



Job Number:	24.2074
Project:	Unicorn House, Middleton
Client:	Signature Estates NW
Date:	November 2024

1. Introduction

- 1.1 This Heritage Statement has been prepared by Paul Butler Associates on behalf of Signature Estates NW to support a planning application in relation to Unicorn House, Cheetham Street, Middleton, M24 4DG. The application is for 'Change of use of vacant building to 12 apartments (use class C3), with associated alterations, car parking and landscaping'.
- 1.2 The proposal involves the redevelopment of a vacant building and previously developed land to provide much needed housing in a sustainable and accessible location which will contribute to meeting local needs.
- 1.3 A Heritage Statement has been requested by Rochdale Council to support the planning application. It is understood that the potential heritage impact requiring consideration relates to the potential impact on the 'Manchester Old Road Conservation Area'. The application building is outside but adjacent to the Conservation Area boundary, with only a small part of the west of the site within the Conservation Area. There are not considered to be any listed buildings / structures either on the site or within the vicinity of the site which will be affected by the application proposals.
- 1.4 This Heritage Statement has been prepared in accordance with the policies and procedures of the National Planning Policy Framework (NPPF) following a visual and photographic survey of the site's context. The statement includes:
- A description of the application site's location and setting;
 - An overview of the proposed scheme;

- A summary of the heritage planning policy guidance context;
- Identification of heritage assets within the vicinity of the application site and an assessment of their heritage significance and setting;
- An appraisal of the potential impact of the proposed scheme on identified heritage assets; and,
- A conclusion.

2. The Site and Setting

2.1 The application relates to Unicorn House, Cheetham Street, Middleton, M24 4DG. The site is outlined red on the site location plan (figure 2.1 below).

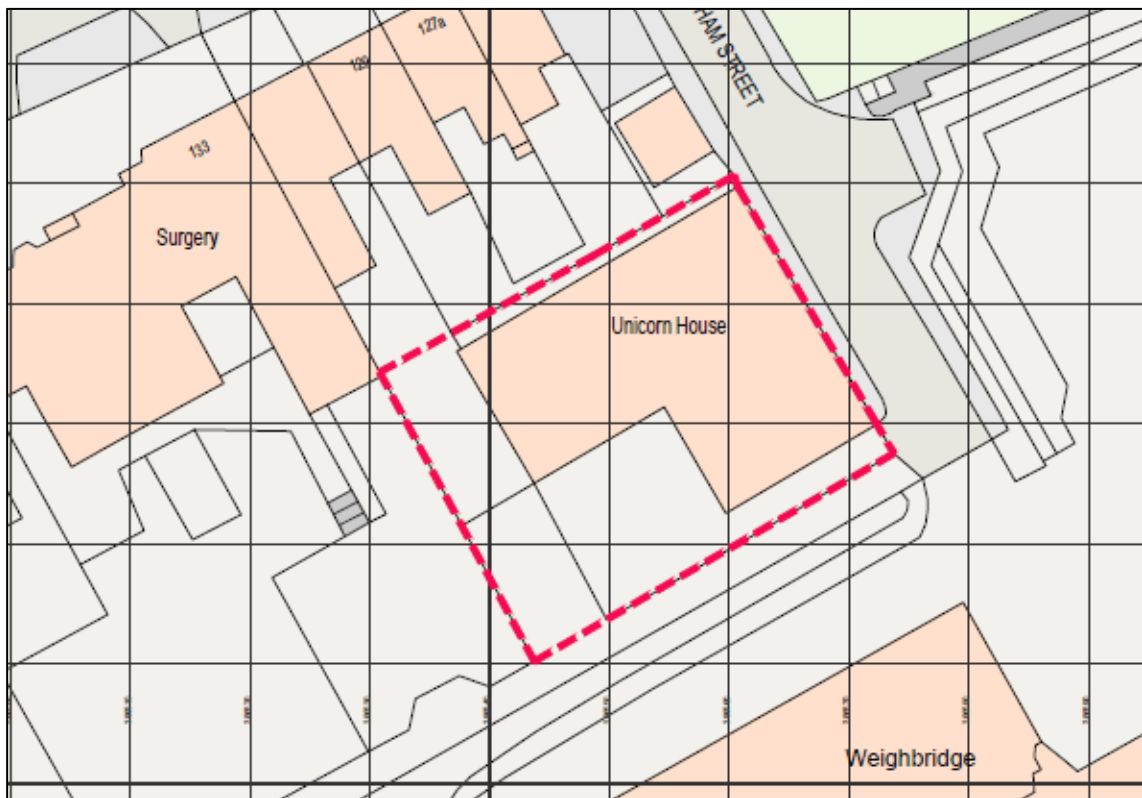


Figure 2.1: Site Location Plan.

2.2 The site is rectangular in shape and approximately 0.09 hectares in size. It is located on the west side of Cheetham Street a short distance from Manchester Old Road (A579) which is to the north. Immediately to the north of the site is the rear of properties located on Manchester Old Road; these are traditional residential properties, some of which have been subdivided.

To the south of the site is a shared access road, beyond which is a warehouse site which is operated by 'McBride' and is understood to involve the distribution of home cleaning products. The main vehicular access to the 'McBride' site is from Middleton Way, with the access off Cheetham Street understood to be rarely used.

- 2.3 The subject site accommodates a two storey building, although externally the western wing appears as single storey with Velux windows serving the accommodation. The elevations are mainly rendered and there is a pitched tiled roof.
- 2.4 The building has an 'L-shaped' plan form with the two storey element aligning Cheetham Street and the single storey element aligning with the northern site boundary. The south west portion of the site comprises a hardstanding and car parking area which has space for c. 11 cars. There is also a rough grassed area, with trees and shrubs around the boundary which appear to be mainly self-seeded.



Figure 2.2: View of the east elevation of the building (Cheetham Street).



Figure 2.3: View of the south elevation of the building.



Figure 2.4: View along the north side of the building.



Figure 2.5: Partial view of the west elevation (right), and south elevation of the single storey element (left).



Figure 2.6: View of the south elevation of the single storey element and parking / hardstanding area.

