sections of seven bays respectively; seven bay section advanced to back of

pavement line – each bay with paired windows – gablet over central bay (bay 4); junction with four bay section effected by curved return wall containing curved window.



Figure 32: early 20th century extension to office range (north elevation): Principally blank gable with pitched roof detail evident. Protective gate and signage all of a later date.



Figure 33: early 20th century extension to office range (rear / west elevation): Two-storeys in height with a pitched roof terminating at eaves gutter; six bays formed by iron columns and beams over, once open but now filled with pale cream bricks and modern windows – at first floor, single windows per bay.

4.5.2 Principal Office Range – Interior

Building 1a: Original office range (designed c.1892) – Interior

INTERIOR TO ORIGINAL OFFICE RANGE NOT ACCESSIBLE

Building 1b: c.1915 extension to office range - interior



Figure 34: Ground floor to former office, looking north. Some evidence of early-20th century brick wall in English bond. Modern plaster covering a number of features. Possible, original glazed screen to room beyond.

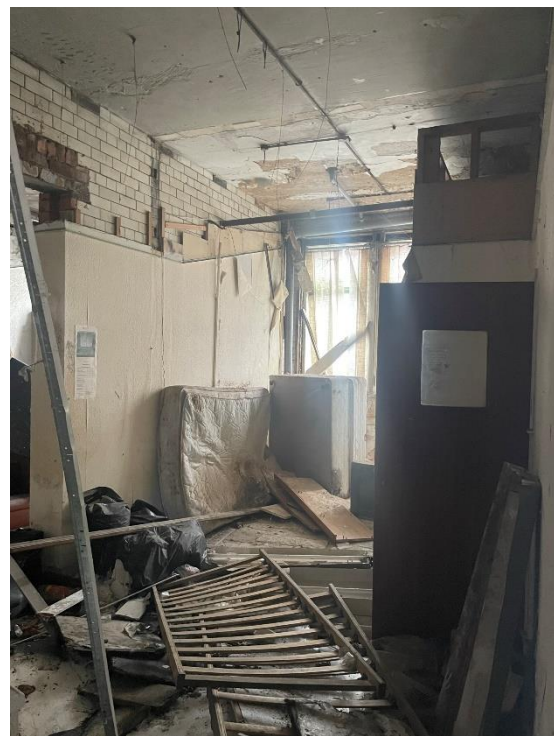


Figure 35: Ground floor to former office, looking east.

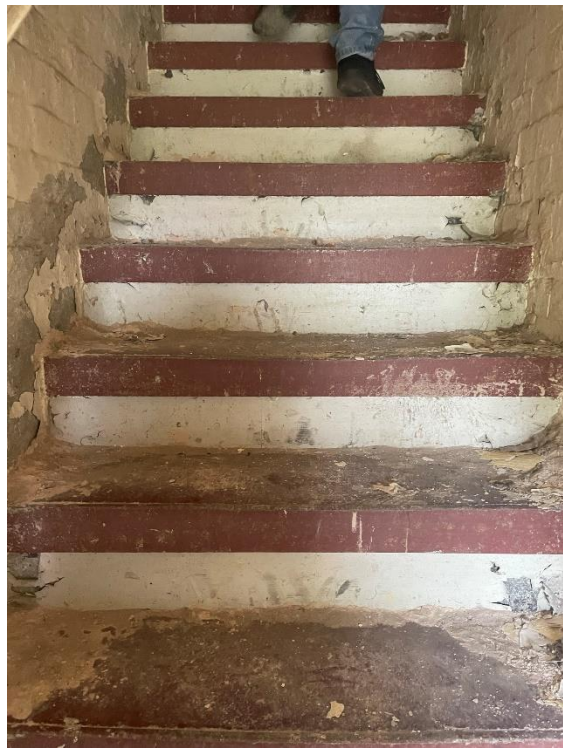


Figure 36 (left): early 20th century concrete stair.



Figure 37: First floor space. Heavily altered and generally poor state. Evidence of original pitched roof and some brick detail.



Figure 38: First floor space. Heavily altered and generally poor state. Evidence of original pitched roof and some brick detail.



Figure 39: First floor corridor space. Heavily altered and generally poor state. Evidence of original brick external wall to left of image.

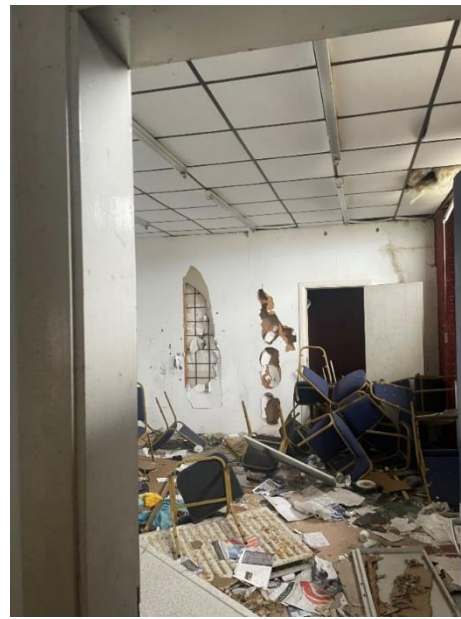


Figure 40: First floor space. Heavily altered and generally poor state. No original features visually apparent.

