

Application number: 130690/FO/2021 in support of our Planning Application for the replacement of these balconies.

According to the structural engineer from MCC he has confirmed he received confirmation from MCC Conservation Officer and that none of the balcony structures were *original* construction.

As such the design is not restricted to imitation of those in-situ, but will be like for like and for that reason we do not feel that a heritage statement is required in this instance.

Further investigation into the history and significance of these balconies are also outlined below.

[48-58 Oldham Road, M4 5EE - Ancoats Conservation Area](#)

Ancoats conservation area, with its concentration of mill buildings, is an important landmark in the history of the Industrial Revolution and has been described as the world's first industrial suburb. The area comprises a number of historic mill buildings which the conservation area appraisal identifies as *"representing the chronological development of cotton mill architecture from 1800 to the 1920's."*

There is a grade II listed building adjacent to the subject property, Victoria Square social housing complex. Completed in 1894 from a design by Henry Spalding (Spalding and Cross architects) who had built similar blocks for the London County Council, the Dwellings comprised 237 double tenements and 48 single – 522 rooms in all, built to accommodate 825 persons. This was the first single-class housing area in the country was built in 1889 to provide homes for miller workers in Ancoats, and it is claimed to be the oldest municipal housing still in occupation. This block, called Victoria Square, was the first example of municipal housing in Manchester. It is important to ensure that the setting of the listed building is not impacted by the proposals. Generally, this means that works should look to retain the form, scale and materials of the existing balconies as far as is practical.

The construction of Victoria Square was followed shortly by the development of model housing in adjacent Anita Street (originally known as Sanitary Street) and these were built as part of a number of new developments designed to replace back to back workers cottages that had been identified as being unfit for living in and form modest terraces, designed as one and two bedroom flats. The adjacent block fronting Oldham Road (of which the subject properties form part of) was constructed at the same time, forming shops with dwellings above. The historic England listing for Victoria Square does not mention the shops or Anita Street (Sanitary Street), and it is not thought that this property is considered to be listed by curtilage.

On management of these shops and workers cottages, the conservation area states: *"These provide a contrast of architectural styles with the with the surviving massive mill buildings. The character of the area remains largely industrial, therefore any new development must ensure retention of that character through detailing and the use of compatible materials. The maintenance of road surfaces, kerbstones and street lighting, together with vacant site enclosures and "hard and soft" landscaped areas will also be essential." It also states "Much of the area's character derives from the size, mass and construction of the older buildings. Generally these are built in red brick between two and six storeys high with pitched slate roofs; windows are vertically proportioned and simply divided... it is important to ensure that the character and quality of both buildings and spaces is retained and enhanced."...Owners of properties will be encouraged to repair, refurbish and improve buildings in a way which rectifies unsympathetic works carried out in the past."*

Given that a number of the balconies along the rear elevation of properties facing Oldham Road will remain insitu, we were conscious that we didn't want the new balconies to look different and therefore detract from the overall appearance of the block. We have therefore worked with the Structural Engineer and instructed them to retain similar features, proportions and use similar materials to the existing balcony structures.