- 2.5 The application building is not within a Conservation Area but does sit adjacent to the 'Manchester Old Road Conservation Area', the boundary of which is shown by Figure 2.7 below. A small part of the curtilage of the property is within the Conservation Area. A description of the character and appearance of the Conservation Area, and an overview of its significance is provided later in this Statement.

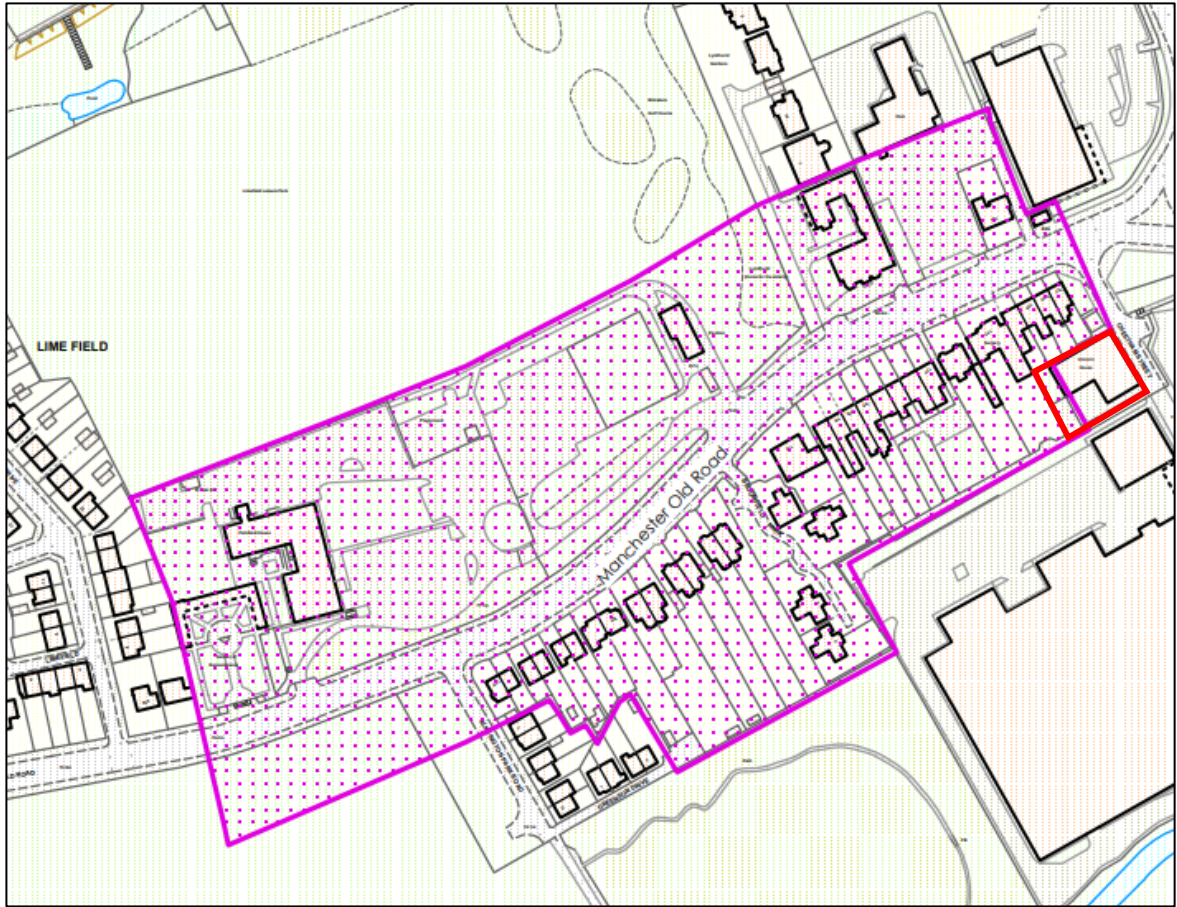


Figure 2.7: Plan showing the boundary of the Manchester Old Road Conservation Area (pink boundary). The application site is outlined red.

2.6 The application building is not nationally or locally listed, nor are there any listed buildings / structures within the vicinity of the site. The nearest nationally listed building / structures are identified on figure 2.8 below and include:

- War Memorial, Perimeter Walls and Loggia, Garden of Remembrance, Manchester Old Road, Middleton (Grade II listed) – situated c.320m to the west of the site.
- Church of the Holy Trinity (Grade II listed) – situated c.330m to the north of the site.
- 33, 35 and 37 Middleton Gardens (Grade II listed) – situated c.380m to the north east of the site.

