

**18 Sadler Street,
Middleton
Heritage Statement**

Client: Mason & Marlow Ltd

AB Heritage Project No: 62469

Date: 12/05/2023

18 Sadler Street, Middleton

Heritage Statement

Client	Mason & Marlow Ltd
Project Number	62469
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EXECUTIVE SUMMARY

AB Heritage was commissioned by Mason & Marlow Ltd in March 2023 to produce a Heritage Statement covering proposed works at 18 Sadler Street, Middleton, M24 5UJ. This was requested following feedback to a planning application Ref: 22/00288/FUL to redevelop the existing building to provide a mix of office space and residential accommodation. This would include the creation of an extra storey and external alterations to replace the existing fenestration.

18 Sadler Street is identified in the Conservation Area Appraisal documentation as being of Grade 2 Local Importance. It comprises a two-storey brick built mid / late 20th century former Council office building now in use for wholesale storage.

The site is located on what was previously the outer edge of Middleton, the plot being developed in the late 19th century to provide a chapel and school. At some point during the mid – late 20th century, possibly part of wider post-war redevelopment of Middleton, the former buildings were demolished, and the current structure built. Today the site is within the east edge of the historic core of the town, and within Middleton Town Centre Conservation Area (CA).

This report demonstrates that 18 Sadler Street holds some limited heritage interest derived purely from the architectural interest, particularly in the façade, which holds a moulded timber main entrance and glazed wall, possibly unique locally. It needs maintenance and repair, with widespread water ingress, and holds no other identifiable heritage interest. 18 Sadler Street is consequently assessed as a heritage asset of Low Significance.

Middleton Town Centre Conservation Area (CA) includes a range of Listed and Locally Listed buildings. It is assessed as holding clear architectural and historic interest and is considered to be a heritage asset of High Significance.

The proposals would seek to retain the key features of architectural flourish which provide it the building with character, and local interest, particularly the glazed front piece and moulded timber doors. The changes would restore and refurbish the architecturally important elements of the building and thereby enhance the character and appearance of the CA.

The proposals are therefore assessed as resulting in a Minor Beneficial Magnitude of Effects to the heritage significance of 18 Sadler Street, and a Minor Beneficial Magnitude of Effects to the heritage significance of Middleton Town Centre Conservation Area.

The proposals, therefore, comply with the NPPF and Local Plan Policies G/BE/9, BE/11 and BE/18.

AB Heritage concludes that no further heritage work is required in relation to this application; however, approval as to the suitability of this recommendation is required from the Local Planning Authority, who are the final arbiter on such decisions.

1. INTRODUCTION

1.1 Project Background

- 1.1.1 AB Heritage Limited has been commissioned by Mason & Marlow Ltd to produce a Heritage Statement covering proposed works at 18 Sadler Street, Middleton, Manchester, M24 5UJ.
- 1.1.2 This Heritage Statement was requested following Rochdale Borough Council's Conservation Officer feedback in January 2023 to planning application ref: 22/00288/FUL. Platinum House (18 Sadler Street) is identified by Rochdale Borough Council as a non-designated heritage asset and is also located within Middleton Town Centre Conservation Area where it is appraised as of Grade 2 Local Importance, defined by the appraisal as '*of sufficient local importance in its own right, regardless of context or setting*' (Middleton Heritage and Conservation Group, 2008)
- 1.1.3 This report includes a description of the baseline conditions, from an examination of readily available sources on the history of the site, identifying any known and potential heritage receptors subject to potential impact. It proposes a suitable mitigation strategy, where such works are deemed appropriate.

1.2 Site Location & Description

- 1.2.1 The site comprises the two-storey building previously known as Platinum House (18 Sadler Street), formerly Council offices, situated on the north side of Sadler Street, Middleton, M24 5UJ (Figures 1 - 5; Plate 1). It covers an area of c. 0.1 ha centred approximately on National Grid Reference SD 86970610.
- 1.2.2 The site is situated between commercial premises, with an open grassed area to the north (Plate 1). It is sited centrally to Middleton, with Long Street (the A664), a principal through road, c. 60m east of site.



Plate 1: Application Site (Google Maps, 2023)

1.3 Overview of Proposed Development

- 1.3.1 The current proposal is for '*Change of use and conversion from offices and storage to 15 apartments, 3 offices at ground floor, part single-storey, part-two storey upwards extension and alterations to fenestration*' (Figures 6 - 10).

1.4 Planning Background & Consultation

Initial Application

- 1.4.1 Detailed comments were provided on the original application by Catherine Fenghour (Conservation Officer, Rochdale Borough Council) on the 4th of January 2023 (application ref: 22/00288/FUL), summarised as follows:

- 18 Sadler Street is a Council office building dating from the latter half of the 20th century, with a distinctive front elevation with a large, glazed curtain wall. It has been identified as a non-designated heritage asset for its architectural and communal interest and makes a positive contribution to this part of the Middleton Town Centre Conservation Area.
- The application needs to be accompanied by a heritage statement provided by a suitably qualified and experienced heritage professional.
- Initial designs provided were considered to fundamentally alter the appearance of the building and result in the loss of interesting features, such as the porch and curtain wall glazing system. These changes were considered harmful to the architectural interest of the building, and to neither preserve nor enhance the character and appearance of the Conservation Area.
- Ms Fenghour recommended that existing curtain wall panel and pattern of fenestration should be retained. Replacement windows either be timber or aluminium and should replicate the design of the existing. The [originally] proposed cladding should be omitted. The existing front porch detail and doors should also be retained.

Report Consultation

- 1.4.2 Paul Cooke (Senior Heritage Consultant, AB Heritage) emailed Development Management at Rochdale Borough Council, on the 15th of March 2023, to ask to be put into contact with Ms Fenghour to check whether this Heritage Statement would need to consider any further heritage assets to those identified in the previous feedback, and whether there were any specific sources they would expect to see consulted. No response had been received at time of writing.
- 1.4.3 Paul Cooke (AB Heritage) called Lesley Dunkley (Greater Manchester Historic Environment Officer) on the 21st of March 2023 to discuss the site and enquire as to whether the Greater Manchester Historic Environment Record (HER) held any information on the site. Ms Dunkley confirmed over the phone on the 21st that she would look up the site and provide details of the HER resource for the site and surrounding area. Ms Dunkley confirmed by email on the 6th of April that there was no HER entry for the site, or any built heritage assets in immediate proximity.

1.5 Project Qualifiers

- 1.5.1 This report has been prepared under instruction and solely for the use of Mason & Marlow Ltd and any associated parties they elect to share this information with.
- 1.5.2 Measurements and distances in this report are approximations only and should not be used for detailed design purposes.
- 1.5.3 All work undertaken is based upon the professional knowledge of AB Heritage and relevant standards, technology and legislation at the time of writing. Changes in these areas may occur in the future, causing changes to the conclusions, recommendations or advice given. AB Heritage is not responsible for advising any parties on the implications of such changes.
- 1.5.4 This report utilises information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information.
- 1.5.5 Where recommendations are provided these need to be approved by the Local Planning Authority and do not themselves comprise mitigation of impacts.

2. AIMS & METHODOLOGY

2.1 Aims of Report

- 2.1.1 Early assessment of the implications of proposed development on the heritage resource is key to informing reasonable planning decisions. Indeed, NPPF 194 requires local planning authorities to request descriptions on the significance of any heritage assets affected by a proposal, including any contribution made by their setting. This states that:

‘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’.

- 2.1.2 This assessment therefore has the following objectives:

- To provide sufficient evidence on the heritage significance of potentially affected heritage assets and any potential impacts on such a resource, to inform the Local Planning Authority’s decision-making process in relation to the current planning application.
- To develop appropriate recommendations / mitigation responses, where necessary, to assist the work of the planning team.

2.2 Methodology

Study Area

- 2.2.1 Based on the Conservation Officer feedback on the initial application (Section 1.4), and the research and site visit conducted by AB Heritage for this report, no arbitrary study area has been selected. Specific information on heritage assets selected for impact assessment is provided in Section 6.

Standards & Guidance Used

- 2.2.2 The assessment has been carried out in line with the following guidance:
- *Standard and guidance for historic environment desk-based assessment* (CIfA, 2020).
 - *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings and Structures* (CIfA, 2020).
 - *Conservation Principles, Policies & Guidance for the Sustainable Management of the Historic Environment* (Historic England, 2008).
 - *Understanding Historic Buildings* (Historic England, 2016).
 - *The Setting of Heritage Assets* (Historic England, 2017).
 - *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (Historic England, 2019).
 - *Local Heritage Listing: Identifying and Conserving Local Heritage - Historic England Advice Note 7* (Second Edition) (Historic England, 2021).

