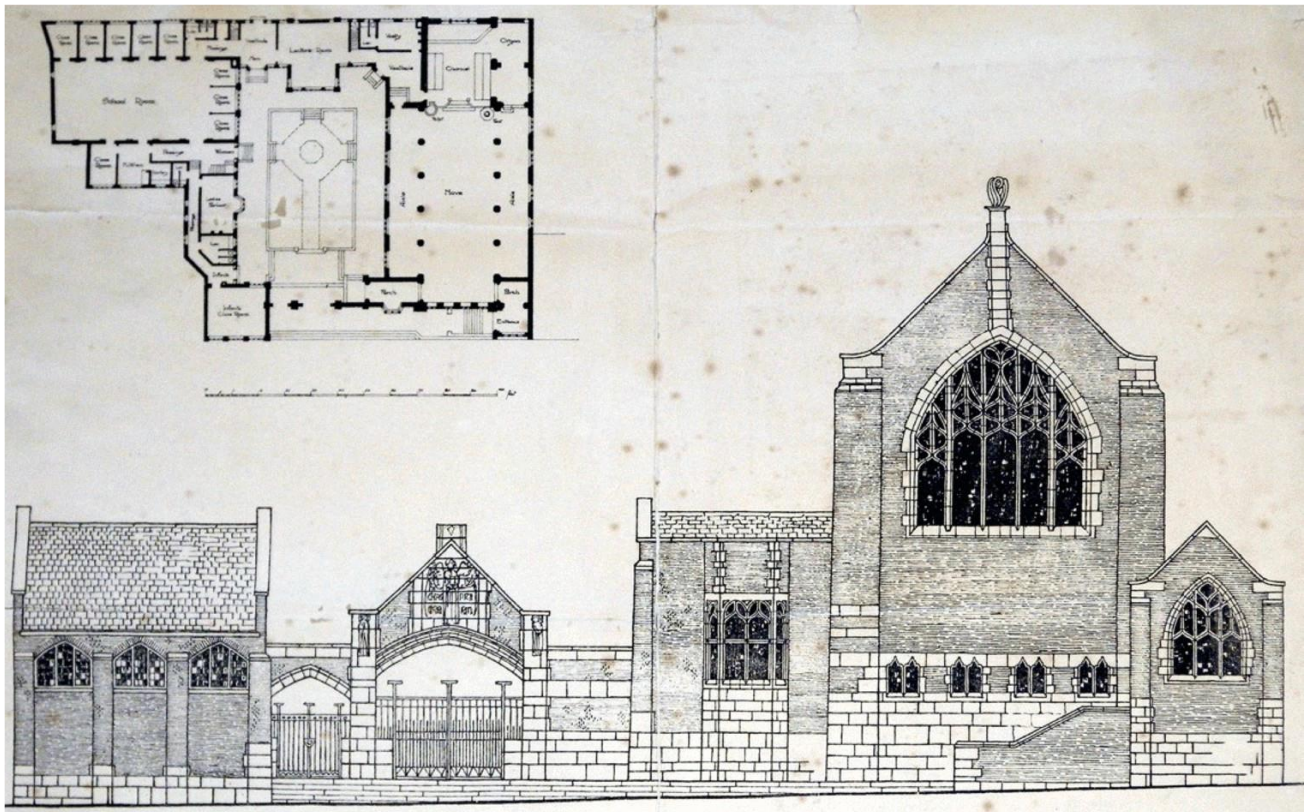


LONG STREET METHODIST CHURCH MIDDLETON

DESIGN, ACCESS AND HERITAGE STATEMENT



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TABLE OF CONTENTS

Section 1	Introduction.....	4
Section 2	Planning Policy Context	5
2.1	Introduction	5
2.2	Rochdale Adopted Core Strategy	5
2.3	Rochdale Borough Unitary Development Plan (Adopted June 2006)	6
2.4	Places for Everyone Joint Development Plan Document for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 To 2039 (Adopted 21 March 2024)	6
2.5	Planning (Listed Building & Conservation Areas) Act 1990	7
2.6	National Planning Policy Framework and National Planning Practice Guidance	7
2.7	Other National Guidance Documents: Historic England	8
Section 3	Description of the Proposal Site.....	9
3.1	Location and Context	9
3.2	The Proposal Site	9
Section 4	History and Development of the Proposal Site.....	11
4.1	History and Development of the Proposal Site	11
Section 5	Significance Assessment of the Heritage Assets	12
5.1	Methodology	12
5.2	Statement of Significance of the Heritage Assets	12
5.2.1	<i>Long Street Methodist Church</i>	12
Section 6	Proposed Works.....	13
6.1	Overview	13
6.2	Access and Parking.....	14
Section 7	Heritage Impact Assessment.....	15
7.1	Method of Assessment.....	15
7.2	Impact of Proposed Works on the Significance of the Church	15
7.3	Heritage Impact Assessment Table	16
Section 8	CONCLUSIONS.....	17
8.1	History, Development and Usage	17
8.2	The Proposed Works.....	17
8.3	Impact of Proposed Works on the Heritage Assets	17
Section 9	Sources	18
Appendix 1: Listed Building Description		19
Appendix 2: Heritage Impact Assessment Methodology		20

Section 1 Introduction

This Design, Access and Heritage Statement accompanies the listed building consent application for the proposed works at Long Street Methodist Church, Middleton, M24 5UE. Long Street Methodist Church is a Grade II* listed building by Edgar Wood designed around a courtyard along with a Sunday school and subsidiary buildings. They are located within the Middleton Conservation Area and are on the Historic England Buildings at Risk Register.

This Design, Access and Heritage Statement should be read in conjunction with the proposed plans and elevations, other reports submitted with the planning application.

This Design, Access and Heritage Statement has been prepared in accordance with the NPPF and the NPPG. It has been prepared by Kathryn Sather & Associates, Heritage Conservation Consultants. This Heritage Statement draws on a Conservation Management Plan prepared by David Morris (2015) and also summarised in the Design Access and Heritage Statement prepared for the previous planning application (Gardner 2015). This Statement aims to provide sufficient information specific to the proposal site and its immediate surroundings. As the history and significance of the buildings are described in detail in the Conservation Management Plan prepared in 2015 this statement provides a summary of the historic uses of the site and summary of the significance of Long Street Methodist Church; a description of the proposed works and a heritage impact assessment describing the impact that the proposed works will have on the significance of the Grade II* listed building.