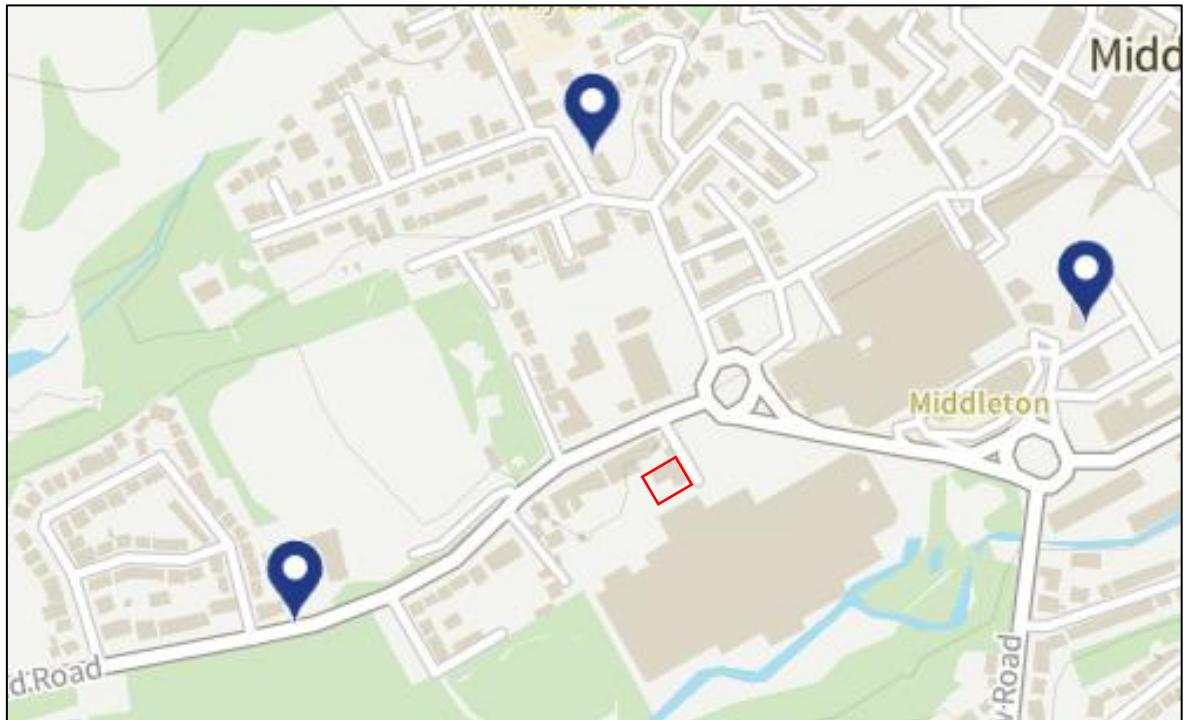


Figure 2.8: Plan showing the subject site in relation to nationally listed buildings / structures (shown by blue pins). The subject site is shown in red.

- 2.7 The nearest listed buildings / structures are all situated a considerable distance from the application site and with intervening development. It is not therefore considered that there is potential for the proposed development to impact on the setting of these designated heritage assets.
- 2.8 Rochdale Council have produced a list of 'Non-designated heritage assets' in Middleton¹. This is included at Appendix 1 of this Heritage Statement.

3. The Proposed Scheme

- 3.1 The application proposal is for 'Change of use of vacant building to 12 apartments (use class C3), with associated alterations, car parking and landscaping'.

¹ <https://www.rochdale.gov.uk/heritage-conservation/non-designated-heritage-assets/5>

- 3.2 The scheme will comprise 8 x 1 bed apartments, and 4 x 2 bed apartments. All apartments have been designed to meet or exceed the nationally described space standards. On the ground floor a bike store (with 12 spaces), a post-room, and office space will also be provided.
- 3.3 The proposal does not involve any extension to the building. Only minor external alterations are necessary to the building which include:
- East Elevation: To the ground floor the entrance door will be relocated and will replace an existing window. A new window will also be installed. On the first floor a new window will be installed.
 - South Elevation: To the ground floor the existing door will be removed and nine windows will be installed. To the first floor four windows will be installed. Three dormers will be installed to the pitched roof of the single storey element.
 - North elevation: To the ground floor two new doors and two high level windows will be installed. To the first floor two windows and an AOV will be installed. To the single storey element two dormers and a rooflight will be installed, with the existing rooflights being removed.
 - West elevation: The existing metal escape stair will be removed. At ground level a new door with steps and ramp will be installed to provide disabled access into the building, and six new windows also installed. To the first floor six new windows will be installed.
- 3.4 The proposals will also include re-rendering the building and painting windows and doors dark grey to improve its appearance. All brick detailing and features will be preserved.
- 3.5 Externally the rear hardstanding / car parking area will provide car parking for 11 cars. A bin store enclosure, landscaped area and planting will also be provided.

4. The Heritage Policy Context

Town and Country Planning Act 1990

- 4.1 Section 38(6) of the Planning Act states that the determination of planning applications must be made in accordance with the Development Plan unless other material considerations indicate otherwise. This establishes the Development Plan as the primary decision-making document when considering planning applications.
- 4.2 In this instance the development plan comprises the Places for Everyone Joint Development Plan, the Rochdale Council Core Strategy, and the Rochdale Unitary Development Plan. Relevant provisions of these documents are discussed below.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 4.3 The Planning Act (1990) defines a conservation area as ‘an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’.
- 4.4 Paragraph 72 states that ‘special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area’.
- 4.5 In considering development affecting Listed Buildings, special regard will be given to the desirability of preserving the building, its setting or any features of special architectural or historic interest (Section 66, Planning [Listed Buildings and Conservation Areas] Act 1990).

National Planning Policy Framework

- 4.6 The Revised NPPF which was published in July 2018 and most recently updated in December 2023, sets out the Government's planning policies regarding the conservation of the historic environment.
- 4.7 Section 16, *Conserving and Enhancing the Historic Environment*, and policies 195-214 of the NPPF sets out the heritage context. The NPPF states that heritage assets are ‘an irreplaceable

resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations’.

- 4.8 Paragraphs 200 and 201 require applicants to describe the significance of any heritage assets affected, including any contribution made by their setting; and 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; local planning authorities should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.
- 4.9 Paragraph 203 sets out three considerations which local planning authorities should consider when determining applications -
- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - the desirability of new development making a positive contribution to local character and distinctiveness.
- 4.10 Paragraph 205 notes that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. Paragraph 206 follows that any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.
- 4.11 Paragraph 207 identifies a series of criteria that must be met where substantial harm to or total loss of significance will be caused to a designated heritage asset; it has to be demonstrated that substantial loss or harm is necessary to achieve substantial public benefits that outweigh that harm or loss. Paragraph 208 states that where a development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

- 4.12 Paragraph 209 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.
- 4.13 Paragraph 212 states that local planning authorities should look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance; and, that proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

National Planning Practice Guidance (NPPG)

- 4.14 The NPPG was published in March 2014 (updated 2023). The Guidance includes a section on the historic environment. Relevant paragraphs from the Guidance are set out below:
- All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.
 - What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting.
 - Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework apply.
 - An unlisted building that makes a positive contribution to a conservation area is individually of lesser importance than a listed building.

- The National Planning Policy Framework requires any harm to designated heritage assets to be weighed against the public benefits of the proposal. Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives.
- 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.
- It is important that all non-designated heritage assets are clearly identified as such. In this context, it can be helpful if local planning authorities keep a local list of non-designated heritage assets, incorporating any such assets which are identified by neighbourhood planning bodies.

4.15 With regard to assessing substantial harm, National Planning Practice Guidance advises: *‘Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.’* (Paragraph: 018 Reference ID: 18a-018-20190723).

Places for Everyone Joint Development Plan

- 4.16 The ‘Places For Everyone Joint Development Plan Document For Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan’ was adopted 21 March 2024 and forms part of the Development Plan for Rochdale. The following heritage related policies are of relevance of the application proposal:
- Policy JP-P1 ‘Sustainable Places’ states that the aim is to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places.