4.5.3 Ancillary office / gatehouse (c.1915)

Building 2: Exterior

**Figure 41: North / Principal elevation:**

Single-storey in height with a pitched slate roof set behind a parapet; lean-to side wing with corrugated metal roof; door with glazed over-panel and tri-partite window to main body (echoing the composition of the end elevation of the Principal Office Range – see above); single window to lean-to; red brick with red sandstone heads, cills, string-courses and copings; sliding-sash windows retained in tri-partite window (possibly replacement); other window and door replaced; decorative 'loophole' feature to gable; façade painted up to gable level.

**Figures 42 and 43: West / side elevation:**

Original window openings with canted brick reveals and sandstone heads; new large opening with roller-shutter.

Building 2: Interior



Figure 44: The interior has been compromised by modern interventions and loss of historic features although there are elements of original plaster ceiling and cornice mouldings



Figure 45: Close range detail of surviving, plaster moulding to ceiling and surviving lath.

4.5.4 Early 20th century workshop

Building 3: Small workshop - Exterior



Figure 46: Small Workshop - North / Front elevation: Single-storey in height with a pitched corrugated (possible asbestos) roof; original window openings; porch later incongruous addition; chimney to west end; red brick with red sandstone heads and cills; windows and doors replaced; façade painted

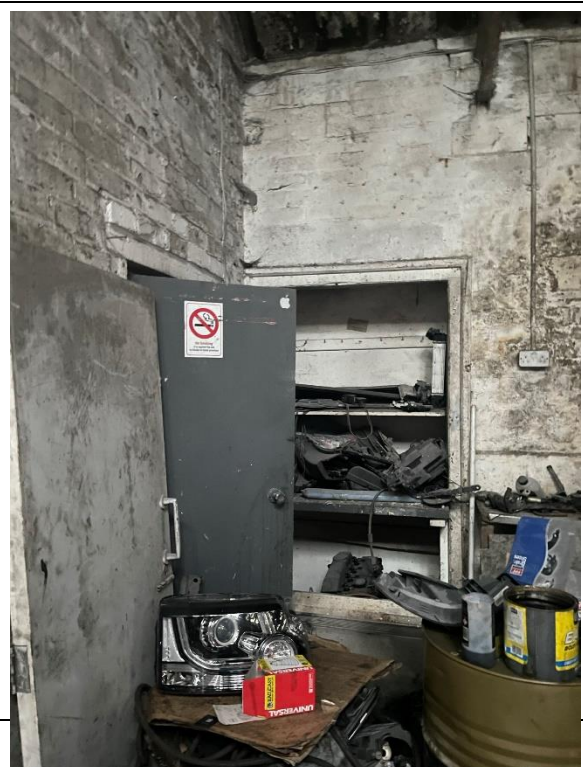
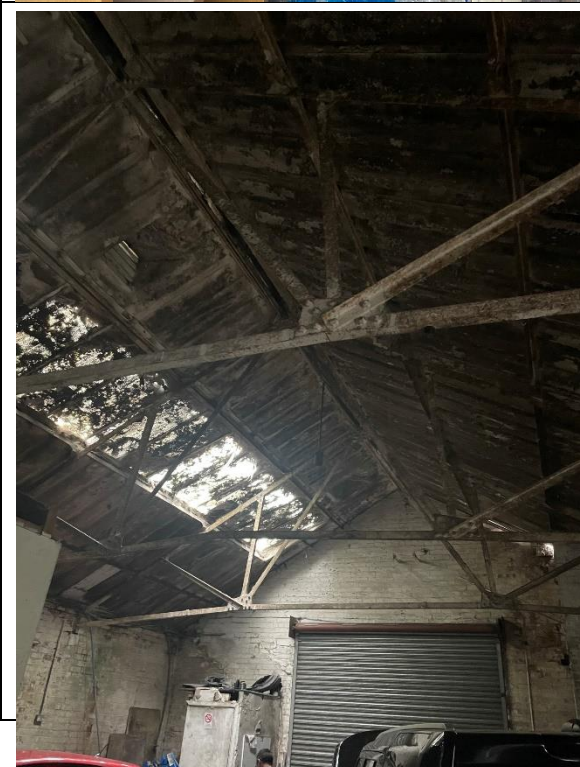


Figure 47: Small Workshop – East elevation: Single-storey in height with a pitched corrugated (possible asbestos) roof. Blind elevation with lean to extension.

Building 3: Small early 20th century workshop - Interior



Figure 48 (left): Interior to office from north elevation. Heavily altered mid-to-late 20th century.



Figures 49 and 50: Some evidence of steel truss detail to roof and skylight to southern pitch. Some evidence of early 20th century shelving.	