Selection and Assessment of Sources

2.2.1 In line with para 3.3.6 and Annex 1 of the Chartered Institute for Archaeologists' (CIfA) *Standard and Guidance for Historic Environment Desk Based Assessment*, this report considers appropriate sources of information and a rationale behind their use. These have been detailed in Table 1:

Table 1: Examination of Appropriate Sources

SOURCE	TYPE OF EVIDENCE	CONSULTED	COMMENT
Greater Manchester Historic Environment Record	The primary source of information concerning the current state of archaeological, heritage and architectural knowledge in this area. Contains published and unpublished archaeological and historical sources, including any previous investigations undertaken within the study area.	21/03/2023	The Greater Manchester HER currently has no online search facility. Paul Cooke (AB Heritage) contacted to check whether the HER held any records for the site.
Consult Rochdale Borough Council Conservation Officer	Early discussion with the Local Planning Authority Planning Archaeologist and / or Conservation Officer is key to understanding the significance of an area and creating a tailored approach most appropriate to assessment of a site.	15/03/2023	See Section 1.4.
Site Visit	This task allows for development of a greater understanding of the on-site heritage resource, or any historic issues of the site, including information the general condition and setting of the area of proposed development and the site in which it stands.	23/03/2023	Described in Section 5. Full internal access provided by occupant.
National Heritage List for England	Information on statutory and non-statutory designated sites, including Listed Buildings and Scheduled Monuments.	14/03/2023	
Manchester Archives	Readily accessible information on the site's history from readily available historic documentary sources, maps and photographs.	14/03/2023	Online catalogue searched – no pertinent items identified.
Heritage Gateway	An extensive database allowing for cross-search of over 60 resources on England's local and national historic sites, buildings and archaeology, including images of listed buildings.	15/03/2023	No heritage assets or resource identified of relevant to the proposed development.

SOURCE	TYPE OF EVIDENCE	CONSULTED	COMMENT
MAGIC	The MAGIC website provides authoritative geographic information about the natural environment from across government, including from Historic England. The information in an interactive map format covers rural, urban, coastal and marine environments.	15/03/2023	
Local Historic Societies	Using the British Association for Local History (https://www.balh.org.uk/) list of local societies, checks were made with relevant organisations where there was a specific and obvious benefit to consulting local expertise on the history of the proposed development site.	15/03/2023	Middleton Heritage website accessed; Middleton Civic Society contacted for any information they might be able to pass on regarding Platinum House. Middleton Heritage website holds detailed information on Middleton Town Centre Conservation Area, including detailed appraisal maps highlighting Locally Listed buildings, positive contributors, and key views.
Historic Aerial Photographs	The following online repositories of aerial photographs consulted: Britain from Above and Historic England.	15/03/2023	Aerial photograph of Middleton from 1926 included in Section 4.

Assessment of Receptors Significance

- 2.2.2 Assessment of the heritage significance of a heritage asset is judged upon various factors, including any existing designation, plus information on any relevant architectural, archaeological, or historical factors. Considering these criteria, each identified feature is assigned a level of significance in accordance with a five-point scale (Table 2, below).

Table 2: Assessing the Significance of a Heritage Asset

SCALE OF ASSET SIGNIFICANCE	
VERY HIGH	Sites of exceptional interest that reflect the highest qualities of evidential, historic, aesthetic, or communal value. These can include Scheduled Monuments, Grade I and Grade II* Listed Buildings, Conservation Areas containing very important buildings, or undesignated structures / landscapes with exceptional coherence, time depth, or other critical factors.
HIGH	Grade II Listed Buildings and other designated or undesignated heritage assets of special interest, or assets of a reasonably defined historic extent and significance. Examples may include areas containing buildings that contribute significantly to its historic character.
MEDIUM	Buildings / Structures / Landscapes with coherent historic merit or value, reflected in sites such as 'locally designated' buildings or 'non-designated heritage assets', albeit ones with clear survival of key elements, historic interests and/or context associations.
LOW	Heritage assets with very little or no surviving heritage interest. Examples include structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g., unidentified features on aerial photographs).

- 2.2.3 The significance of known assets is typically determined by reference to existing designations. **Where a heritage asset's interest or value covers a range of the above possibilities or, for previously unidentified features, where no designation has yet been assigned, the significance of a heritage asset is based on professional judgement.** For example, while all nationally registered, Listed Buildings can range in scale and importance from a single milestone to the site of St Paul's Cathedral. For this reason, adjustments are made on a case-by-case basis.

Impact Assessment Criteria

- 2.2.4 The degree of impact upon the heritage resource is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the level of impact are set out in Table 3 (below).
- 2.2.5 It is not always possible to confirm the degree of impact. However, where possible a professional judgement as to the scale of such impacts is applied to enable the subsequent 'Magnitude of Effects' to be established (Table 4). It should be noted that an

impact level of 'uncertain' is included for those situations where it is simply not appropriate to make such a judgement at this stage of works.

Table 3: Criteria for Determining Degree of Impact

IMPACT LEVEL	DEFINITION
HIGH	Changes to most or all of the key heritage baseline elements that leads to total or almost complete alteration of a features physical structure, or almost comprehensive variation to other aspects such as noise, access, or visual amenity of the asset.
MEDIUM	Changes to many key materials / historic elements, such that the baseline resource is clearly modified. This includes considerable change to the heritage asset / historic landscape, noticeable differences in noise or sound quality, and considerable changes to use or access changes to key historic landscape elements.
LOW	Detectable impacts which alter the baseline condition of a heritage receptor to a slight degree – e.g., a small proportion of the surviving heritage resource is altered; slight alterations to the structure, or limited changes to aspects such as noise levels, use or access that results in limited changes to historic character.
NEGLIGIBLE	Barely distinguishable change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long-term effect on the historic value of a resource.
UNKNOWN	Extent / nature of the asset is uncertain, or magnitude of change can't be ascertained.

- 2.2.6 The overall Magnitude of Effects from the proposed development upon the resource is determined by correlating the significance of a heritage asset against the degree of impact it may be subject to. Table 4 highlights the criteria for assessing the overall Magnitude of Effects. Where effects are moderate or above these are classified as Substantial Harm, terms of NPPF.

Table 4: Magnitude of Effects

SIGNIFICANCE	MAGNITUDE OF IMPACT			
	HIGH	MEDIUM	LOW	NEGLIGIBLE
VERY HIGH	Severe	Major	Mod	Minor
HIGH	Major	Mod	Minor	Minor / Not Sig.
MEDIUM	Mod	Minor	Minor / Not Sig.	Not Sig.
LOW	Minor	Minor / Not Sig.	Not Sig.	Nt.

Mod = Moderate; Not Sig. = Not Significant; Nt. = Neutral

3. PLANNING & LEGISLATIVE FRAMEWORK

3.1 Heritage Legislation

- 3.1.1 Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments.
- 3.1.2 Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest, under the Planning (Listed Buildings and Conservation Areas) Act, 1990. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.
- 3.1.3 The categories of assets with some forms of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions.

3.2 National Planning Policy Framework 2021

- 3.2.1 The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.
- 3.2.2 The level of detail required in the assessment should be 'proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.
- 3.2.3 Paragraph 201 explains that 'where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
- 3.2.4 Paragraph 202 advises that where a proposal involve less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. In weighing applications that affect directly or indirectly non designated heritage assets, Paragraph 203 states that a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

3.3 Rochdale Borough Local Plan

- 3.3.1 The current Rochdale Local Plan is formed by several documents. The Unitary Development Plan from the 1996-2016 Local Plan is still in place until the new

Allocations Development Plan is adopted. It contains the following policies of relevance to the proposed development:

G/BE/9 (PART ONE POLICY) CONSERVATION OF THE BUILT HERITAGE

- 3.3.2 Priority will be given to the practical conservation and enhancement of those features of the built environment which are the most valuable, in particular: Conservation Areas; Listed Buildings and their settings; Scheduled Ancient Monuments; Parks and Gardens of special historic interest; and archaeological remains. Such buildings, areas and features of architectural and historic merit will be protected from adverse development or demolition and positive measures will be taken or supported, wherever possible, to facilitate their continued upkeep and beneficial use. Particular emphasis will be placed on securing new uses for existing buildings to ensure their future, and on promoting conservation activities which provide a stimulus for the regeneration of town centres, older urban and rural areas, including historic and cultural landscapes.

BE/11 PROTECTION OF LOCALLY IMPORTANT BUILDINGS AND FEATURES OF ARCHITECTURAL AND HISTORIC INTEREST

- 3.3.3 The Council will permit development proposals that do not adversely affect buildings and features which are of local interest and which contribute to the character of an area and / or are important in townscape terms.

BE/18 CHANGES OF USE TO BUILDINGS IN CONSERVATION AREAS

- 3.3.4 Proposals for the change of use of unlisted buildings in Conservation Areas will be permitted provided that:-
- a) The new use is compatible with adjoining uses;
 - b) Conversion and adaptation respects the architectural and historic interest of the buildings and their settings; and
 - c) The provisions of Policy BE/17 “New Development Affecting Conservation Areas” are satisfied.