- Policy JP-P2 'Heritage' states that the aim is to positively conserve, sustain and enhance the historic environment and heritage assets and their settings. Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy.

Rochdale Council Core Strategy

4.17 The Core Strategy was formally adopted by the Council on the 19 October 2016. Following adoption of Places for Everyone a number of policies of the Core Strategy have been replaced. Those heritage related policies which remain extant are summarised below.

- Policy P1 'Improving image'. The policy requires design which is of a high standard in all developments, which is particularly important in various locations including town centres. The policy also promotes the development and re-use of under-used land and buildings, maximising the potential for heritage assets to provide a sense of place and image.
- Policy P2 'Protecting and enhancing character, landscape and heritage' seeks to protect and enhance the borough's valued and distinctive landscape and heritage assets, including non-statutory heritage assets of local interest.
- Policy DM1 'General development requirements'. The policy sets out a number of basic planning and design considerations which development proposals will be expected to demonstrate compliance with. This includes ensuring that development is of high quality design and takes the opportunity to enhance the quality of the area.

Rochdale Borough Council Unitary Development Plan (saved policies)

4.18 Upon adoption of the Core Strategy, the majority of policies within the Rochdale Unitary Development Plan were deleted. Those policies which were saved will be replaced through the Site Allocations DPD or other DPD. The saved policies of relevance to this application are outlined below.

- BE/17 'New Development Affecting Conservation Areas' states that development proposals will be permitted that preserve or enhance the character or appearance of a conservation area. In assessing a proposal, the following principles – where relevant – will be taken into account:
 - a) Its relationship to existing buildings, the site and its surroundings;
 - b) Its design - including elevations, roof form, materials, finishes and detailing;
 - c) The retention, replacement and restoration of historic features and details of buildings, and - in the public realm - walls, paving and street furniture;
 - d) The retention and enhancement of landscaped areas, trees and natural features;
 - e) The design of new shop fronts (and replacements and/or alterations to those existing) should reflect the character or appearance of the conservation area, consistent with the provisions of Policy BE/5;
 - f) The design and siting of advertisements, new street furniture, paving and other highway surfaces and related structures (e.g., lighting and signs); and
 - g) The design and siting of car parking and servicing facilities.

Development proposals should include detailed plans and drawings enabling its implication(s) for the character and appearance of the conservation area to be established.

- BE/18 'Changes of Use to Buildings in Conservation Areas' states that 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.

Historic Environment Good Practice Advice 2: 'Managing Significance in Decision-Taking in the Historic Environment' (2015)

- 4.19 This document provides advice to local authorities, planning and other consultants, owners, applicants and other interested parties. It sets out practical guidance to assist interested parties in making an assessment of the impact of proposals on the significance of heritage assets.

Historic England Advice Note 3: The Setting of Heritage Assets (2nd Edition)

- 4.20 Published in December 2017, this document sets out guidance on managing change within the setting of heritage assets, including historic buildings, sites, areas and landscapes. Building on the historic environment provisions of national planning policy, the document provides advice on the definition of 'setting' before setting out key principles for assessing the implications of development proposals on the settings of heritage assets.

Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets

- 4.21 This Guidance was published in October 2019 and covers the National Planning Policy Framework requirement for applicants for heritage and other consents to describe heritage significance to help local planning authorities to make decisions on the impact of proposals for changes to heritage assets.

Historic England: Conservation Principles Policies and Guidance

- 4.22 This Guidance was published by Historic England (then English Heritage) in April 2008. The Document is designed to provide a logical approach to making decisions and offering guidance on all aspects of England's historic environment. Guidance is provided on understanding heritage values (evidential, historical, aesthetic, and communal), and assessing heritage significance.

5. Historic Development and Assessment of Significance

Historic Development

- 5.1 Middleton's roots date back to the Anglo-Saxon period, with evidence of early settlement in the area. The name 'Middleton' is believed to derive from the Old English word middeltun, meaning 'middle farm' or 'central settlement.' The area was primarily agricultural and part of the manor of Manchester during the medieval period.
- 5.2 By the late medieval period, Middleton had developed into a small market town. The town was part of the Hundred of Salford in the Duchy of Lancaster. During the 16th and 17th centuries, the town's economy began to diversify. Agriculture remained important, but the town began to see the growth of small-scale industries such as wool weaving.
- 5.3 The key turning point in Middleton's development came during the Industrial Revolution. Middleton was ideally located near natural resources such as coal, and its proximity to the Rochdale Canal and railway lines helped to fuel industrial growth. The textile industry, particularly cotton spinning and weaving, became the backbone of the town's economy. The construction of mills transformed the town into an industrial hub. This period also saw the rise of key social and economic changes, including the growth of a working-class population, urbanization, and the development of infrastructure like housing and transport.
- 5.4 Middleton was heavily involved in the development of the Lancashire and Yorkshire Railway, and by the 19th century, it became well-connected to nearby industrial towns and cities, particularly Manchester. In the early 20th century, Middleton's industrial base began to diversify further. The textile industry remained significant but faced challenges due to global competition and changing technologies. The town also saw growth in other sectors, including engineering and manufacturing.
- 5.5 Middleton never had a focused town centre but developed as a mile-long straggle of civic, religious and commercial buildings and urban spaces roughly aligned to Manchester Old Road and Long Street. Manchester Old Road, with the former Town Hall and Garden of

Remembrance, was cut off from Long Street and Middleton Gardens by the construction of the Arndale shopping centre and traffic island. Consequently, this short stretch now acts more as a leafy entrance to the town centre rather than being actually part of the centre. It is busy with traffic and has an important role in defining Middleton as an attractive and quality place to those entering and leaving the western side of the town.

