

Heritage Statement

For

Change of use to form 2no 2 bed and 1no 1 bed apartments
first and second floors

at

29 Market Place, Middleton

On Behalf of

Mr M Moghami



This Heritage Statement fulfils the requirement under section 16 of the National Planning Policy Framework to identify and assess any heritage assets likely to be affected by a proposed development, including consideration of their settings, and demonstrate the likely impacts to that significance.

This statement makes reference to the relevant legislative framework contained within the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as national and local planning policy. In addition, relevant Historic England guidance has been consulted to inform the judgements made. It is further based on the findings of detailed historical research, a site walkover survey and assessment conducted from publically accessible locations around the Site, map studies and the application of professional judgement. The assessment also makes reference to previous planning applications as listed

The findings of this report are based on the known conditions at the time of writing and all findings and conclusions are time limited to no more than three years from the date of this report. All maps, plans and photographs are for illustrative purposes only

LEGISLATIVE AND PLANNING POLICY FRAMEWORK

The current national policy system identifies, through the National Planning Policy Framework (NPPF), that applications should consider the potential impact of development upon 'heritage assets.

This term includes designated heritage assets which possess a statutory designation (for example Listed Buildings and Conservation Areas); and non-designated heritage assets, typically compiled by Local Planning Authorities (LPAs) and incorporated into a Local List or recorded on the Historic Environment Record.

Legislation

Where any development may affect designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard to their impact on the historic environment. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990.

The relevant legislation in this case extends from section 66(1) of the 1990 Act which states that in considering planning applications that may affect a listed building the LPA shall have special regard to the desirability of preserving the listed building or its setting, or any features of special architectural or historic interest that it possesses.

National Planning Policy

National Planning Policy Framework (Department of Communities and Local Government (DCLG), March 2012)

The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied. It defines a heritage asset as a: *'building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest'*. This includes both designated and non-designated heritage assets.

Section 16: Conserving and Enhancing the Historic Environment relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage assets are *'an irreplaceable resource and should be conserved in a manner appropriate to their significance'*.

For proposals that have the potential to affect the significance of a heritage asset, paragraph 189 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their setting.

The level of detail provided should be proportionate to the significance of the heritage assets affected. This is supported by paragraph 190, which requires LPAs to take this assessment into account when considering applications.

Under '*Considering potential impacts*' the NPPF emphasises that '*great weight*' should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.

Paragraph 195 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 196 requires this harm to be weighed against the public benefits of the proposed development.

Paragraph 197 states that where an application will affect the significance of a non-designated heritage asset, a balanced judgement is required, having regard to the scale of harm or loss and the significance of the heritage asset.

Paragraph 200 notes that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to, or better reveal the significance of, the asset should be treated favourably.

Furthermore, paragraph 201 states that not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. When determining the impacts arising from the loss of a building or element that does positively contribute, consideration should be given to the relative significance of that building and the impact to the significance of the Conservation Area or World Heritage Site as a whole.

National Guidance

Planning Practice Guidance (DCLG)

The Planning Practice Guidance (PPG) has been adopted in order to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.

Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases and that while the level of harm will be at the discretion of the decision maker, generally the degree of substantial harm will only be at a level where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development that is to be assessed.

Conservation Principles, Policies and Guidance (English Heritage, April 2008)

Conservation Principles outlines Historic England's approach to the sustainable management of the historic environment. While primarily intended to ensure consistency in Historic England's own advice and guidance, the document is recommended to LPAs to ensure that all decisions about change affecting the historic environment are informed and sustainable.

The guidance describes a range of heritage values which enables the significance of assets to be established systematically, with the four main 'heritage values' being: evidential value; historical value; aesthetic value; and communal value.