4. HISTORIC BACKGROUND

- 4.1.1 Middleton is a settlement with Medieval origins, evidence for which is summarised in the Conservation Area Appraisal (Middleton Heritage and Conservation Group, 2008).
- 4.1.2 In relation to the more recent history, and that directly relevant to the site, the surrounding area to Sadler Street, and much of the immediate built environment, derives from the 19th and 20th centuries, and this report will therefore focus on the development of the site from the late 18th century onwards.
- 4.1.3 Expansion and development of Middleton during the 18th and 19th centuries was tied to the local silk and cotton weaving industry (Middleton Heritage and Conservation Group, 2008).
- 4.1.4 The 1844 – 45 6-inch Ordnance Survey (OS) map (Plate 2) shows the site in undeveloped ground at the edge of the town. Recognisable elements of the modern town include Sadler Street itself, and Long Street, c. 60m east of the site.
- 4.1.5 The arrangement of Sadler Street and adjoining streets on Plate 2 is typical of the 'gridiron' planned layout often seen in late 18th / early 19th century planned developments (e.g., Hoskins, 1977). The Conservation Area Appraisal notes that Sadler Street holds surviving basement workshops that were suited to the damp conditions of cotton production (Middleton Heritage and Conservation Group, 2008).

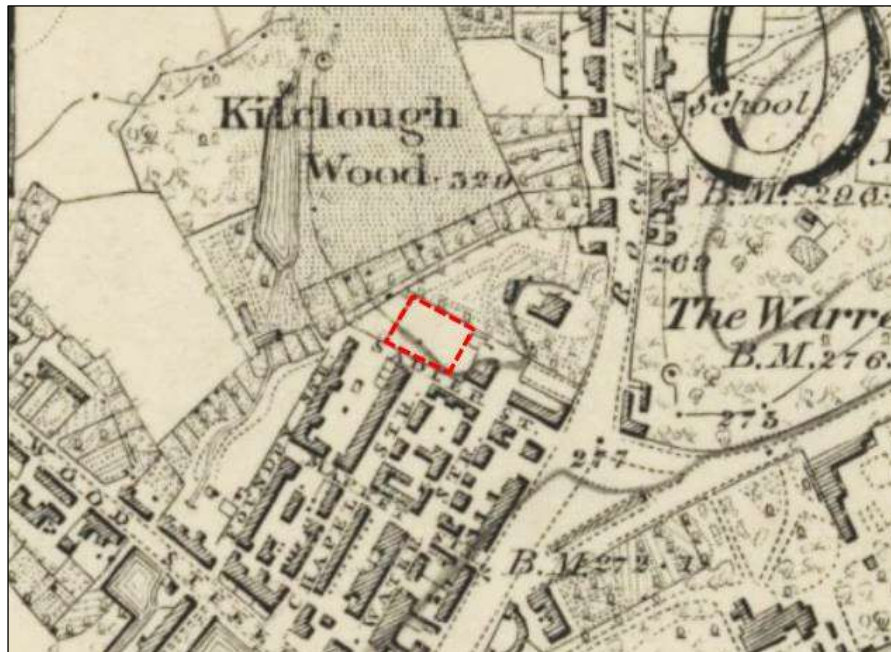


Plate 2: 1844 - 45 6-inch OS map (National Library of Scotland, 2023)

- 4.1.6 Plate 3 shows the site on the 1888–91 25-inch OS map. The west end of Sadler Street had been infilled by this point, with a school and chapel located on the site, a bowling green to the north and new buildings in the neighbouring east and west plots. These developments attest to the need to provide services to a growing population.

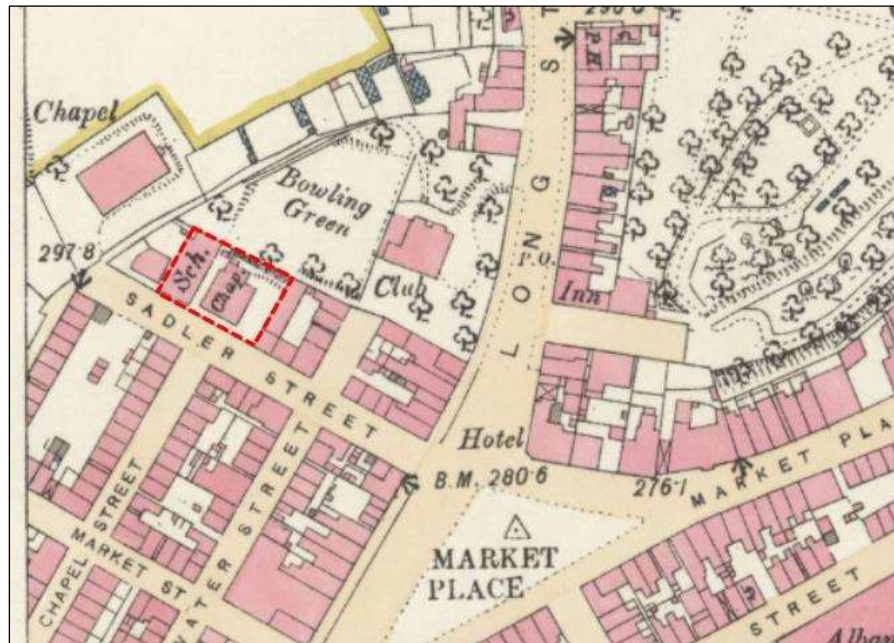


Plate 3: 1889 - 91 25-inch OS map (National Library of Scotland, 2023)

- 4.1.7 There are no changes of note to the site or its immediate surroundings on the 1915 25-inch or 6-inch OS maps (not depicted – National Library of Scotland, 2023). An aerial photograph from 1926 provides a good illustration of the situation in the early 21st century (Plate 4). The former school is clearly visible at the west side of the site, while housing terraces dominate most of the nearby streets, with occasional industrial premises visible, such as in the bottom right corner of Plate 4.

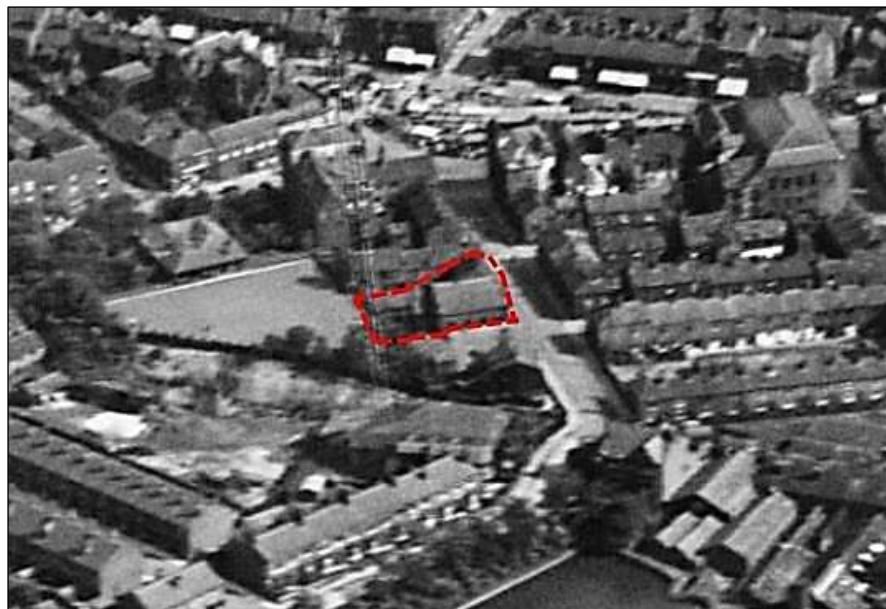


Plate 4: 1926 aerial photograph of Middleton (Britain from Above, 2023)

- 4.1.8 It is currently unclear when the former buildings on the site were cleared and the current building constructed; the Conservation Officer's comments (Section 1.4) attribute it to the

second half of the 20th century. Certainly, during the 1970s Middleton was re-ordered, with the creation of a large traffic island on the traditional Market Place, c. 70m south-west of site (Middleton Heritage and Conservation Group, 2008). Some of the former terraces to the south of site were likely cleared at the same time to create what is now Eastway, c. 30m south of site (Plate 5; and contrast with Plates 3 and 4).



Plate 5: Middleton aerial photograph (Google Maps, 2023)

5. SITE VISIT

5.1.1 A site visit was conducted by Paul Cooke (AB Heritage) on the 23rd of March 2023. The purpose of this visit was to gain first-hand understanding of the site and any heritage settings, to understand any the potential for heritage issues from the development proposals.

5.2 18 Sadler Street - Exterior

5.2.1 18 Sadler Street is a two-storey rectangular building in brick with a flat roof (Photo 1). The façade is broadly symmetrical, with large central glazed wall arrangement flanked to either side by ground floor doors and single first floor windows, with flagpoles on the corners.

5.2.2 The building façade is constructed in a yellow-orange brick, as opposed to the mainly terracotta coloured brick present throughout the rest of the external walls (this can be best seen on the south-east corner of the building in Photo 3). The exterior condition of the building appeared generally good.



Photo 1: 18 Sadler Street, facade, looking north-west

5.2.3 The main entrance at the west side of the façade holds a moulded timber two-leaf door (Photo 2).



Photo 2: 18 Sadler Street, main entrance

- 5.2.4 The west, east and north (rear) elevations do not entirely continue the symmetry of the fenestration on the facade. The west elevation reflects the internal arrangement, lighting the entrance and stairs in particular (Photo 3). The east elevation holds a door and only three windows (Photo 4). Blocked portals from former windows and doors are present in both elevations.