- 5.6 The Manchester Old Road Conservation Area was first designated in 2010 and later extended in 2011. The first Conservation Area boundary was principally concerned with protecting the series of fine Victorian and Edwardian villas and terraced houses that line the southern side of Manchester Old Road. When built they catered for the managerial classes of Middleton. The quality of the buildings is good and there is variety and interest in the architectural styles while the building materials, common brick and sandstone, impart a consistency of colour and texture. Good examples of houses include Broomfield, 151 Manchester Old Road, and Lyndhurst, 120 Manchester Old Road (1902). Two pairs of semi-detached houses were designed by Edgar Wood. West Lea, 161-163 Manchester Old Road (1887) were the first houses Wood designed and the adjacent 165-167 (c.1912) were possibly his last. West Lea is a restrained symmetrical design in stone with only its tall Jacobean chimneys signalling the romantic styling that would dominate Wood's work of the 1890s. They contrast with 165-167 which are unique examples of early modern architecture. They are formally designed using triangular and rectangular shapes and show even less romanticism than West Lea.
- 5.7 Garden walls to the front of the houses define the edge of the road. This line is interrupted to the front of some houses where the walls have been removed to allow access for vehicles. Ornamental gate piers indicate the status of the villas as homes for the managerial class and further contribute to the character of the area. The tall perimeter wall along the northern side of the road, shrubs and trees are important components in attractively enclosing the road and the overall effect is a strong high quality street scene.
- 5.8 The white former Town Hall (1965) by Lyons Israel and Ellis has a distinctive urban character in an otherwise suburban setting. The architects practice built their reputation on designing education buildings in the brutalist style. They are nationally recognised with several key

examples of their work listed including The Old Vic Theatre Annexe, London and Wyndham Court, Southampton. Brutalism was a wing of modernism which saw industrial techniques as the solution to providing social infrastructure.

- 5.9 Prior to the Lyons, Israel and Ellis building, the town hall had been housed in Parkfield House, which was demolished in 1978. Its former grounds are now a public park and are included within the proposed wider Conservation Area boundary for historic completeness and the contribution of the mature trees and boundary wall to the attractive character of the area.
- 5.10 The 1927 Garden of Remembrance is a valued space locally and its position away from the town centre gives the garden a quiet character that suits its purpose as a place for reflection. The formal arrangement of paths and beds along a north/south symmetrical axis give a ceremonial character with a processional walk from the gates to the memorial, whilst the high walls, loggias and lodges keep the gardens intimate by their arts and crafts style and the sense of enclosure they provide. The memorial garden gates (both the main and side gates) are worth noting for their arts nouveau style which adds a layer of interesting architectural detail. The muted palette of grey granite, lead lettering and buff sandstone harmonises well with the grey concrete of the former town hall; whilst the brick connects the memorial garden to villas along Manchester Old Road. The memorial gardens look out onto open countryside towards Alkrington Hall and Woods. This natural setting continues the peaceful character of the memorial gardens.
- 5.11 The subject building does not lie within the Manchester Old Road Conservation Area, although a small part of the west of the site does. A historic map regression exercise has been undertaken and this identifies the site building appearing to have origins in the late 19th Century, first appearing on the historic map published in 1891 and identified as a 'Smallware Mill'. Before this time the site appears undeveloped as agricultural land. The building has an 'L-shaped' plan form with a chimney in the south west corner. The west part of the site appears to comprise landscaped gardens associated with properties on Manchester Old Road, and an outbuilding / privy block appears in this location. Later historic maps provide less detail. The 1894 map shows the building with a similar plan to the earlier map with the west part of the site vacant, with a similar situation in 1910. In 1922 the plan form of the

building appears the same as previous years and the chimney in the south west corner of the building can again be seen. The west part of the site appears to have been developed by this time with a long rectangular building present. It is unclear if this is associated with the subject site or properties on Manchester Old Road. This structure is not present on the subsequent plans of 1932 and 1968. The L shaped plan form of the building is shown on the 1968 plan which is consistent with earlier maps. This does however differ from the current plan form of the building which although also L shaped now has equal 'limbs'.

- 5.12 The historic map regression exercise would suggest that the building has origins from the late 19th century and was likely built as a smallware mill. The current building standing today is possibly the original building although it has been extensively altered and changed. Internally, the space has been stripped back with no features of note remaining. Externally the building has undergone comprehensive refurbishment with the elevations being rendered with brickwork details, the roof being a modern construction, and windows and doors being modern / inserted and without heritage value. The plan form also differs from that of historic plans, with the single storey east-west element appearing to be a later addition. The building has limited visibility within the wider Conservation Area which is focussed along Manchester Old Road. Where the building is viewed as part of the Conservation Area it is considered to be a neutral contributor, although its general condition and vacancy, together with the poor quality tarmacked surfacing and overgrown self-seeded vegetation, has a negative impact at this time.

Assessment of Significance

- 5.13 Significance can be defined as the value of a heritage asset to this and future generations because of its heritage interest. The interest may be a combination of archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. The understanding of the significance of a place is vital to inform sensitively managed change. In accordance with *Historic England Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets* the following criteria are employed within this report to assess significance:

- 5.14 Archaeological interest – Where the heritage asset holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- 5.15 Architectural and artistic interest – These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
- 5.16 Historic interest – An interest in past lives and events (including pre-historic) which heritage assets can illustrate or be associated with. Heritage assets with historic interest not only provide a material record of our nation’s history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.
- 5.17 The criteria for relative levels of significance of each asset is outlined below –

Significance	Criteria
Very High	Sites, buildings, landscapes and remains of ‘exceptional’, ‘more than special interest’ or sometimes considered nationally or internationally important. These include World Heritage Sites; Grade I Listed and Grade II* Listed assets; Scheduled Ancient Monuments or archaeological remains of equivalent significance.
High	Sites, buildings, landscapes and remains of acknowledged ‘special interest’ and sometimes considered nationally important. These include Conservation Areas; Grade II Listed Assets; and archaeological remains of national importance.

Medium	Sites, buildings, landscapes and remains of 'some interest' and generally considered of local or regional importance. These include Non-Designated Heritage Assets; Locally Listed Assets and archaeological remains of regional interest.
Low	Sites, buildings, landscapes and remains of 'limited interest' sometimes considered of local interest. These include historic sites that through level of alteration or typology are of insufficient significance to be considered Non-Designated Heritage Assets or Locally Listed.
Neutral	Sites, buildings, landscapes and remains of 'no or negligible interest'. These include sites or landscapes of no (or very minor) interest.
Intrusive / Detrimental	Sites, buildings, landscapes and remains of 'no or negligible interest' that harm the setting or significance of wider assets.

5.18 A summary of significance of the assets that may be potentially impacted by the proposal is shown on the following pages using the above criteria.