4.5.5 Former Casting & Pattern Store Workshop

Building 4: Large workshop (former Casting & Pattern Store) - Exterior



Figure 51: Large former Casting & Pattern workshop - South / Side elevation:

Double-height with pitched corrugated (possible asbestos) roof; 22 bays long; lantern along ridge over bays 1-9 (original workshop); damaged brickwork between each bay is consistent with the removal of roof structure indicating link to now demolished building as shown in historic photographs; red brick with shallow brick arches to each blind bay; lantern roof in slate.



Figures 52 and 53: east elevation to original former casting and pattern workshop, as designed by J.Nodal.

Looking west towards late 19th century workshop from public alleyway, accessed limited from Louisa Street. Double-height with roof lantern expressed by the gable; three bays wide – original openings now blocked or obscured by crude, roller-shuttered openings; high-level central window now blocked; lean-to single storey bay to north elevation compromised by crude roller-shuttered non-original opening; red brick with red Ruabon brick arches and reveals to original openings, and remnants of stone cills; sheet-metal coping to parapet

Building 4: Casting and pattern store – Interior



Figure 54: View into original late 19th century workshop space from alleyway. Some discernable features such as the lantern roof and trusses survive. There is little tangible evidence (fixed machinery etc.) which indicates the workshop was a purpose built casting store.

NOTE: Full access was not available / advised not to enter.



Figures 55 and 56: early 20th century extension to casting & pattern store. Looking east into later extension to workshop. The interior has been compromised by modern interventions and loss of historic features; metal trusses remain

5. SIGNIFICANCE APPRAISAL

5.1 Introduction

The purpose of the significance appraisal is to use recognised criteria to assess the heritage significance and interest of the Site; and of the settings of the identified heritage assets which could be affected by the form of the proposed redevelopment of the Site.

The significance appraisal will inform the subsequent Heritage Impact Assessment (HIA) which considers the effects of the proposals in heritage terms upon the significance of the physical fabric and settings of the identified heritage assets. This in turn allows, in a planning policy context, the extent of “harm” upon any heritage asset incurred by the proposals to be established within the terms defined by the NPPF. In particular, the assessment of significance of setting informs the choice of heritage views which form a key part of the following visual impact assessment.

5.2 Methodology

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

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

The following significance assessment is framed within the context of established guidance, utilising recognised and well-established terminology used with the ICOMOS Guidance for Heritage Impact Assessments (2011), with particular reference to the example guide for assessing the ‘value’ of heritage assets (ICOMOS, Appendix 3A).

The ICOMOS guidance makes specific reference to designated, locally listed and historic (unlisted) buildings and is therefore an objective (and widely recognised) method to assess heritage impact, even where sites have no formally identified heritage status.

In line with recognised ICOMOS guidance, the buildings at 67-69 Louisa Street are deemed to yield **low heritage interest at national level**. As stated within the ‘heritage spectrum’ table (**Table 6 Appendix I**), this relates to *“unrecorded buildings, structures, or designed landscape features, which demonstrably retain a degree of heritage value due to their: architectural design, historic, communal, or townscape interest”*.

When assessed in a national context, the relative heritage ‘value’ of the Site will be demonstrably low. The following section will consequently assess the relative heritage interest of the Site on a local

scale, utilising recognised criteria adapted from Historic England’s recent guidance on local heritage assets and the Listing Selection Guide Industrial Buildings (2017 edition).

5.3 Historic England, Advice Note 7: Identifying and Conserving Local Heritage

The ‘**Local Heritage Listing - Historic England Advice Note 7**’ (January 2021), recommends LPAs prepare local lists of heritage assets to identify non-designated heritage assets in their area. These local lists identify structures which are not significant enough to qualify for national designation, but which the LPA believes have some local significance.

At the time of writing, Manchester City Council have not yet published a local list, nor the criteria used for deciding on what structures qualify as non-designated heritage assets.

Consequently, this assessment has therefore been carried out with reference to the criteria provided by Historic England’s guidance for local listing in their Criterion Table within Advice Note 7 (page 11):

Table 6 : Criteria for assessing suitability of heritage assets for inclusion in a local list (tailored from Historic England guidance)	
Criterion	Description.
Asset Type	Former iron foundry consisting of Principal Office Range; Ancillary office / gatehouse; and former small and large former casting & pattern store.
Age	The earlier buildings within the site were designed by J. Nodal in 1892 for Joseph Stubbs Ltd. The original office and eastern section of the casting workshop are the only buildings which survive from this period. The casting workshop was extended in 1903. The other buildings (principal range; ancillary office / gatehouse and small workshop) were constructed by c.1915. The buildings are representative of a period of time when industry was predominant in emerging townships. As Historic England’s Industrial Buildings Selection Guide notes, between 1850 and 1914, there was a dramatic increase in production in all sectors and “most reasonably sized towns contained foundries”. These were largely dwarf versions of earlier pioneering foundries and were replicated in hundreds of locations. As such, age alone is insufficient as a criteria.
Rarity	As noted above, foundries were a common industrial complex during the last half of the 19 th century and the first years of the 20 th , and, in addition to the Louisa Street Site, there were a number of other iron foundries, steel works and engineering works. However, most have been redeveloped.
Architectural and Artistic Interest	Architect: Joseph Nodal. The architect responsible for the iron foundry works was also responsible for the construction of the workers housing along Louisa Street / Ferris Street (some of which still survive). Nodal also designed the Electro motors workshop to the east of Sexa Street. Whilst Nodal’s work is relatively unknown / limited to industrial works, he worked extensively within the Openshaw area during the late-19th and early 20th centuries. The Principal Office Range (both designed by Nodal) displays some architectural interest: from the composition of the front elevation; its detailing; the curved junction between the two elements; and the cast-iron colonnade at the rear.