Photo 3: 18 Sadler Street, looking east



Photo 4: 18 Sadler Street, east elevation, looking south-west

- 5.2.5 The rear of the building is principally single-storey, albeit with two-storey wings at each end (see Figures 3 & 5; Photo 5). It features several doors and some small windows, with blocked portals visible. A small brick structure of unclear purpose abuts the north corner. External concrete steps near the north-west corner descend to a basement boiler / generator room (Photo 6). Water is pooling at the bottom of the steps and in this basement space.



Photo 5: 18 Sadler Street rear elevation, looking west



Photo 6: 18 Sadler Street, basement boiler / generator room

- 5.2.6 Despite the appearance from the air (e.g., Plate 1), the plot has been terraced into a slope to the north and features a tall retaining wall, topped with a metal fence, with no visibility to the former bowling green behind (Photo 7).



Photo 7: Retaining wall along north of 18 Sadler Street plot

5.3 18 Sadler Street – Interior

- 5.3.1 The building is currently in use for clothing storage and therefore many areas were largely obscured by boxes, etc. However, enough was visible to show the appearance and materials are entirely reflective of modern office space, with lowered, polystyrene tile ceilings (or equivalent) and strip lighting (e.g., Photo 8), albeit of varying styles.



Photo 8: 18 Sadler Street, ground floor, general shot

- 5.3.2 Timber doors and architraves are present, as well as timber and glass internal windows. In all cases, different styles of door, architrave, and window glass were observed, and, as

with the blocked portals in the external elevations, demonstrate the building has been altered throughout the decades (e.g., Photo 8 – contrast the architrave with those in Photo 7). Markings on the linoleum floor in the main ground floor space show the building was at some point used by Oldham College.



Photo 9: 18 Sadler Street, rear of ground floor, general view

- 5.3.3 Damage was present in some parts of the building, particularly to ceilings; in many cases this is likely linked to the clear water ingress throughout the building. Arrangements of buckets to catch water are present on both floors and staining from water ingress is present throughout (e.g., Photo 10); in one ground floor room, mould is spreading.



Photo 10: 18 Sadler Street - water ingress, first floor

- 5.3.4 The layout, whilst heavily obscured by the materials being stored, showed a large central area lit by the windows in the front elevation, and a half-glass fronted office to the rear of the main ground floor space (Figures 4 – 5). An access corridor runs along the rear of the ground floor. The first floor is served by an access corridor running east – west serving partitioned offices, toilets, kitchens, etc. The ‘main’ staircase appeared to be that served by the main entrance, with a second staircase located in the north-east corner.

5.4 Middleton Town Centre Conservation Area

- 5.4.1 Sadler Street forms the south-west boundary of the Middleton Town Centre Conservation Area (hereafter CA) (Figure 11). The built character here is two-storey and brick-built. 20th century light industrial buildings sit either side of Sadler Street to the west, south-east and south-west of the site (Photo 11), which combine with 18 Sadler Street to provide a mid / late 20th century character.
- 5.4.2 The view in Photo 11, looking south-east from the corner of Sadler Street, is marked in the Conservation Area Appraisal Maps (Figure 11) which highlights the area as providing a ‘Substantial Contribution’, presumably to the character and or heritage significance of the CA (Figure 11).



Photo 11: Sadler Street, site centre-left, looking south-east

- 5.4.3 The 20th century character of the street is further reflected in the adjacent building east of the site which, whilst undoubtedly preserving a c. late 18th / 19th century building depicted on historic mapping (see Plate 3), has been given a modern façade (centre-right, Photo 12). A property on the south-east corner of Sadler Street is also undoubtedly c. 18th / 19th century in date, with hipped roof, but also much altered (left of Photo 12).
- 5.4.4 At the north-east end of Sadler Street, where it joins Long Street, Nos 6, 8 and 10 are Locally Listed cottages of late 18th / 19th century appearance (right of Photo 12). Also, along the street, where surface tarmac has eroded, former stone street paving is visible.



Photo 12: Sadler Street, looking north-west

- 5.4.5 The west end of Sadler Street turns north and joins Durnford Street. The north end of Sadler Street and the eastern stretch of Durnford Street are characterised by late 19th – early 20th century residential terraces (Photo 13). The properties at the east end of Durnford Street (from the junction with Sadler Street) are Locally Listed. There are no street views of the site from the north and Durnford Street, Grey Street, etc.



Photo 13: Cobbled lane between Durnford Street and Grey Street, looking west

- 5.4.6 The east end of Sadler Street joins Long Street, one of the principal routes through Middleton, located c. 60m east of site. Whilst the experience in proximity to the site is somewhat dominated by the modern roundabout, Long Street features many Listed and Locally Listed buildings, including the Grade II* Listed Long Street Methodist Chapel and Sunday School, c. 80m north-east of site.

- 5.4.7 Despite the proximity of the site to Long Street, the topography and built environment (many buildings are three storeys in height) combine to remove nearly all appreciation of the site; the only exception is a glimpsed view from due east of site, where the top of the east elevation can be seen behind the Locally Listed two-storey brick-built 77 Long Street (Photo 14).



Photo 14: View to site looking west from Long Street

- 5.4.8 Whilst the individual character and immediate settings of the various buildings and streets varies slightly in the immediate area of the site, this area of the CA is characterised by two to three-storey buildings principally in brick, of 19th – 20th century character, with late 20th century / 21st century insertions, providing typical town centre functions such as shops, accommodation, and community services (churches, libraries, etc).

6. STATEMENT OF SIGNIFICANCE

6.1 Focus of Study

- 6.1.1 In accordance with English Heritage guidance *Conservation Principles, Policies & Guidance for the Sustainable Management of the Historic Environment* (2008), and Historic England's Advice Note 12 (2019), Heritage Assets derive their significance from a defined range of interests or values. These are **Archaeological, Architectural or Artistic, Historic and Setting** Interest. This report will assess those factors relevant to the overall understanding of the importance of the feature under consideration.
- 6.1.2 Middleton is an historic settlement holding a range of Listed and Locally Listed buildings. A comprehensive Conservation Area Appraisal with associated Management Plan and other documents also identifies buildings and views which contribute positively to the Conservation Area (Middleton Heritage, 2023).
- 6.1.3 Based on the research conducted for this report, site visit, and application feedback provided by Catherine Fenghour (Conservation Officer, Rochdale Borough Council), this report will focus on providing an understanding of the potential impacts to the following Heritage Assets and / or their settings:
- 18 Sadler Street (Locally Listed).
 - Middleton Town Centre Conservation Area (CA)

6.2 18 Sadler Street

Description & General Condition

- 6.2.1 18 Sadler Street is identified as a Locally Listed building on the Rochdale Borough Council website and is categorised as a Grade 2 Building of Local Interest in the Middleton Town Centre CA Appraisal Maps, defined by the appraisal as meaning '*of sufficient local importance in its own right, regardless of context or setting*' (Middleton Heritage and Conservation Group, 2008).
- 6.2.2 No specific reference is made to 18 Sadler Street in the CA documents, but Catherine Fenghour (Conservation Officer, Rochdale Borough Council) stated in January 2023 that '*It has been identified as a non-designated heritage asset for its architectural and communal interest and [because it] makes a positive contribution to this part of the Middleton Town Centre Conservation Area.*'
- 6.2.3 As described in Section 5, the site is a mid – late 20th century building. Formerly Council offices, it appears to have also been used by Oldham College at some point and is now in use as wholesale storage. It exhibits clear signs of alteration internally and externally, and is in need of repair and maintenance, particularly due to widespread water ingress.

Assessment of Heritage Interest

Architectural Interest

- 6.2.4 Considered the principal heritage interest of this building, 18 Sadler Street holds some limited architectural interest as an example of a mid / late 20th century former office building; the block of fenestration in the façade appears unique locally, and there is also a moulded two-leaf main entrance door with concrete surround.
- 6.2.5 Side and rear elevations hold simple period doors and windows, with a less balanced arrangement, either reflecting vagaries of the internal arrangement (such as stairwells) or alterations / removal. The west elevation however holds some limited merit, holding more surviving original windows than the rear and east elevations, and reinforcing the mid / late 20th character.
- 6.2.6 In the main, whilst some of the 20th century design elements appear relatively unique in the local context, as a piece of mid / late 20th century architecture it is neither novel in materials nor particularly expressive or consistent in design.

Setting Interest

- 6.2.7 The setting of the site is broadly urban and town centre; however, as Sadler Street is not a through road, and with the surrounding buildings, it presents as a 20th century light-industrial cul-de-sac, albeit in clear view of a large roundabout on a main road.
- 6.2.8 Whilst the former offices were undoubtedly sited to be in a central location, and the redevelopment of the site might have been tied to post-war changes to modernise the town, there is little about the current setting that serves to enhance either the experience or legibility of the site. Historic buildings, whilst present, such as the 18th / 19th century cottages, clearly do not relate to the site and instead highlight 18 Sadler Street as a later insertion.

Historic Interest

- 6.2.9 Aside from the past use as Council offices, the site holds no obvious associative or illustrative historic interest.