Heritage Asset	Summary of Significance	Level of Significance
Manchester Old Road Conservation Area	Although Middleton has much earlier origins, much of the Conservation Area is the result of the rapid expansion during the Industrial Revolution and the development of fine Victorian and Edwardian houses for the managerial classes, whilst also taking in the	High

Heritage Asset	Summary of Significance	Level of Significance
	areas around the former Town Hall and Garden of Remembrance.	

- 5.19 Due to the level of physical separation and intervening development, as well as the nature of the proposals (i.e. conversion with minor external alterations) it is not considered that the proposal has the potential to impact on any other heritage assets. The property itself, although appearing to have origins in the late 19th century, has been extensively altered and does not possess heritage value warranting further assessment. It is also noted that the boundary of the Manchester Old Road Conservation Area has deliberately excluded the site building. A small part of the west of the site does fall within the boundary of the Conservation Area but comprises poor quality tarmacked surfacing and overgrown self-seeded vegetation which does not make any positive contribution to the character and appearance of the Conservation Area.

6. Heritage Appraisal

- 6.1 Heritage impact is defined as the potential level of harm or benefit to the special architectural or historic interest caused by a proposed development. The NPPF stresses that impacts on heritage assets should be avoided and if it cannot be avoided, it should be minimised or mitigated. The NPPF does not prescribe a format for analysis of heritage significance and/or impact.
- 6.2 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. Change can be either harmful or beneficial to heritage significance.
- 6.3 The following methodology is based on the guidance set out by ICOMOS (2011) *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties*. Although intended

for World Heritage Sites it provides a sliding scale of impacts that can be applied to assets on all significance levels.

Impact Grading	Criteria
High Beneficial	Comprehensive changes to an asset or its setting resulting in a major enhancement of significance.
Medium Beneficial	Significant changes to an asset or its setting resulting in a notable enhancement of significance.
Low Beneficial	Modest changes to an asset or its setting resulting in a slight enhancement of significance.
Neutral	No or negligible change to an asset or its setting resulting in no or negligible change to significance.
Low Adverse	Modest changes to an asset or its setting resulting in slight harm to significance.
Medium Adverse	Significant changes to an asset or its setting resulting in notable harm to significance.
High Adverse	Comprehensive changes to an asset or its setting resulting in major harm to significance.

Impact upon Heritage Assets

- 6.4 The existing building is vacant and its current condition therefore has a negative impact on the surrounding area including the Manchester Old Road Conservation Area. The reuse of the building for much needed housing will return the building to active use and allow it to make a positive contribution to the visual amenity of the area. This will have a medium beneficial impact on the Conservation Area by contributing activity and removing the negative influence of a vacant building.
- 6.5 The proposed scheme does not involve any extension to the building and involves conversion with associated external alterations. The external alterations largely relate to changes to windows / doors, and in particular providing new windows to facilitate the residential conversion. New dormer windows are also proposed to the pitched roof of the single storey element. The design and placement of the windows and dormers is considered

appropriate in design terms and reflects the existing architecture of the building. The provision of windows to blank/largely blank elevations can be regarded as a positive change. As part of the scheme a redundant unattractive metal escape staircase will be removed and a new ramp installed which will have a positive design impact.

6.6 As confirmed previously the building itself is not considered to be of heritage interest in its own right and does not make a positive contribution to the character and appearance of the Manchester Old Road Conservation Area, being assessed a neutral influence. The external changes to the building are considered to represent a neutral change to the appearance of the building or could be regarded as minor positive.

6.7 To the west of the building the existing hard and soft landscaped areas are retained, although they will be tidied up with the surface being repaired where necessary and overgrown vegetation cut back and replaced with new soft landscaping. An enclosed bin store will also be provided to ensure bins are appropriately screened. This area partly falls within the Conservation Area and the works are considered to have a low beneficial impact.

Summary of Impacts

Heritage Asset	Level of Significance	Impact upon Significance
Manchester Old Road Conservation Area	High	Low Beneficial – attributed to the scheme bringing a vacant building adjacent to the Conservation Area back into active use, minor elevation enhancements, and landscaping enhancement to the site.

Compliance with Planning Policy

- 6.8 The above impact assessment demonstrates there is a low beneficial impact on the significance of a designated heritage asset (i.e. the Manchester Old Road Conservation Area). On the basis that no harm to heritage assets has been identified it is not necessary to demonstrate public benefits in support of the proposal and it is concluded that the development proposal is in accordance with PfE Policies JP-P1 and JP-P2; Core Strategy Policies P1, P2 and DM1; Saved UDP policies BE/17 and BE/18, and relevant provisions of the NPPF.

7. Conclusion

- 7.1 This Heritage Statement has considered the potential impact of a proposal relating to Unicorn House, Cheetham Street for 'Change of use of vacant building to 12 apartments (use class C3), with associated alterations, car parking and landscaping'.
- 7.2 The Statement has considered the significance of the Manchester Old Road Conservation Area, which part of the site is located within. The existing property is identified as being a neutral influence on the character and appearance of the Conservation Area, whilst the physical works to the building are limited and will have a neutral impact. As part of the proposal limited landscaped works will be undertaken and the scheme will also enable the reuse of the vacant building. These aspects are considered to be low beneficial heritage impacts. On the basis of the positive heritage impact identified it is demonstrated that the proposal is in accordance with relevant national and local planning policies set out within Section 4 of this Statement.
- 7.3 Paul Butler Associates are pleased to provide this Heritage Statement in support of the planning application and recommend that planning permission is granted from a heritage perspective.