Section 2 Planning Policy Context

2.1 Introduction

Both national and local planning policies and guidance affect the planning policy context for the proposal site. These include the Rochdale Core Strategy, the Rochdale Unitary Development Plan, Places for Everyone Joint Development Plan Document 2022 To 2039, NPPF Chapter 16, the NPPG, and guidance from Historic England.

2.2 Rochdale Adopted Core Strategy

Rochdale Core Strategy, the lead document in the Rochdale Local Plan was adopted in October 2016 and is used to determine applications for planning permission across the district. Relevant policy includes:

Strategic Objective SO3 - To improve design, image and quality of place

To do this we will focus on:

1. Raising design quality and promoting sustainable developments;
2. Improving gateways into the borough and main transport corridors to improve the image of the borough;
3. Protecting and enhancing our heritage and natural assets, the special character of our towns, our countryside, open spaces, river valleys and water features; and
4. Creating new identity and character where it is lacking (e.g. inner areas and road corridors).

Policy P2 - Protecting and enhancing character, landscape and heritage

1. We will protect and enhance the borough's character, the distinctiveness of its town centres, housing areas and countryside, and the qualities of its landscapes, utilising the considerable potential of these assets in development and regeneration schemes. We will do this by:
 - a. Requiring new development to integrate successfully with the key natural features of the borough, e.g. river valleys and the Pennine landscape;
 - b. Requiring new development to take opportunities to protect and open up important views of hills and valleys which are part of the borough's unique character;
 - c. Restoring the River Roch and other water bodies to their place as key and attractive features of the borough, including opening up waterways where they have been covered, and enhancing their setting, heritage assets and biodiversity potential;
 - d. Protecting, enhancing and utilising outstanding cultural landscapes, such as the Cheesden Valley area and around Littleborough and Hollingworth Lake; and
 - e. Conserving and enhancing townscape character.
2. We will protect the borough's heritage by:
 - a. Conserving, enhancing and promoting key heritage assets, both statutory and non statutory, including consideration of their wider settings. Key heritage assets of the borough include:
 - i. Four outstanding conservation areas: Central Rochdale, Middleton and Littleborough town centres and Rock Nook / Summit;
 - ii. Other designated assets such as listed buildings, conservation areas, registered parks and scheduled ancient monuments;
 - iii. The heritage of the Co-operative movement, the Rochdale Pioneers and the Labour movement;
 - iv. The Edgar Wood and J. H. Sellers cultural heritage;
 - v. The heritage of the seventeenth and eighteenth century vernacular tradition; and
 - vi. The engineering heritage, including mills, canals and railways.
 - b. Conserving, enhancing and utilising other non-statutory heritage assets of local interest, be they buildings, parks, gardens or archaeological sites, including promoting their sensitive restoration;