Overview of Significance

- 6.2.10 As described, 18 Sadler Street holds some limited architectural interest as a 20th century office building with some elements to the design of local interest, particularly on the façade and west elevation. It has seen changes which mean that internally there is little of clear interest, either aesthetically, or in the preservation of original features or finishes.
- 6.2.11 Whilst the age, style and limited identifiable heritage interest of the building means it is not particularly notable at a national level, this report recognises that 18 Sadler Street is of local interest. It forms part of the post-war redevelopment of Middleton and provides architectural elements apparently unique to the local context. Otherwise, it has no further identifiable heritage interest.
- 6.2.12 18 Sadler Street is therefore assessed as a heritage asset of Low Significance, in line with Table 2, i.e., '*Heritage assets with very little surviving heritage interest*'.

- 6.2.13 This is because, whilst the uniqueness of design elements of the building in the local context is recognised, it is not considered to be a particularly interesting example of a building of this period.

6.3 Middleton Town Centre Conservation Area

Description & General Condition

- 6.3.1 Middleton Town Centre Conservation Area (hereafter CA) was first Designated in 1978. The most recent appraisal was produced in 2008, and a management plan was produced in 2010 (Middleton Heritage and Conservation Group, 2008; Rochdale Metropolitan Borough Council, 2010).
- 6.3.2 Middleton is a long-lived settlement that has seen expansion and alteration in response to the changing economy and situation of the town and its populace. The CA accordingly holds great time depth and variety in the surviving historic fabric, albeit with brick buildings of the 18th – 20th centuries largely dominating the historic character in proximity to the site

Assessment of Heritage Interest

Architectural Interest

- 6.3.3 The key heritage interest of Middleton Town Centre CA is the architectural interest. The CA holds nationally and locally important buildings, such as Grade II* Listed Long Street Methodist Chapel and Sunday School, c. 80m north-east of site, and 18 Sadler Street. In many cases these buildings are not only aesthetically pleasing, but also allow for an understanding of past (and local) construction techniques, materials, and fashions. 18 Sadler Street is a prime example, demonstrating the influence of modern styles on design in the second half of the 20th century.

Setting

- 6.3.4 Continued modern expansion of Middleton has created a wider conurbation which encloses the historic core covered by the CA. This enables a distinction to be made by the visitor between the CA and the surrounding built environment.

Overview of Significance

- 6.3.5 Middleton Town Centre CA demonstrably holds architectural interest and is subsequently assessed as being a heritage asset of High Significance, in line with Table 2, as an ‘area containing buildings that contribute significantly to its historic character.’

7. IMPACT ASSESSMENT

7.1 Mitigation by Design

- 7.1.1 The present design scheme has been developed to take account of feedback provided by the Local Planning Authority, as well as AB Heritage. The proposals respond positively to the existing architectural interest of the building by retaining the large block of fenestration and moulded timber two-leaf door on the principal façade. These are considered to be key features that makes a positive contribution to its 20th century legibility and overall architectural interest.

7.2 Details of Proposed Development

- 7.2.1 The aspiration of the client is to redevelop the existing building to provide a three-storey building providing a mix of offices and residential apartments.

7.3 Predicted Impact of Proposed Development

18 Sadler Street

- 7.3.1 The proposed development seeks to convert the interior of the building whilst retaining much of the external appearance and integrity of the Locally Listed Building. The proposals will provide a much-needed restoration and refurbishment whilst retaining the architecturally interesting elements of the exterior including the large, glazed fenestration and moulded timber two-leaf door on the principal elevation. The vertical extension has been designed with materials such as anthracite grey metal cladding that is a clear modern addition and its set back position is not considered to detract from the architectural integrity of the host building.
- 7.3.2 In line with Table 3, these changes are assessed as resulting in a Medium - Low Beneficial Degree of Impact to the historic character of the building, , e.g., '*Detectable impacts which alter the baseline condition of a heritage receptor to a slight degree that results in limited changes to historic character*'.
- 7.3.3 This is considered to result in a Minor Beneficial Magnitude of Effects to the heritage significance of 18 Sadler Street.

Middleton Town Centre Conservation Area

- 7.3.4 The proposals will result in a barely perceptible change to a small part of existing character and appearance of the Conservation Area. However, the refurbishment and restoration the architecturally interesting elements of the building, it will enhance the character and appearance of a very small part of the Area.
- 7.3.5 The provision of an extra storey is not considered to be an appropriate addition that is not out of keeping in the local context, with buildings of three storey height along Long Street c. 60m east of site.

- 7.3.6 The proposals are, therefore, considered to result in a Low Beneficial Degree of Impact to the character and appearance of the CA, in line with Table 3, i.e., '*Detectable impacts which alter the baseline condition of a heritage receptor to a slight degree – e.g., a small proportion of the surviving heritage resource is altered... that results in limited changes to historic character.*'
- 7.3.7 In line with Table 4, this would result in a Minor Beneficial Magnitude of Effects to the heritage significance of Middleton Town Centre CA.

8. RECOMMENDATIONS & CONCLUSION

8.1 Recommendations

- 8.1.1 AB Heritage concludes that no further heritage work is required in relation to this application; however, approval as to the suitability of this recommendation is required from the Local Planning Authority, who are the final arbiter on such decisions.

8.2 Conclusion

- 8.2.1 AB Heritage was commissioned by Mason & Marlow Ltd to produce a Heritage Statement covering proposed works at 18 Sadler Street following Conservation Officer feedback on an application to redevelop the existing building to provide residential and office space, and an extra storey, with internal and external alterations.
- 8.2.2 18 Sadler Street is a non-designated heritage asset, identified in the Conservation Area Appraisal documentation as of Grade 2 Local Importance, defined by the appraisal as '*of sufficient local importance in its own right, regardless of context or setting*'. It comprises mid / late 20th century former Council offices, now in use for wholesale storage.
- 8.2.3 This report has demonstrated that 18 Sadler Street holds some limited heritage interest derived primarily from external design elements, particularly in the west elevation and façade, which holds a moulded timber main entrance and glazed 'curtain' wall, possibly unique locally. It is in need of maintenance and repair, with widespread water ingress, and holds no other identifiable heritage interest. 18 Sadler Street is consequently assessed as a heritage asset of Low Significance.
- 8.2.4 The site is located within Middleton Town Centre Conservation Area (CA). This covers the historic core of Middleton, which holds a range of Listed buildings, including of Grade I designation, as well as Locally Listed buildings. The CA holds clear architectural interest and is assessed as a heritage asset of High Significance.
- 8.2.5 The proposals would seek to retain the key features of architectural flourish which provide it the building with character, and local interest, particularly the glazed front piece and moulded timber doors. The changes would restore and refurbish the architecturally important elements of the building and thereby enhance the character and appearance of the CA.
- 8.2.6 The proposals are therefore assessed as resulting in a Minor Beneficial Magnitude of Effects to the heritage significance of 18 Sadler Street, and a Minor Beneficial Magnitude of Effects to the heritage significance of Middleton Town Centre Conservation Area.
- 8.2.7 The proposals, therefore, comply with the NPPF and Local Plan Policies G/BE/9, BE/11 and BE/18.
- 8.2.8 AB Heritage concludes that no further heritage work is required in relation to this application; however, approval as to the suitability of this recommendation is required from the Local Planning Authority, who are the final arbiter on such decisions.