Overview: Historic Environment Good Practice Advice in Planning

The PPS5 Practice Guide was withdrawn in March 2015 and replaced with three Good Practice Advice in Planning Notes (GPAs) published by English Heritage (now Historic England). GPA1: The Historic Environment in Local Plans provides guidance to local planning authorities to help them make well informed and effective local plans. GPA2: Managing Significance in Decision-Making includes technical advice on the repair and restoration of historic buildings and alterations to heritage assets to guide local planning authorities, owners, practitioners and other interested parties. GPA 3: The Setting of Heritage Assets replaces guidance published in 2011. These are complemented by the Historic England Advice Notes in Planning which include HEA1: Understanding Place: Conservation Area Designation, Appraisal and Management (February 2016), HEA2: Making Changes to Heritage Assets (February 2016), HEA3: The Historic Environment and Site Allocations in Local Plans (October 2015), and HEA4: Tall Buildings (December 2015).

The Setting of Heritage Assets (July 2015)

This advice note focuses on the management of change within the setting of heritage assets. This document replaces 'The Setting of Heritage Assets' (English Heritage, March 2011) in order to aid practitioners with the implementation of national policies and guidance relating to the historic environment found within the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 document and does not present a divergence in either the definition of setting or the way in which it should be assessed.

As with the NPPF the document defines setting as 'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve'. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.

While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, setting, and thus the way in which an asset is experienced, can also be affected by other environmental factors including noise, vibration and odour, while setting may also incorporate perceptual and associational attributes pertaining to the asset's surroundings.

This document provides guidance on practical and proportionate decision making with regards to the management of proposed development and the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects. It is stated that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting and that different heritage assets may have different abilities to accommodate change within their settings without harming the significance of the asset and therefore setting should be assessed on a case-by-case basis.

Although not prescriptive in setting out how this assessment should be carried out, noting that any approach should be demonstrably compliant with legislation, national policies and objectives, Historic England recommend using the '5-step process' in order to assess the potential effects of a proposed development on the setting and significance of a heritage asset, with this 5-step process continued from the 2011 guidance:

- 1) Identification of heritage assets which are likely to be affected by proposals
- 2) Assessment of whether and what contribution the setting makes to the significance of a heritage asset
- 3) Assessing the effects of proposed development on the significance of a heritage asset;
- 4) Maximising enhancement and reduction of harm on the setting of heritage assets
- 5) The final decision about the acceptability of proposals.

Application Site

The application site is located centrally to Middleton Town Centre. The main road is Market Place. The building and the immediate surrounding area is made up of commercial properties, characterised by large terraces rising to 3 storeys, set within a tight streetscene.

It can be noted that the properties in the area have little or no frontage or rear amenity spaces. The use of the building is previously that of industrial and thus, reflects the historical commercial nature of the immediate surrounding area.

Middleton Conservation area

The site is located in the Middleton Conservation Area. An appraisal was prepared for the conservation area in January 2008. The appraisal identifies: the special character of Middleton, the elements that should be retained or enhanced and the detracting elements. It also outlines practical proposals for enhancement of the conservation area. The property is not recognised within the appraisal as a locally listed building or considered to be a contributory building to the character of the conservation area.

The conservation area appraisal provides an understanding of the areas special interest