- c. Using heritage assets positively and intelligently to strengthen identity and image and support the visitor economy, particularly in development and regeneration schemes; and
- d. Prioritising the conservation of heritage assets at risk from decay, giving special attention to designated heritage assets in this regard.

2.3 Rochdale Borough Unitary Development Plan (Adopted June 2006)

The Unitary Development Plan from Rochdale's 1996-2016 Local Plan is still in place until the Allocations Development Plan which is being developed is adopted. Relevant policy includes:

G/BE/9 (Part One Policy) Conservation of the Built Heritage

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.

2.4 Places for Everyone Joint Development Plan Document for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 To 2039 (Adopted 21 March 2024)

Places for Everyone is a long-term plan of nine Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan) for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts. The plan is a joint development plan of the nine districts which will determine the kind of development that takes place in their boroughs, maximising the use of brownfield land and urban spaces while protecting Green Belt land from the risk of unplanned development. The Places for Everyone Plan took effect and became part of the statutory development plan for each of the nine PfE authorities on March 21, 2024.

Policy JP-P2: Heritage

We will proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct character, identity and sense of place.

Local Plans will set out the key elements which contribute to the district's identity, character and distinctiveness and which should be the priority for conserving and enhancing in the future and demonstrate a clear understanding of the historic environment and the heritage values of sites, buildings or areas and their relationship with their surroundings. This knowledge should be used to inform the positive management and integration of our heritage by:

1. Setting out a clear vision that recognises and embeds the role of heritage in place-making;
2. Ensuring that the heritage significance of a site or area is considered in accordance with national planning policy in the planning and design process and opportunities for interpretation and local engagement are optimised;
3. Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place;

4. Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing; and
5. Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.

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. These include historic town centres, places of worship, historic transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings, and areas of identified archaeological, architectural, artistic and/or historic value.

Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy.

Where heritage assets have been identified as being at risk, Local Plans should identify specific opportunities for them to contribute to regeneration and placemaking, and they should set out strategies for their repair and re-use. Development proposals which will help safeguard the significance of and secure a sustainable future for Greater Manchester's heritage at risk will be supported in principle, provided they are not contrary to national policy or other policies in the development plan.

Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process.

2.5 Planning (Listed Building & Conservation Areas) Act 1990

Local Planning Authorities have statutory duties regarding decisions involving heritage assets. Section 66 (1) of the Planning (Listed Building & Conservation Areas) Act 1990 states: 'in granting planning permission for development which affects a listed building or its setting,' a LPA must have 'special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

2.6 National Planning Policy Framework and National Planning Practice Guidance

Chapter 16 of the NPPF, 'Conserving and enhancing the historic environment', provides the policy framework for the conservation of the historic environment. The following guidance is relevant to the application site.

Proposals affecting heritage assets

200. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

201. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

203. In determining applications, local planning authorities should take account of:

- (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- (b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- (c) the desirability of new development making a positive contribution to local character and distinctiveness.

Considering potential impacts

205. 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

206. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- (a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- (b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

207. 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 total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- (a) the nature of the heritage asset prevents all reasonable uses of the site; and
- (b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- (c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- (d) the harm or loss is outweighed by the benefit of bringing the site back into use.

208. Where a development proposal 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 including, where appropriate, securing its optimum viable use.

210. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

211. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

2.7 Other National Guidance Documents: Historic England

Several Historic England documents provide relevant guidance. These include *Statements of Heritage Significance: Analysing Significance in Heritage Assets* Historic England Advice Note 12 (2019).