9. REFERENCES

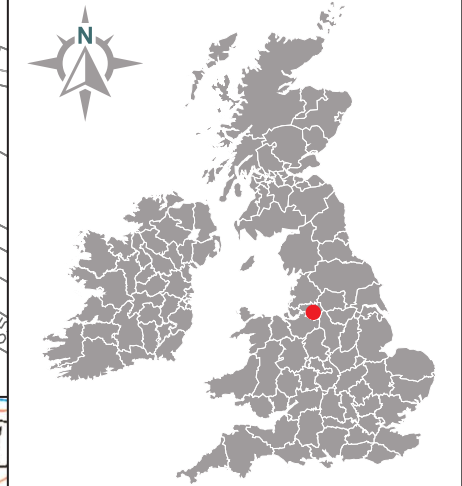
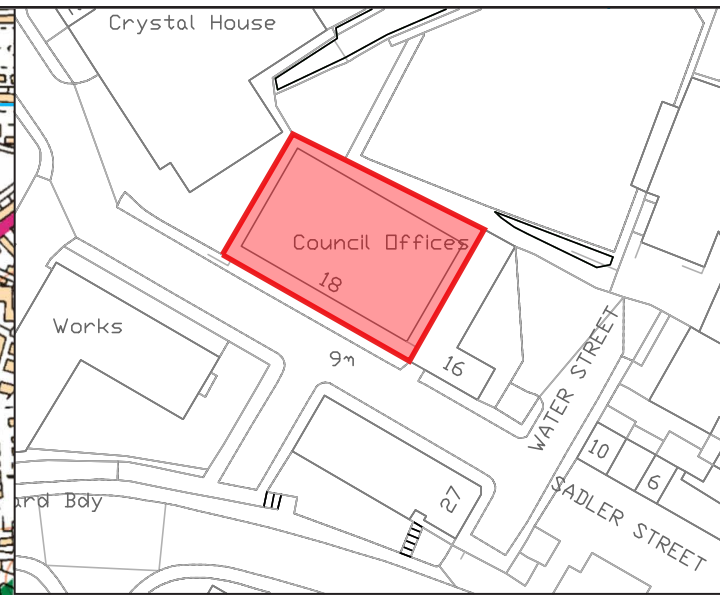
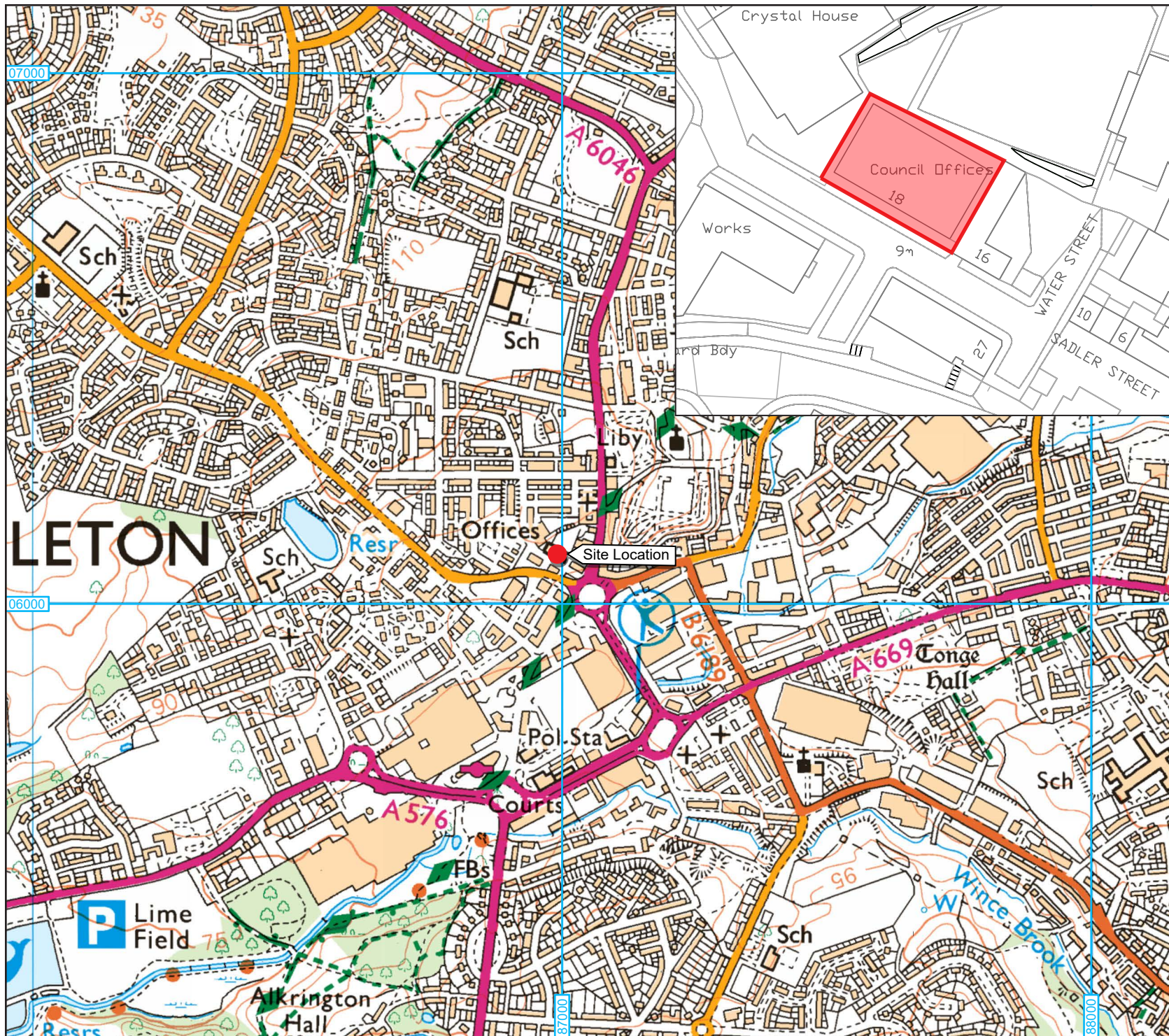
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KEY

- Site Boundary (inset)
- Site Location

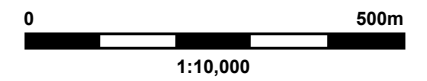
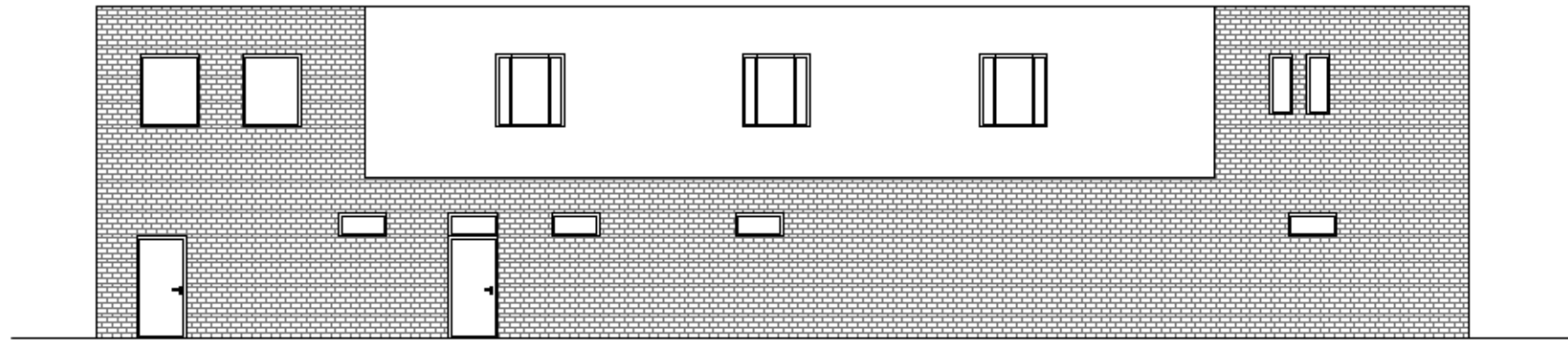


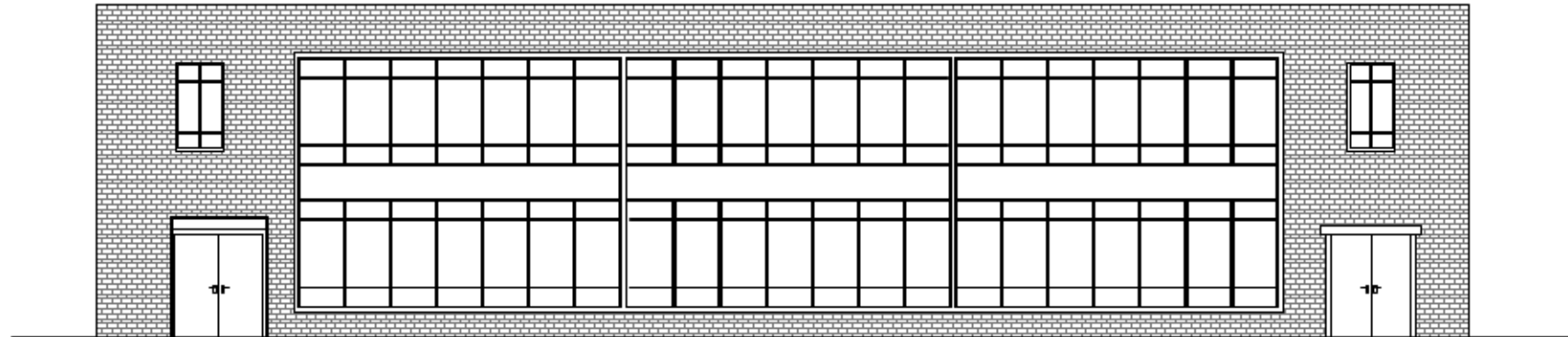
Figure 1: Site Location

Project:
18 Sadler Street, Middleton

Date: 29/03/23	Job No: 62469
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EXISTING REAR ELEVATION