	The Ancillary Office / Gatehouse continues the architectural design and detailing, with its end elevation mimicking the 'door plus tripartite window' composition of the end elevation of the Principal Office Range. The Small Workshop has been compromised by alterations and lacks the architectural clarity of the two frontage buildings. The Large Workshop displays architectural interest in its blind arched bays but has been compromised by alterations. It is a fragment of a much larger series of workshops and, as such, lacks context.
Group Value	The early 20th century additions: Principal Office Range and Ancillary Office / Gatehouse are of a unified design and work together as a group. The original office building and original workshop with the lantern roof detail are the only elements which survive from the earliest phase of the iron foundry works. The remaining Workshop buildings are spread out at the periphery of the Site, resulting in visual disconnection and weakened relationship.
Archaeological Interest	No machinery appears to remain to provide evidence of the former use of the site or contribute to the understanding of the iron foundry processes. However, there may be some fragments embedded and, given that historic map evidence (see Table 1) indicates that the foundry was constructed on previous open land, adjacent to a former canal, there is some limited potential for industrial and below ground archaeology.
Historic Interest	Despite the evident loss of built form (including the principal foundry building) the Site retains some historic interest through being an example of the areas historic associations with heavy industry. It was developed for Joseph Stubbs Ltd, a local company in the manufacturing of textile machinery which was fundamental to the growth of the textile milling industry and Manchester's 19th century expansion as a city.
Landmark Status	The Principal Office Range and Ancillary Office / Gatehouse are somewhat distinct within the immediate context of the terraced housing which lines Louisa Street and Ferris Street. The loss of chimneys and workshops to the foundry has resulted in a severe erosion of fabric. The building does however, still retain some landmark status at streetscape level, with limited landmark value within wider townscape views.

The late 19th / early 20th century former iron foundry at 67-69 Louisa Street has been identified as yielding sufficient historic; architectural and artistic; and, potentially, archaeological interest to be considered as a 'non-designated heritage asset' when assessed against the recognised Historic England Criteria. Due to the extent of alteration and loss of historic fabric across the site, principally the loss of the Foundry workshop, it will be clear the surviving buildings would not yield sufficient interest to be considered for listing.

The following analysis of the Site's significance disaggregates this relative interest in line with its non-designated status. The purpose of the statement of significance, is to define those parts of the Site which contribute to this interest, against those which detract from it. The focus is on providing the necessary and proportionate amount of information based on the perceived level of heritage

significance (refer to **Table 8, Appendix I** for full definitions of heritage significance as defined in this present report).

5.4 Significance Appraisal - The Site

The Significance Appraisal provides further details and a summary of the Site's relative heritage interest.

- The Site comprises a Principal Office Range addressing Louisa Street; an Ancillary Office / Gatehouse located to the south, adjacent to the Site access; a Small Workshop to the rear of the Gatehouse along the southern boundary; and a Large Workshop along the northern boundary;
- The Site is not covered by any statutory designations but has been identified by the local Planning Authority as a 'non-designated heritage asset' which has been corroborated by the foregoing assessment;
- The Site was established piecemeal during the late 19th / early 20th century. The architect, Joseph Nodal designed the office and foundry / workshops as early as 1892. These buildings are shown to have been constructed by 1903, with subsequently alterations and additions taking place throughout the early 20th century. Original plans of the site indicate the buildings were designed for Joseph Stubbs, of Joseph Stubbs Ltd. The company also owned a large manufacturing works in Ancoats (recently converted by Urban Splash into offices c.2016). The Ancoats building is demonstrably of higher architectural and historic interest.
- The original external elevations of the Principal Office Range and Ancillary Office / Gatehouse survive largely intact, although there have been some alterations and the interior plan form has been largely compromised. Very little historic fabric of artistic interest survives internally.
- Historically, the Site was filled with pitched-roof workshops of which only two now remain. There is, consequently, potential for some industrial archaeology across the Site. However, much of the land will have been disturbed by the construction of the foundry and the adjacent former canal.
- Visual surveys of the buildings within the Site have established that there is a low level of survival with regards to interior features but that the external historic fabric of the Principal Office Range and the Ancillary Office / Gatehouse demonstrate a good level of survival of historic fabric. The Large and Small Workshops have been compromised by alterations and demonstrate a low level of survival of historic integrity;

Elements of the Site which are considered to yield **historic interest** include:-

- Fragmented example of heavy industry once prevalent in the area;
- Historical association with the workers housing along Louisa Street, purpose built for Joseph Stubbs Ltd workers (same architect, J. Nodal);

- Association with a major manufacturing company which contributed to the growth of the textile industry which fuelled the expansion of Manchester.