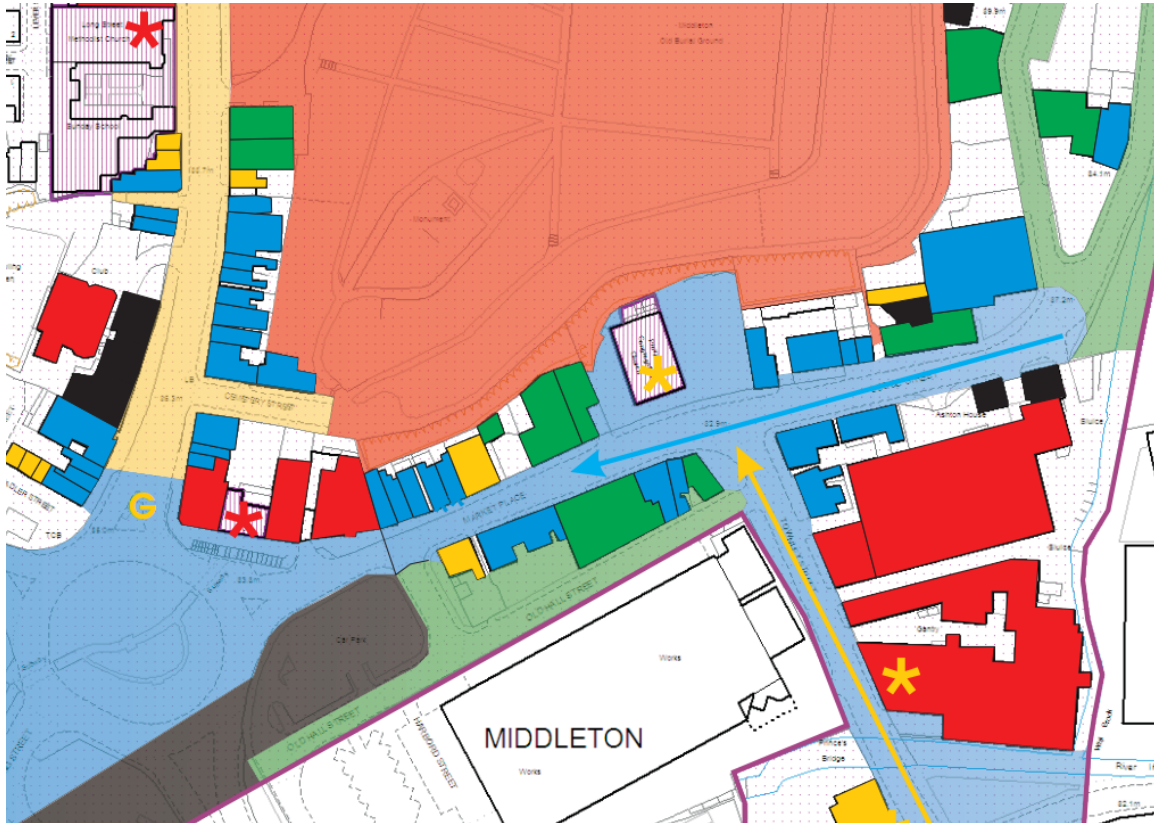
From an agricultural background Middleton's population grew extensively over 100 years as a result of first, Georgian period cottage industry (cotton, wool and silk) and secondly, Victorian large scale factory development (cotton and silk). Middleton, today, has a mixture of retail and manufacturing concerns. It was during the latter half of the eighteenth century that textile manufacturing began to take root as a cottage industry. Yet the form of the area remained largely unchanged and rural.

Middleton's industrialisation evolved from the handloom weaver's workshop, which was adapted to work in either cotton or silk. The practice of weaving originated in the local farms and cottages (largely for woollen goods). As small cotton factories sprang up around the south of the town, speculative plots were purpose built to bring production closer to the main factories, which still operated under the 'putting out' system. This was the process whereby factory spun yarn was handed out to local weavers.

The Conservation area appraisal provides the following commentary in relation to Market Place:

The south-eastern boundary of the conservation area of Market Place and Lodge Street has an imposing mix of Victorian and Edwardian commercial properties which, from a distance, form an asymmetrical skyline of chimneys and gables against a rugged backdrop of the Old Burial Ground. Moving towards Lodge Street, the space opens up and is dominated by the now derelict Providence Congregational Chapel. It is bounded by a strikingly decorative iron fence.

The only such survival of this period in the conservation area. The rear is again dominated by the rising scarp of the Old Burial Ground, which is the highest vantage point in the area. From the top, the views are very good, especially towards the east. On a clear day the distant hills of Bleak/ow and Kinder Scout can be seen. Another view is to Tandie Hills, a meeting point in the nineteenth century for militant workers, including the Peterloo demonstrations of 1819, to which Middleton sent a significant contingent.