EXISTING FRONT ELEVATION



General Notes

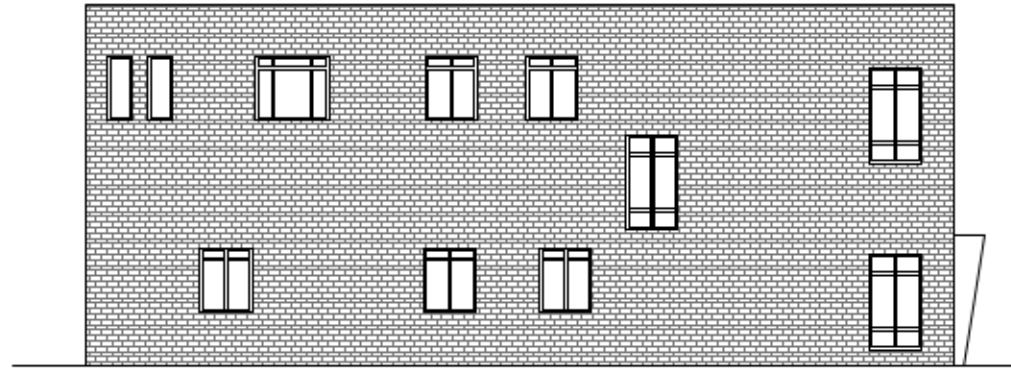
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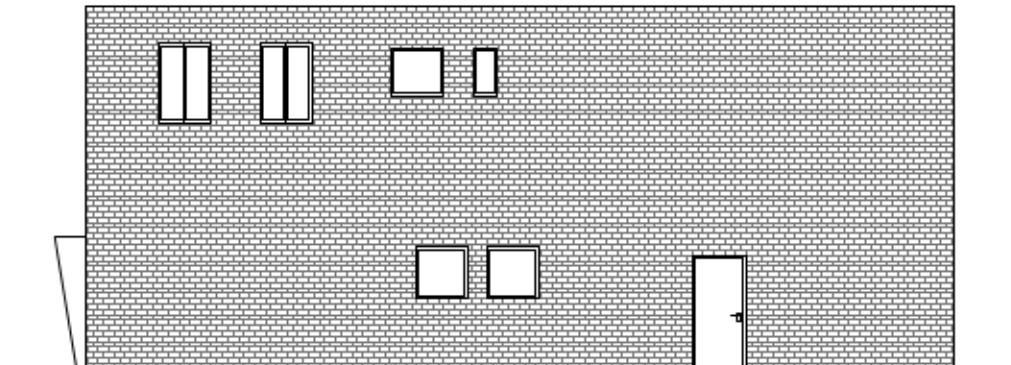
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Mason and Marlowe Ltd.
Project Managers and
Quantity Surveyors
3 Colman Gardens,
Salford Quays, M5 3NT

Project Name and Address
18 Sadler St,
Manchester,
M24 5UJ

Project	Sheet
Date 21/04/2021	A3
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EXISTING WEST ELEVATION



EXISTING EAST ELEVATION



General Notes

No.	Rev/Date/Notes	



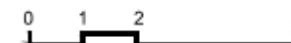
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Salford Quays, M5 3NT

Project Name and Address
18 Sadler St,
Manchester,
M24 5UJ

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Scale 1/100	



EXISTING GROUND FLOOR PLAN



General Notes

No. Date/Year/Issue



Mason and Marlowe

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Project Managers and
Quantity Surveyors

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Salford Quays, M6 3NT

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Project

Date

21/04/2021

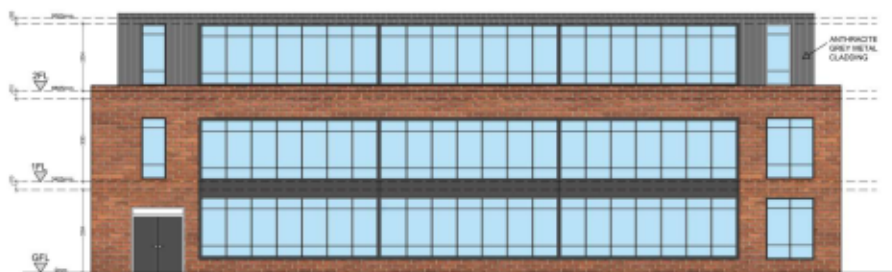
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PROPOSED FRONT ELEVATION



PROPOSED RIGHT ELEVATION



EXISTING REAR ELEVATION



PROPOSED LEFT ELEVATION

General Notes

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Mason and Marlowe Ltd.
Project Managers and Quantity
Surveyors
5 Piccadilly Place
Manchester, M1 3BR

Project Name and Address

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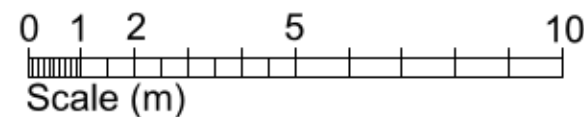
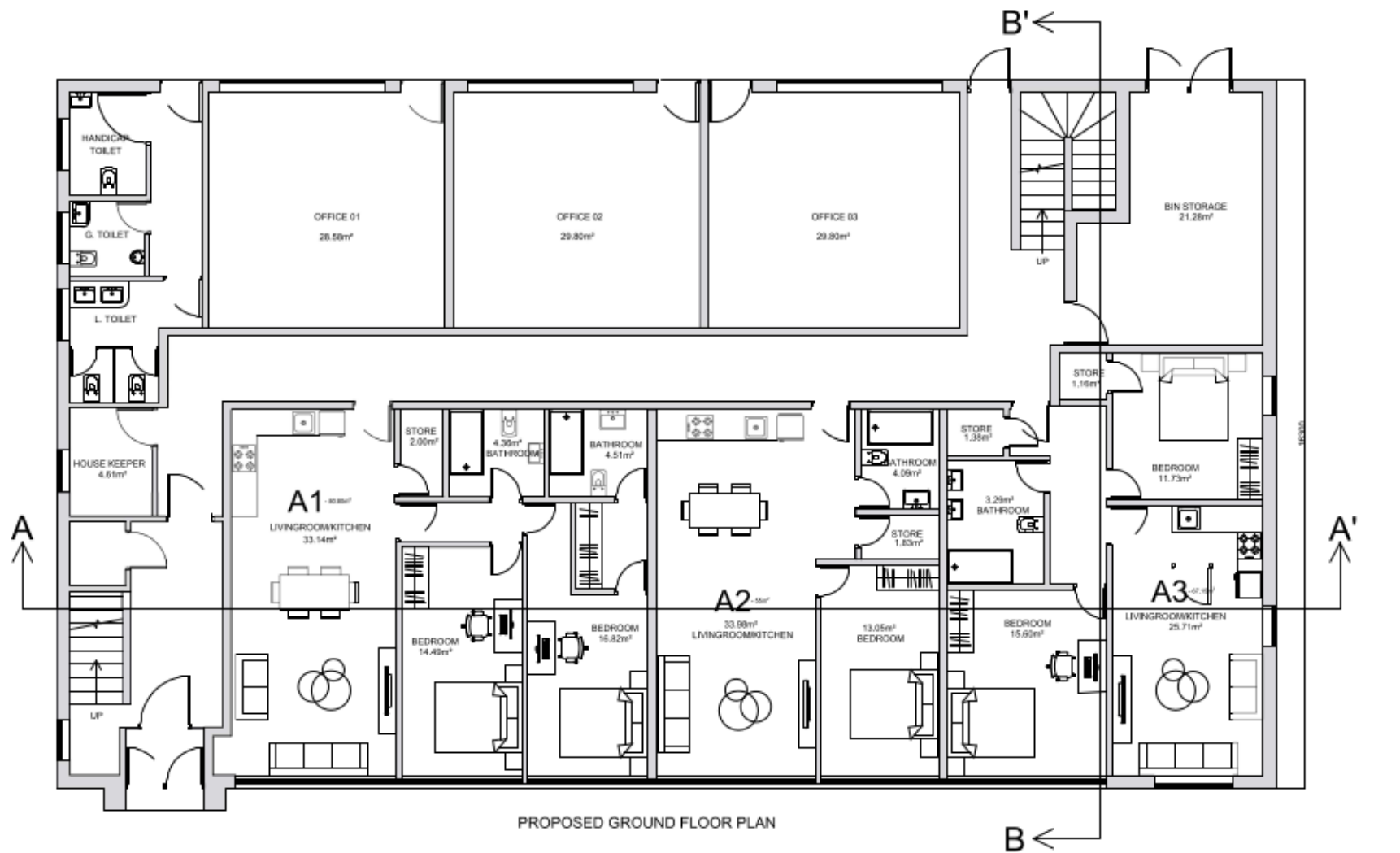
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Firm Name and Address