Elements of the Site which are considered to yield **architectural interest** include:-

- External elevations of the Principal Office Range and retention of original footprint;
- Cast-iron colonnade to rear elevation of the Principal Office Range;
- External elevations of the Ancillary Office / Gatehouse;
- Placement of the Large and Small Workshops;

Elements of the Site which are considered to yield **archaeological interest** include:-

- Potential across the Site for industrial archaeology

Elements of the Site which are considered to yield **no heritage interest** include:-

- All modern alterations and interventions, such as signage, replacement windows and doors; roller shutters; porch to Small Workshop; internal finishes;

The above analysis has shown that the Site yields sufficient historic and architectural interest to merit recognition as a non-designated heritage asset. The original office is of significance, forming one of the earliest buildings on the site, which went on to inform the design of later buildings, including; the early 20th century extension to the Office Range and Ancillary Office / Gatehouse buildings specifically make a clear contribution to the Sites historic and architectural interest.

The original casting & pattern workshop yields some historic and aesthetic interest by virtue of its external appearance. The workshop was extended in 1903, creating a linear store which runs up to the eastern edge of the site. However, the Small and Large Workshops have been compromised by alterations and demolitions to such an extent that their significant context has been lost.

The original foundry workshop has been lost due to recent fire damage, which also saw a number of workshops which houses the foundry ovens and flues damaged beyond repair; and subsequently dismantled.

5.5 Contribution of setting to significance

The scope of potential impact upon heritage assets can involve impacts upon their setting as well as any physical impact. The importance of 'setting' lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance. Therefore, it is the contribution of setting to the significance of the heritage asset which should be established at this stage in the process. For these purposes, the contribution of setting to the significance of any given heritage asset is considered to be either **high, medium, low, negligible or neutral** (refer to ICOMOS 2011 guide to Heritage Impact Assessments for complete definitions).

5.5.1 Setting of the Site

The Site addresses Louisa Street, where the Principal Office Range and Ancillary Office / Gatehouse are opposite and adjacent to two-storey terraced housing. Of particular note are the collection of terraces to the north of the Site along Louisa Street (terminating at Sexa Street). These buildings are contemporary with the first phase of the iron foundry works and were purpose built for the workers at Joseph Stubbs Ltd. Whilst some of the dwellings along Ferris Street no longer survive, the aforementioned dwellings to Louisa Street make a highly positive contribution to the setting of the former Iron Foundry works.

To the rear of the frontage buildings, with the loss of the majority of the former workshops, the remaining Small and Large Workshop buildings are at the periphery of the Site and separated by open space, resulting in visual disconnection and weakened relationship, diminishing the setting of the frontage buildings. The infilling of the canal to the west has also eroded the original setting to a considerable extent.

Openshaw Park was established in the 1980s to the south of the Site. Historically this area was characterised by further housing and industrial works. Whilst this greenspace is not contemporary with the former iron foundry works, it does not detract from the significance of the site to any measurable degree and is considered to make a neutral contribution to its setting.

Setting – images



Figure 57: Centre of site, shown to have been cleared. Mature trees line the periphery (Openshaw park).

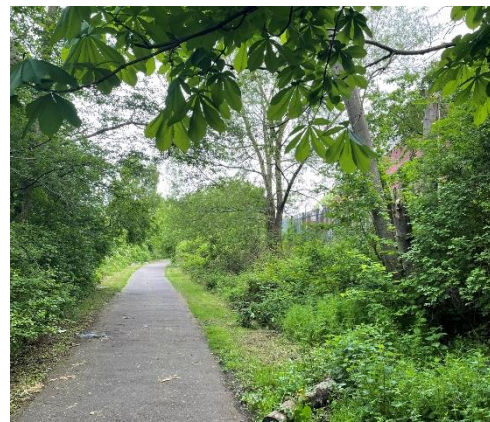


Figure 58: Line of former Ashton Canal (now a public footpath).



Figure 59: Purpose built workers housing (designed c.1899 by J. Nodal for Joseph Stubbs).



Figure 60: Rear side to housing, Ferris St. Some of the dwellings to this street have been lost.

6. PROPOSALS & IMPACT

6.1 Scope of Potential Impact

In the interests of proportionality, and recognising the status of the Site in Planning terms, this impact assessment provides a narrative description of the proposed works and the direct and indirect impacts of these works on the heritage interest of the Site.

The aim of this assessment is to demonstrate the cumulative impact of the proposed alterations to the buildings within the Site and its setting as a whole. There is no recognised standard methodology for the appraisal of impact on heritage assets. Therefore, the method used below is a synthesis of the Historic England's guidance, the policy requirements of the NPPF and the ICOMOS methodology for evaluating impact.

6.2 Assessment methodology

The following assessment on heritage impact has been considered in accordance with Para.203 of the NPPF (2021), which relates specifically to non-designated heritage assets.