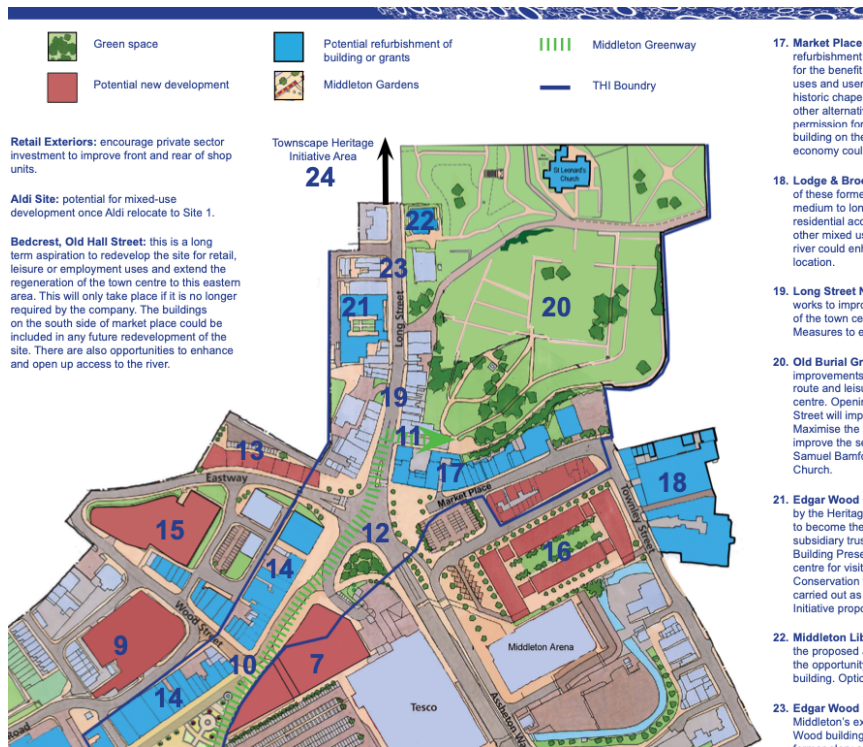


Map of conservation area NTS

The site is highlighted in the Middleton town centre renewal plan as a site that has 'potential for refurbishment and grants' (Blue 17).

It states:-

Market Place and Providence Chapel: refurbishment of properties on Market Place for the benefit of existing and potential new uses and users. Conversion of the fine historic chapel building for residential or other alternative uses. There is a planning permission for residential including a new building on the adjacent site. The night time economy could be developed in this area.



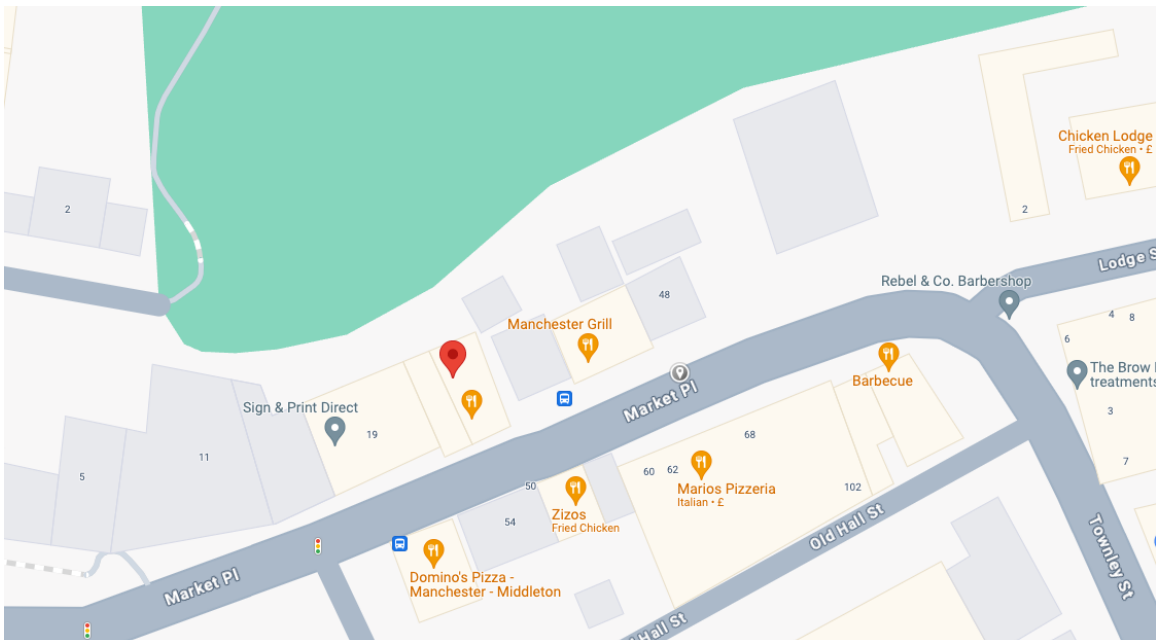
The building takes the form of a three storey, concrete framed building, infilled with brickwork and render. It is a terraced property, located in a street frontage with a mix of commercial shops and financial institutions.