Appendix 1: List of Non Designated Heritage Assets

Street name	Name and address of asset	Type of asset
Boarshaw Road	231 Boarshaw Road , Middleton	Commercial
Boarshaw Road	Boarshaw Mill , Boarshaw Road	Mill
Boarshaw Road	24 Steps , Boarshaw Road/Morton Street, Middleton	Steps
Durnford Street	2–6 Durnford Street , NHS, Middleton	Surgery
Durnford Street	7–35 Durnford Street , Middleton	Terrace
Durnford Street	45–47 Durnford Street , Middleton	Mid-terrace
Egerton Street	New Jerusalem Sunday School , Egerton Street, Rhodes	School
Heywood Old Road	342 Heywood Old Road , Birch	House/Public House
Heywood Old Road	600–606 Heywood Old Road , Birch	Terrace
Heywood Old Road	612 Heywood Old Road , Birch	House
Heywood Old Road	618–620 Heywood Old Road , Birch	Semi-detached
Heywood Old Road	622–626 Heywood Old Road , Birch	Terrace
Heywood Old Road	640–652 Heywood Old Road , Birch	Terrace
Heywood Old Road	724 Heywood Old Road , Birch	Shop
Heywood Old Road	743–747 Heywood Old Road , Birch	Terrace
Heywood Old Road	757–763 Heywood Old Road , Birch	Terrace
Heywood Old Road	Birch Mill , Heywood Old Road, Birch	Mill
Heywood Old Road	Bowlee Mill (now Karims), Heywood Old Road, Birch	Mill

Heywood Old Road	St Thomas Church , Heywood Old Road, M24 4GR	Church
Heywood Old Road	White Hart Hotel , Heywood Old Road, Birch, Middleton	Public House
High Street	St Stephens Church (Countess of Huntingdons Connexion Chapel), High Street, Middleton, M24 6DX	Church
Hilton Fold Lane	Dale House , Hilton Fold Lane	House
Langley Lane	500 Langley Lane , Birch	House
Langley Lane	531, 533 and 535 Langley Lane , Birch	Terrace
Langley Lane	The Vicarage (Silver Birch Stables), Langley Lane, Birch	House
Langley Lane	The Barn , Langley Lane, Birch	Barn
Langley Lane	Langley Lane Farm , Langley Lane, Middleton M24 5LW	Farm
Langley Lane	Silver Birch Stables , Langley Lane, Middleton	House
Lodge Street	Pioneers Mill's adjacent building , Lodge Street, Middleton	Mill
Long Street	3 Long Street , Middleton	Bank
Long Street	17–21 Long Street , Middleton	Public House
Long Street	54 Long Street , Middleton	Shop
Long Street	60 Long Street , Middleton	House
Long Street	62 Long Street , Middleton	House
Long Street	66 Long Street , Middleton	House
Long Street	76 Long Street , Middleton	Houses
Long Street	77 Long Street , Middleton	Shop/Offices
Long Street	83–87 Long Street , Middleton	Shop
Long Street	99 Long Street , Middleton	Offices
Long Street	101–103 Long Street – 1 Dunford Street , Middleton	Terrace
Long Street	111a Long Street , Middleton	Hall
Long Street	Middleton Library , Long Street, Middleton	Library
Mainway	St Thomas More RC Church , 102 Mainway, M24 1PP	Church
Manchester Road	3 to 5 Manchester Road , Middleton	Terrace

Manchester Old Road	All Saints Church , Manchester Old Road, Middleton	Church
Manchester Old Road	Former Wesleyan Sunday School and Site of Chapel , Manchester Old Road, Rhodes, Middleton	School
Manchester Old Road	Parkfield House , Manchester Old Road	
Market Place	Assheton Arms , 1 Market Place, Middleton	Public House
Market Place	5 Market Place (former Royal Bank of Scotland bank), Middleton	Bank
Market Place	7–11 Market Place , Middleton	
Market Place	19 Market Place , Middleton	Shop
Market Place	23–25 Market Place , Middleton	Shops
Market Place	Bricklayers Arms , Market Place, Middleton	Public House
Mellalieu Street	2 Mellalieu Street , Middleton	House
Mellalieu Street	4 Mellalieu Street , Middleton	House
Mellalieu Street	6 Mellalieu Street , Middleton	House
Mellalieu Street	8 Mellalieu Street , Middleton	House
Mellalieu Street	10 Mellalieu Street , Middleton	House
Mellalieu Street	12 Mellalieu Street , Middleton	House
Mellalieu Street	14 Mellalieu Street , Middleton	House
Mellalieu Street	16 Mellalieu Street , Middleton	House
Mellalieu Street	18 Mellalieu Street , Middleton	House
Mellalieu Street	20 Mellalieu Street , Middleton	House
Mellalieu Street	22 Mellalieu Street , Middleton	House
Mellalieu Street	1 The Oaks (Former New Middleton Rectory) , Mellalieu Street, Middleton	House
Mellalieu Street	Middleton Rectory , Mellalieu Street, Middleton	Vicarage
Middleton Gardens	4 Middleton Gardens , Middleton	Shop

Middleton Gardens	6 Middleton Gardens , Middleton	Public House
Middleton Gardens	18 Middleton Gardens , Middleton	Public House
Middleton Gardens	20 Middleton Gardens , Middleton, M24 4DF	Commercial
Middleton Gardens	34 Middleton Gardens , Middleton	Public House
Mills Hill Road	Mill Hill Baptist Church , Mills Hill Road, Middleton M24 2FD	Church
Mount Road	22 Mount Road , Middleton	House
Mount Road	24 Mount Road , Middleton	House
New Lane	1 New Lane , Middleton	Terrace
New Lane	3 New Lane , Middleton	Terrace
New Lane	5–6 New Lane , Middleton	Terrace
Oldham Road	382–406 Oldham Road , Middleton	Terrace
Oldham Road	Soudan Mill , Oldham Road	Mill
Oldham Road	Vitafoam , Oldham Road	Mill
Rhodes Green	Little Nook , Rhodes Green, Middleton	House
Rochdale Road	2–6 Rochdale Road , Middleton	Public House
Rochdale Road	Former Hare and Hounds Public House , 5 Rochdale Road	Public House
Rochdale Road	7–9 Rochdale Road , Middleton	Terrace
Rochdale Road	11–13 Rochdale Road , Middleton	Semi-detached
Rochdale Road	15–17 Rochdale Road , Middleton	Semi-detached
Rochdale Road	19 –21 Rochdale Road , Middleton	Semi-detached
Rochdale Road	34 Rochdale Road , Middleton	Shop
Rochdale Road	36 Rochdale Road , Middleton	Terrace
Rochdale Road	38 Rochdale Road , Middleton	Terrace