Paragraph 203 (NPPF) states *“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset”*.

It is therefore the ‘scale of harm’ and ‘loss of significance’ which must be understood in order to inform the planning balance. The impact of the proposals on the overall integrity and significance of Site's historic components may be measured as: adverse; negligible; neutral or beneficial. The key objective has been to minimise any adverse impact, and, where necessary, ensure any undue ‘harm’ is suitably balanced by robust justification. Scale or severity of impacts or changes can be judged taking into account their direct and indirect effects and whether they are temporary or permanent, reversible or irreversible. The cumulative effect of separate impacts should also be considered. The scale or severity of impact can be ranked without regard to the value of the asset as:

- No change
- Negligible change
- Minor change
- Moderate change
- Major change

The significance of the effect of change – i.e. the overall impact - on an attribute is a function of the importance of the attribute and the scale of change. This can be summarized for each attribute described using the following descriptors. As change or impacts may be adverse or beneficial, there is a nine-point scale with “neutral” as its centre point:

- Major beneficial
- Moderate beneficial
- Minor beneficial
- Negligible beneficial
- Neutral
- Negligible adverse
- Minor adverse
- Moderate adverse
- Major adverse

The table below, Assessing the Significance of Impact, uses a matrix to combine the value of the heritage assets with the magnitude of impact. As stated within ICOMOS Guidance, this is a general guide and is not intended to be prescriptive.

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

Table 7: Assessing the Significance of Impact (taken from ICOMOS guide for Heritage Impact pg.9).

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

7.3 The Proposals

The proposals for the Site seek to introduce 42 apartments and 29 dwellinghouse, with approximately 840 sqm of amenity space as well as the required amount of parking provision, cycle provision and refuse storage for both apartments and houses. The proposals seek to demolish the existing buildings within the site boundary to accommodate the proposed new use.



Figure 61: Proposed scheme, including residential layout and landscaping strategy. **Source:** View Associates.



Figure 62: Proposed sketch of scheme, viewed from Louisa Street entrance looking into site. **Source:** View Associates.



Figure 63: Proposed street-scene, including detail on northeast elevation and southeast elevations respectively.
Source: View Associates.

As the Site has been identified as a non-designated heritage asset, options to retain and reuse the existing buildings have been a consideration within the design process. The design team were subsequently advised to commission structural and viability reports to quantify the constraints which the Site represents. It is understood the conclusions of these documents has informed the current proposal.

The Proposed Development will introduce a number of new dwellings fronting onto Louisa Street, formed of two-storeys in height, with a pitched attic storey, thereby corresponding to the existing scale and form within the streetscape. The proposed housing has been set out in a linear arrangement, with the 2-storey dwellings fronting Louisa Street set back slightly from the pavement line. A range of three-storey townhouses are proposed to the western aspect of the site, where the additional height will not interfere with the coherent scale to the wider townscape. The materials will be of a similar warm palette, thereby responding to the local vernacular whilst introducing a more contemporary visual appearance. Louisa Street is characterised by rows of neat late 19th – early 20th century redbrick housing with single doors orientated to the left side of the principal façade, with two windows (one to light each floor) to the right. The current proposals have sought to emulate this design principle and integrate this into the proposals (refer to Figure 63).

As Figures 61-63 make clear, the proposals will introduce a great deal of new homes and greenspaces which will encourage an active, community which knits into the existing, residential area. The proposals have also sought to introduce enhanced permeability and access through to Openshaw Park, for which access is presently restricted.

Please refer to the accompanying Design and Access Statement (VIEW Associates) for further details on the scheme. The application is also accompanied by a structural survey report and a viability

assessment which have been commissioned to assess the proposals against the baseline costs for retention and reuse.

7.3 Heritage Impact Assessment

The foregoing significance appraisal has identified the buildings within the Site to yield sufficient interest to be considered a 'non-designated heritage asset'. This equates to the Site being of low heritage value, overall, in the Planning balance.

The external architectural expression of the buildings is not of sufficient quality to merit listing and the interiors have been heavily damaged and altered. As detailed in this report, the key heritage interest of this local heritage asset is its historic interest. The main foundry building, and associated workshops were dismantled in 2017 following a fire which caused substantial damage, leaving the remaining buildings on site devoid of some historic context.

The retained dwellings to the north (Louisa Street) were built to the design of the same architect and are contemporary with the ironworks site, the terraced housing thus makes a positive contribution to the way in which the asset is experienced within the street scene. The proposed demolition of the buildings within the former ironworks site will sever this relationship.

Overall, the proposed development will result in total loss of significance and will thus have an overall **moderate adverse effect** on the non-designated heritage asset.

The overall significance of effect has been assessed in line with recognised ICOMOS criteria for assessing heritage impact (refer to Table 7 above) which should be considered against the wider benefits of the scheme.

In accordance with para.203 of the NPPF, which necessitates a required '*balanced judgement*' with regard to the scale of harm, the following impact assessment utilises quantitative guidance on defining heritage impact in order to inform the LPAs decision.