The site is situated in a predominantly commercial area, interweaved with residential apartments and the like, at first floor. The local area consists of a variety of small business and drinking / eating establishments.

The property is of brick render construction with a slate roof. The property is spread over 3 floors (ground, first and second) with access to the property via main entrance from Market Place. The ground floor units are self-contained, accessed from the main road.



Ariel photograph of site



Location Plan Extract NTS

Planning History

Upon checking Rochdale planning dept. history of the site, an application was made to change the use of the property from Light industrial to Restaurant / hot food takeaway (planning ref: 99/D36136). It is assumed that this refers to the ground floor make-up of the building.

Planning – Application Summary

[Help with this page](#)

99/D36136 | Change Of Use Of Retail/ Light Industrial Premises To Restaurant And Hot Food Take-Away. | 27-31, Market Place, Middleton, Manchester, M24 6AE

[Back to search results](#)[Track](#)[Print](#)**Details**[Comments \(0\)](#)[Related Cases \(0\)](#)[Documents](#)[Map](#)**Summary**[Further Information](#)[Important Dates](#)

Reference	99/D36136
Application Validated	Thu 21 Jan 1999
Address	27-31, Market Place, Middleton, Manchester, M24 6AE
Proposal	Change Of Use Of Retail/ Light Industrial Premises To Restaurant And Hot Food Take-Away.
Status	Decided
Decision	Grant subject to conditions
Decision Issued Date	Sun 21 Mar 1999
Appeal Status	Unknown
Appeal Decision	Not Available

There are 0 cases associated with this application.

There are 0 properties associated with this application.

Assessment of Significance

Heritage assets are those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest.

Generally, Listed Buildings hold special architectural or historic interest. The principles of selection for Listing Buildings are published by the DCMS2 and English Heritage. The published guidance identifies four types of heritage values that an asset may hold aesthetic, communal, historic and evidential value. This guidance provides a framework for assessing the significance of heritage assets.

The proposed site is not a listed building

The assessment is proportionate to the importance of the asset and sufficient to understand the potential impact of the proposals, given their nature and extent.

The significance of the proposed development is located in the building of 27-31 Market Place, Middleton.

Design Considerations

The building is currently unused as light industrial / office over the upper floors.

The proposal is for a change of use of the first and second floors from B1 to form 3no self-contained apartments. The rear which will be landscaped to provide secure amenity space for the residents

The existing layout of the building suggests that it was previously used as light industrial to the ground floor with associated offices and welfare facilities at first and second floors.

Given the location of the proposed, there will be no contamination at upper levels

The current space is no longer used, and the area is too big for the current owners of the building for its use at ground floor. They are to utilise the ground floor only. This will also allow for any future expansion, due to the floor space available on these levels. Given its use, the owners feel its impractical to provide all-inclusive access over the upper floors.

On approval, this will help to supply a high demand for domestic rentals in the thriving community of Middleton and surrounding areas. By increasing residential units close to the town centre, increases footfall and thus, a knock-on effect for the requirement of services in and around the town centre business infrastructure.

The existing building layout at ground floor, will allow a separate self-contained entrance to the apartments, taken off the main frontage. The upper floor will be remodelled and internal renovated to modern standards whilst, retaining the external features of the building.