Rochdale Road	40 Rochdale Road , Middleton	Terrace
Rochdale Road	42 Rochdale Road , Middleton	Terrace
Rochdale Road	44 Rochdale Road , Middleton	Terrace
Rochdale Road	46 Rochdale Road , Middleton	Terrace
Rochdale Road	48 Rochdale Road , Middleton	Terrace
Rochdale Road	50 Rochdale Road , Middleton	Workshop
Rochdale Road	52 Rochdale Road , Middleton	Public House
Rochdale Road	54 Rochdale Road , Middleton	Houses
Rochdale Road	56 Rochdale Road , Middleton	Houses
Rochdale Road	58 Rochdale Road , Middleton	Houses
Rochdale Road	60 Rochdale Road , Middleton	Houses
Rochdale Road	66–68 Rochdale Road , Middleton	Houses
Rochdale Road	86 Rochdale Road , Middleton	Public House
Sadler Street	6 Sadler Street , Middleton	House
Sadler Street	8–10 Sadler Street , Middleton	Cottages
Sadler Street	Platinum House , Sadler Street	Offices
Sefton Street	Archer Cottage , Sefton Street, Middleton	House
Sefton Street	Westdene , Sefton Street, Middleton	House
Spring Gardens	Former Rose Silk Mill , Spring Gardens	Mill
Spring Gardens	Spring House , Spring Gardens, Middleton	House
Stakehill Lane	Higher Stakehill Farm , Stakehill Lane	Farm
Stakehill Lane	Lower Stakehill Farm , Stakehill Lane	Farm
Stakehill Lane	Three Gates Farm , Stakehill Lane	Farm
Stott Lane	Hatters Farm , Stott Lane	Farm
St Leonard's Square	The Ring O' Bells Public House , St Leonard's Square, Middleton	Public House
St Leonards Street	Middleton Old Burial Ground , St Leonards Street	Burial Ground
Sunnybrow Road	Sunnybrow Nursery and Primary School , Sunnybrow Road, Archer Park, Middleton, M24 4AD	School

Thornham Lane	St Johns CE Primary Thornham , Thornham Lane, Slattocks, Middleton, M24 2SB	School
Towncroft Avenue	3 Towncroft Avenue , Middleton	House
Towncroft Avenue	5 Towncroft Avenue , Middleton	House
Towncroft Avenue	7 Towncroft Avenue , Middleton	House
Towncroft Avenue	9 Towncroft Avenue , Middleton	House
Towncroft Avenue	11 Towncroft Avenue , Middleton	House
Towncroft Avenue	17 Towncroft Avenue , Middleton	House
Towncroft Avenue	Towncroft Cricket Ground Pavilion , Towncroft Avenue, Middleton	Pavilion
Townley Street	Brookside House (formerly Mill) , Townley Street, Middleton, Manchester M24 1AT	Mill
Townley Street	Electric Sub station , Townley Street, Middleton	Industrial
Townley Street	Lodge Mill , Townley Street	Mill
Union Street	Works building , Union Street, Middleton	Workshop
Whittle Lane	Grange Farm , Whittle Lane, Birch	Farm
William Street	Dane House , William Street	House
Wood Street	1 Wood Street , Middleton	Warehouse
Wood Street	3a Wood Street , Middleton	Warehouse
Wood Street	4 Wood Street , Middleton	Shop
Wood Street	8a Wood Street , Middleton	Offices
Wood Street	10a Wood Street , Middleton	Offices
Wood Street	10b Wood Street , Middleton	Offices

Appendix 2: Historic Map Regression



Surveyed: 1848, Published: 1851. The site is located within the approximate area of the red outline.



Surveyed: 1889, Published: 1891



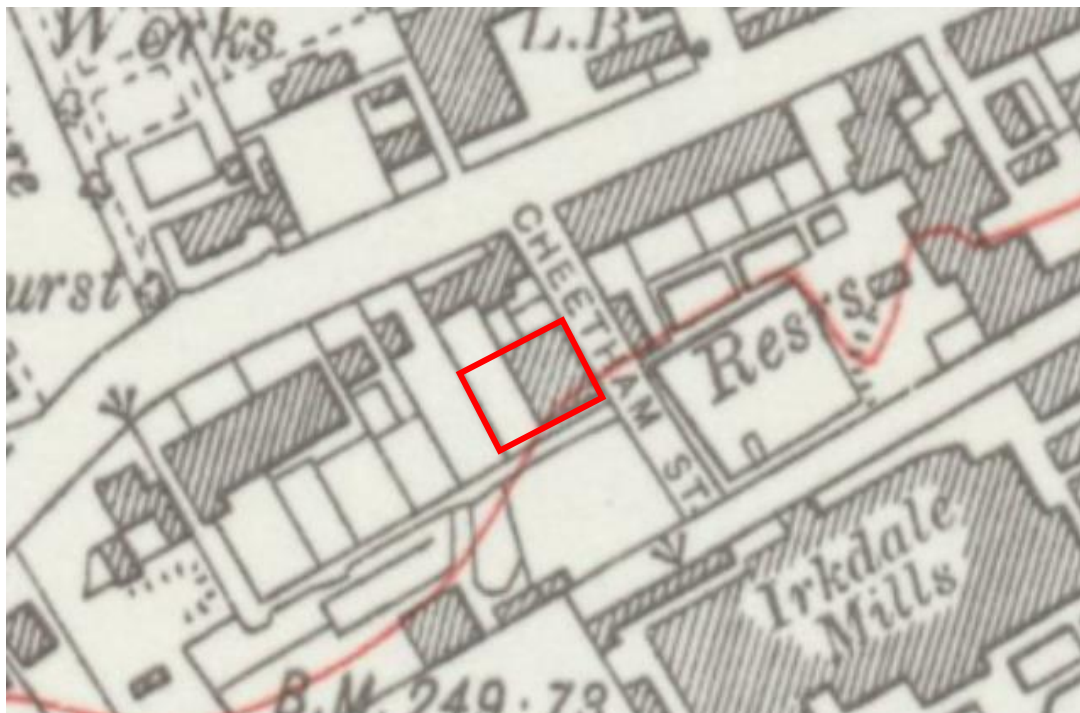
Surveyed: 1890 to 1891, Published: 1894



Revised: 1907, Published: 1910



Revised: 1915, Published: 1922



Revised: 1932, Published: 1932



Revised: 1954 to 1960, Published: 1968