7. CONCLUSIONS

7.1 Overview of significance

The former iron foundry site at 67-69 Louisa Street has been shown to have both historic and architectural interest which is expressed to varying degrees by its remaining buildings. Due to the extent of loss and internal alterations across the site, it will be clear the buildings do not yield sufficient merit to be considered for listing. It has however been demonstrated that the level of interest which is derived from the Site is commensurate with recognition as a non-designated heritage asset.

The Iron Foundry works was designed in 1892 by Joseph Nodal for Joseph Stubbs Ltd. Nodal was also responsible for the workers housing along Louisa Street (south of Sexa Street). The earliest buildings on the site which survive from the late-19th century include Building 1a and 4 (office and original casting & pattern workshop). The other, surviving buildings within the Site were established during the early 20th century. The majority of the significant workshop / foundry structures were demolished in 2016-2017 following significant fire damage. This has resulted in the loss of the original foundry workshop.

The relationship between the Principal Office Range and the Ancillary Office / Gatehouse has been shown to be reflected in their architectural detailing and that the two buildings derive additional value from their grouping. These two buildings fronting onto Louisa Street are thus considered to yield the most 'heritage interest' albeit at local level. Please refer to Appendix I for spectrum of heritage value in the context of recognised guidance.

Whilst the original casting & pattern workshop survives, the lack of historic fabric and existence of accompanying workshops / central foundry has resulted in a severe erosion of its context. The small workshop to the southern aspect of the site is of limited architectural merit.

7.2 Planning Policy Balance

The Heritage Statement report has demonstrated that the Principal Office Range and the Ancillary Office yield sufficient interest to be considered 'non-designated heritage assets' and are of overall 'low heritage value' in the wider spectrum of heritage significance.

The proposals seek to demolish the existing buildings within the Site and establish residential dwellings of equal scale and form to that of the existing dwellings along Louisa Street. The proposals will open up connections to Openshaw Park to the south and create greater amenity space with new landscaping and trees.

The proposed re-development of the Site will result in total loss of significance and has thus been identified to have an overall moderate adverse effect on the built historic environment. The scale of harm identified within this report will have to be considered against the wider benefits of the scheme, which are expounded in detail within the Planning Statement (Euan Kellie Property Solutions) and the Design and Access Statement (VIEW Associates Ltd.).

The loss of the buildings can be mitigated in part by the completion of a Level 2/3 Historic Building Record. This will provide a permanent record for inclusion in the HER and would further the understanding of the development of the iron foundry building typology within Openshaw. As the NPPF makes clear, however, *“the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted”* (Paragraph 199).

It is understood that a detailed viability assessment has been undertaken by Fletcher CRE (with supporting evidence provided by Enabl). The conclusions and costs outlined within the viability report will need to be assessed by the council’s internal viability team and subsequently taken into due consideration against the identified level of harm on the built historic environment.

REFERENCES

The following sources have been referenced and used to inform this report. Due to its name change all publications by English Heritage are referred to as Historic England.

1. Department of Communities and Local Government (2021). National Planning Policy Framework.
2. Department of Communities and Local Government (2019) Planning Practice Guide. Conserving and enhancing the historic environment
3. Historic England (2017 draft). *Conservation Principles. Policies and Guidance*.
4. Historic England (2017). The Setting of heritage assets.
5. Historic England (2016). *Making Changes to Heritage Assets*. Historic England Advice Note 2
6. Historic England (2015). *Decision-Taking in the Historic Environment*. Historic Environment Good Practice Advice in Planning - Note 2
7. Historic England (2021). *Local Heritage Listing: Identifying and Conserving Local Heritage*. Historic England Advice Note 7
8. Historic England (2019). *Statements of Heritage Significance*.
9. [Stockport Branch Canal \(penninewaterways.co.uk\)](http://penninewaterways.co.uk)
10. [University of Leicester - special digital collections](#)
11. [Openshaw Memories](#)