The area to the north, is currently un-used. This will be fenced, gated and a bin storage area will be created for both the ground floor use and the residential units. There is no parking onsite given its prominent location in the high street.

The proposal for the site is to continue the existing theme of commercial/residential mix by erecting a shop at the ground floor level and a two bedroom self-contained flat on the first / attic floor.

The proposal to introduce an additional apartment by building over the flat roof section. This will unify the building in its proportions. This section is designed to match (in external appearance) to the existing adjacent buildings with brick walls and grey coloured roof tiles.

The infill plastic panels and glazing will be removed and rebuilt in masonry to match the rest of the building. The window fenestration will mirror the existing building.

This impact assessment relies on the understanding that is an unlisted building but within the conservation area.

The assessment is a proposal for works for a change of use, together with a new section to form an additional apartment enveloped with brick gable and tiled roof of complimentary materials. It will provide a judgment on its contribution to the setting of the conservation area.

As outlined at the start of the statement, many factors assessing the impact of a proposal which entails the impact on a heritage asset, this assessment draws on a number of key guiding documents where applicable, such as National Planning Policy Framework (NPPF), English Heritage Conservation Principles, 2008 and Historic England Guidance, Historic Environment Good Practice Advice in Planning Note 3 and The Setting of Heritage Assets, 2017; where required.

We have considered the impact of the proposal upon the heritage asset by relating directly to the In this instance given the minor scope of the works and its intention to bring a building out of disrepair back into useage, we do not consider that the proposed works will have significant impact upon either the conservation area or to neighbouring buildings and that a full setting assessment of the proposal is not required.

Impact Summary

Proposed Works:	Significance of the historic fabric/area that will be affected:	The impact of the proposed work(s) on the historic fabric/area:
<i>alteration to building within a conservation area</i>	<i>Building not listed</i> <i>Internal</i> <i>Building Externally</i> <i>Roof / rainwater goods</i> <i>Landscaping</i>	<i>n/a</i> <i>The proposal affects the existing building minimally internally. There are no historic features. The works will be general replastering, new doors, kitchens, bathrooms and associated works</i> <i>Removal of secondary render to the front elevation. Brickwork to be repointed</i> <i>The removal of the flat roof to the /RHS of the building will allow construction of a second floor over this section consisting of red brick and tiled roof to match the existing building. This will unify the building symmetrically.</i> <i>The fenestration and plastic paneling at first floor will be removed. New windows and brickwork to match the building will be installed</i> <i>Rainwater goods will be changed from current upvc to more traditional half round aluminum, mimicking traditional iron gutters</i> <i>A private amenity space to be introduced to the rear</i>

The internal works proposed maintain the existing layout of the building are small in scale.

There are external works proposed are to remove any secondary structures, alterations and the like and ensure the building is renovated back to a which are:-

1. Remove render to front elevation
2. Repair pointing
3. Repair rainwater goods
4. Repair soffits and fascias
5. Landscape rear yards

The significance of 29 Market Place is principally invested in its robust but simply defined street elevation onto Market Place. The major significant feature is typical with a factory building – a mix of facades, modern roller shutters and feature signage. The front elevation is noted to be rendered.

The interior plan form has not been altered and is in a poor state of repair. The owner has previously plastered areas, made repairs to the roof and structure etc.

The significance of the building, in terms of its special architectural and historic interest, can be summarised as:

1. Architectural interest and aesthetic value as a example of factory / industrial use associated with this part of Industrial Manchester
2. Historical interest and historical value in reutilising the former building and site.
3. Historic features are to be reinstated
4. The building provides evidence of finicail gain as a major industrial transport centre in the later 19th Century, particularly within this locale.

This report has considered the heritage implications of works proposed for replacement and enlargement for a change of use together with the extension to second floor. Works proposed are modest in their scale with an understanding and regard for the building, its proposed use and its location within the conservation area for its context and significance.

The crucial test contained within the NPPF is whether the harm to a heritage asset is outweighed by the public interest and benefits of a proposal. There is no negative impact as a result of the proposed works and the resulting impact, if any, will be neutral.