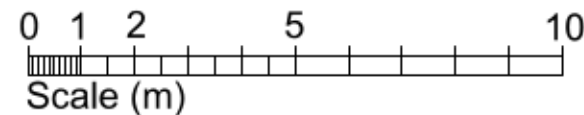
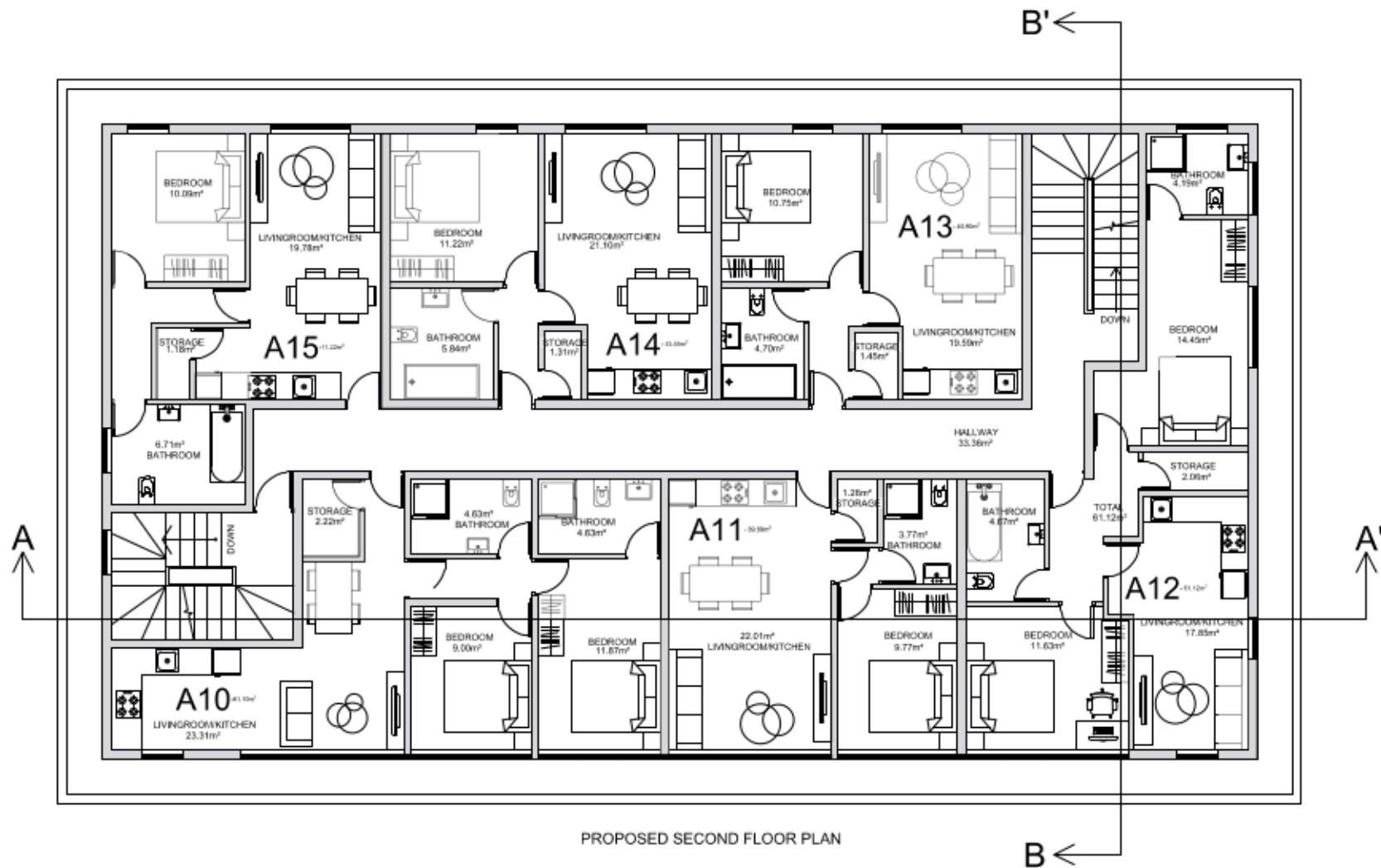
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Project Managers and Quantity Surveyors

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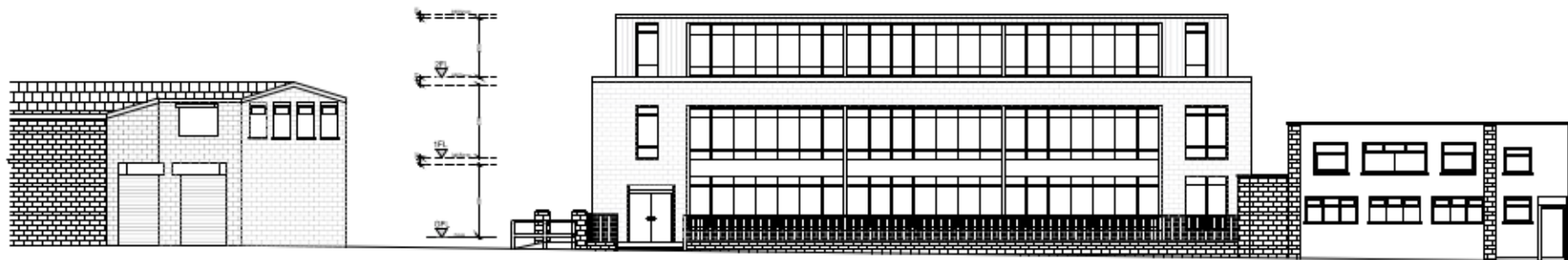
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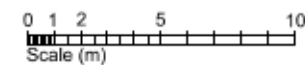
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PROPOSED FRONT ELEVATION



General Notes

No.	Revision/Issue	Date

For Name and Address

 **Mason and Marlowe**
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Manchester, M1 3SR

Project Name and Address

18 Sadler St.
Manchester
M24 5UJ

Project	Sheet
Date 07/03/2023	A1
Scale 1:100	

KEY

 Site Boundary

Conservation Area Boundary 

Tree 

View 

Vista 

Gateway 

Landmark 

Buildings, structure & monuments

National Heritage Asset 

Local Interest Grade 1 

Local Interest Grade 2 

Substantial Contribution 

Slight Contribution 

Negative 

Spaces, gardens & parks

National Heritage Asset 

Local Interest Grade 1 

Local Interest Grade 2 

Substantial Contribution 

Slight Contribution 

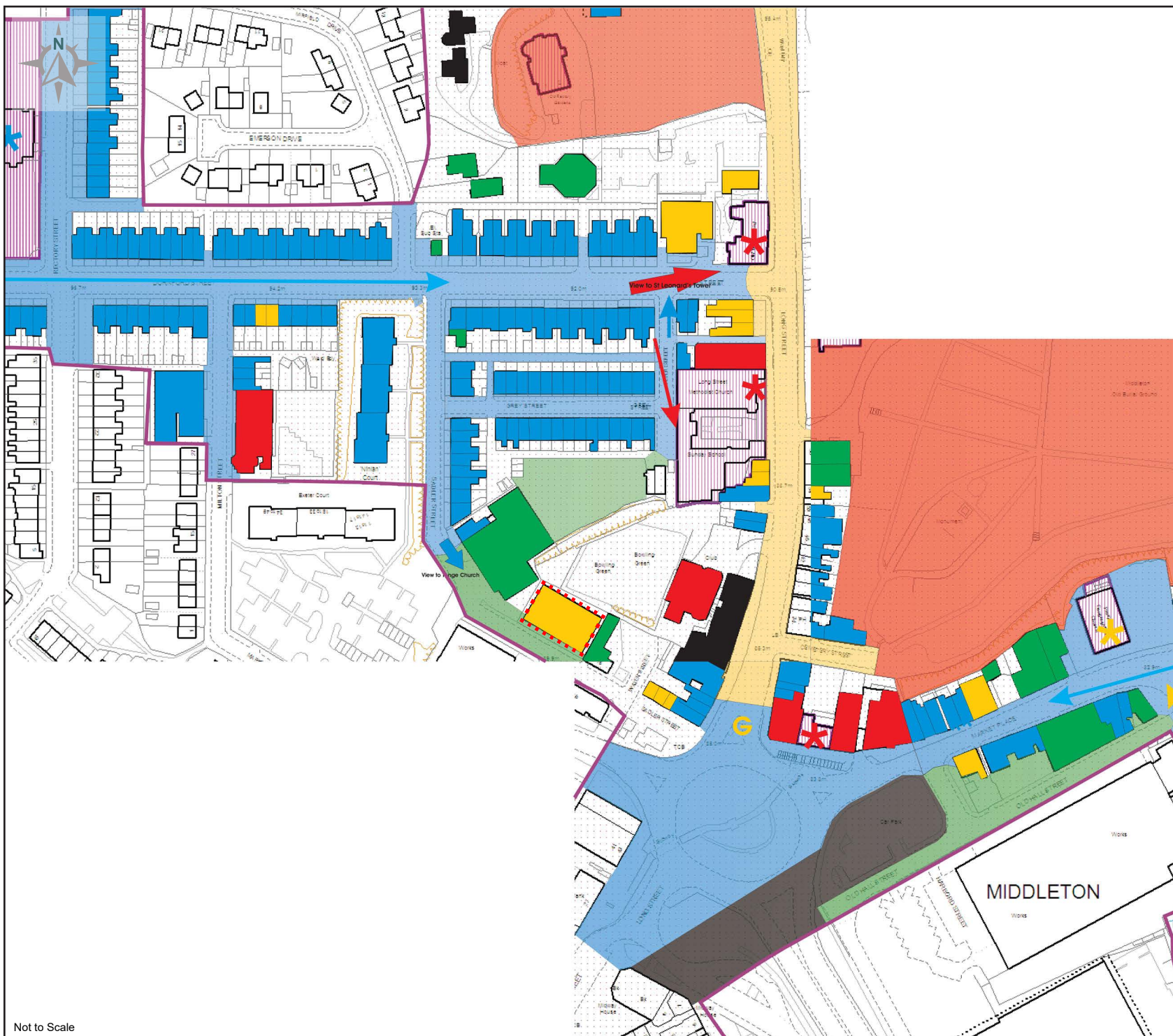
Negative 

Figure 11: Conservation Area (CA) appraisal map

Project:
18 Sadler Street, Middleton

Date: 29/03/23

Job No: 62469



Not to Scale