APPENDICES

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

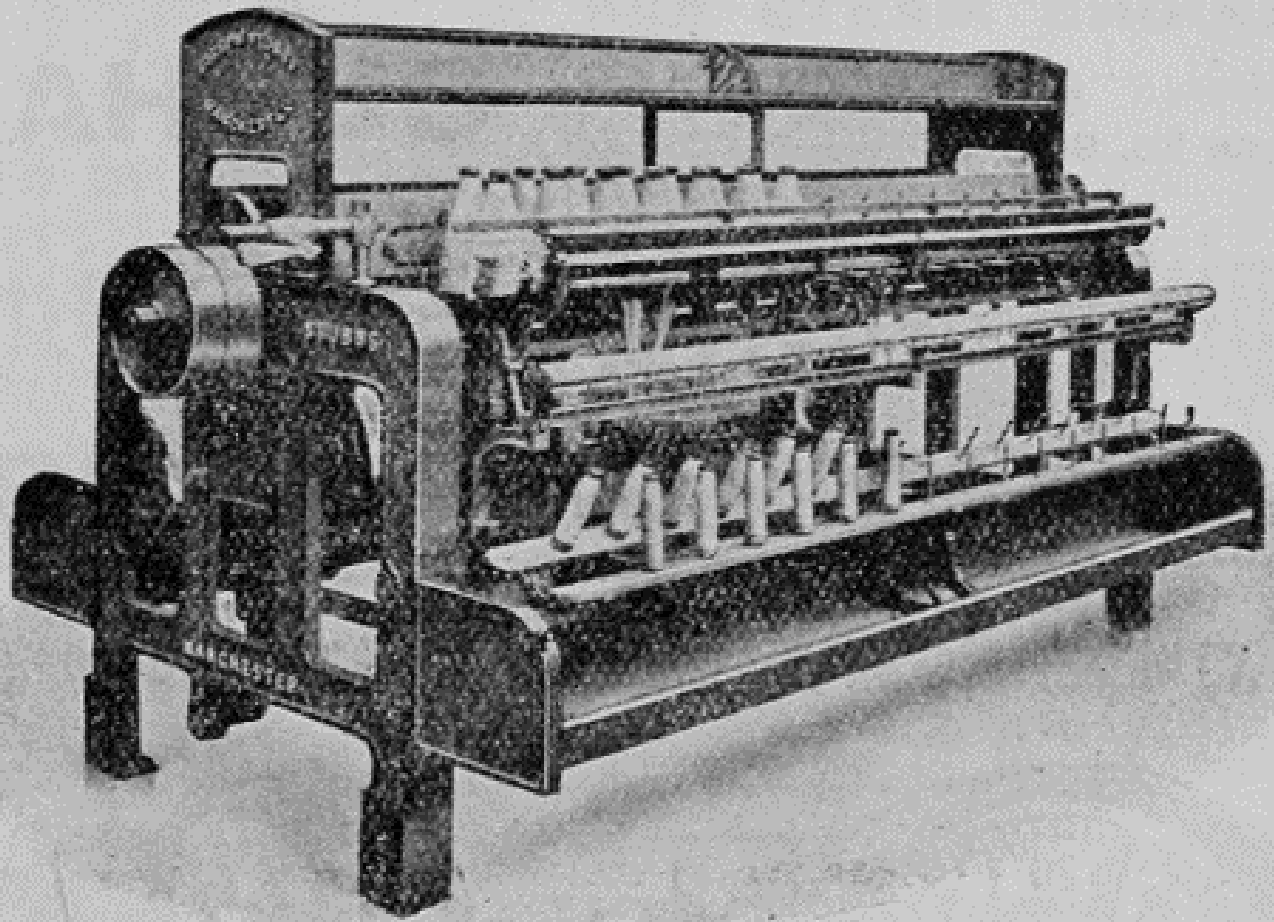
Table 8: The hierarchy and definition of heritage significance relevant to the redevelopment of the Site (tailored from ICOMOS & Historic England guidance)	
Heritage status / hierarchy	Description.
Very High / Exceptional heritage significance <i>International architectural and historic interest and importance.</i>	This heritage grading relates to the fabric and setting of: - Scheduled Ancient Monuments, - Grade-I listed buildings, - Grade-I historic parks/gardens, - and battlefields, defined by statute, where the particular site is well represented in the impacted historic environment.
High heritage significance <i>National architectural and historic importance and interest.</i>	This heritage grading relates to the fabric and setting of: - Grade-II* and grade-II listed buildings, - Grade-II* and grade-II historic parks/gardens, - battlefields, as defined by statute, - Conservation Areas containing very Important buildings. where the particular site is well represented in the impacted historic environment.
Medium heritage significance <i>Regional architectural and historic importance and interest.</i>	This heritage grading relates to the fabric and setting of: - Grade-II listed buildings (dependant on character), - Grade-II historic parks/gardens and battlefields, - designated Conservation Areas, - Unscheduled archaeological sites and landscapes of potential national interest where the fabric and character of the site is well represented in the impacted historic environment.
Low heritage significance <i>Local architectural and historic heritage importance and interest.</i>	This heritage grading relates to the fabric and setting of: - Locally Listed Buildings (as formally identified by the Council and defined by an adopted Local Planning Policy), - Site's identified and recorded as being of heritage interest on the Historic Environment Record, which retain a definable heritage interest as a component of the historic environment. - unrecorded buildings, structures, or designed landscape features, which demonstrably retain a degree of heritage value due to their: architectural design, historic, communal, or townscape interest.
Negligible heritage significance <i>Buildings or fabric components which have been extensively altered, eroding or compromising their architectural and historic interest</i>	This heritage grading relates to sites which may be: - recorded on the Historic Environment Record in record form or as 'Find Sites' but retain minimal or no original fabric or definable character. - buildings, structures, or designed landscape features, which detract from the architectural design, historic, communal, or townscape interest of the principal heritage asset.

Unknown heritage potential <i>Buildings/sites where the potential importance interest requires determination</i>	This heritage grading relates to sites which may be locally identified as meriting recognition but have not been previously recorded or investigated so that their origins and fabric significance have yet to be objectively defined.
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