Section 3 Description of the Proposal Site

3.1 Location and Context

The town of Middleton lies 6 miles north of Manchester city centre with Rochdale 4.5 miles to the north. Long Street runs from north to south through the town centre with Long Street Methodist Church to the west of the road just south of the junction with Durnford Street. To the east side of Long Street is Jubilee Park and St Leonard's Church and churchyard.



3.2 The Proposal Site

The proposal site is limited to the interior of the Church, namely the north and south interior walls. The listing description describes the interior of the Church as faced in brick. The octagonal columns run straight into chamfered nave arcade arches. There are alternating hammer-beam and scissor-braced roof trusses. The circular stone pulpit has attached shafts, as in a Romanesque column, which support a frieze of carved rose blooms and leaves. An angel supports the book rest. The font is equally forceful, the bowl standing on a tapering square plinth with a bronze figure by Stirling Lee recessed into the front. The stalls, pews, doors with stained glass panels and 2 Art Nouveau sanctuary chairs and even kneelers were all designed by Wood. Sanctuary panelling, organ, and side chapel furnishings are of later dates.



Interior of Church

Section 4 History and Development of the Proposal Site

4.1 History and Development of the Proposal Site

Long Street Methodist Church along with the Sunday School was designed by Edgar Wood and built between 1899 and 1901. The church is built in the free Gothic Style while the Sunday School and ancillary buildings are influenced by local vernacular buildings. Both include Art Nouveau and Arts and Crafts detailing and are grouped around a garden courtyard with access to Long Street through arched gateways on the fourth side.

The history of the development of Long Street Methodist Church is discussed in detail in the Conservation Management Plan prepared by David Morris (2015) and also summarised in the Design Access and Heritage Statement prepared for the previous planning application (Gardner 2015) and so will not be repeated here.

The Conservation Management Plan summarises the design history for the Church and school as:

- a) The fund-raising for Long Street Methodist Church and School lasted over a decade and the design evolved during this period.
- b) Wood designed the buildings quietly behind the scenes, known only to a few supporters. His involvement and the nature of the design was deliberately kept from the majority of church supporters and fund-raisers until the very last minute and after the matter could not be reversed or altered.
- c) Two perspective sketches for the church and school were made 1892/3.
- d) Another sketch showed the church was heightened for a balcony, most likely in 1893.
- e) The whole scheme was subsequently heightened (for two more balconies) and an external bird's eye view was painted 1893/94 matching a more developed and dated church interior painting of 1894.
- f) The church was widened and the scheme reworked in 1894/5. These drawings formed the bulk of the contract drawings signed in 1899.
- g) The design was enriched and embellished in a sketch, probably made in 1896.
- h) A bird's eye view ink drawing was probably made in 1897 and later re-dated 1902 for publication in British Architect in January 1903.
- i) Wood continued making small stylistic amendments right up to and possibly during the time of construction.
- j) Considerable financial restrictions meant that just one balcony was built and the lecture room and gateway were delayed for several years.
- k) The chancel fitting out was completed as late as 1936, after Wood had died.

The Conservation Statement also summarises the history of the buildings:

For over 100 years, the buildings were in the ownership of the Methodist Church. The buildings operated as a place of worship, religious education and community activity. The main source of income throughout this time was the voluntary contributions made by the church congregation. Over time however, as the congregation declined so too did the church's income. By 2007, the church was not generating enough from its congregation to pay all of the running expenses whilst the backlog of maintenance and exterior works mounted. The church was in the position where it had almost exhausted all of its reserves by 2007 and the decision was taken to close the buildings and pass them on to the Greater Manchester Building Preservation Trust (GMBPT). The buildings were passed on to GMBPT in August 2010 for a consideration of £1. The aim was for the GMBPT to secure the restoration and future sustainable use of the Long Street Church and School buildings. The decision to pass the buildings on to a heritage buildings trust was intended as a means to avoid the buildings ending up in the hands of unsympathetic developers. The Methodist Church continues to hire the church part of the site for three days a week for an annual rent of £3,102. There is minimal use of the other rooms across the site. A program of renovation has led to the School part of the buildings to be considered no longer 'at risk'.

At present the Methodist Church uses the Church for worship and other events. The School rooms and associated spaces are also used for Weddings and other events such as arts and lectures.

Section 5 Significance Assessment of the Heritage Assets

5.1 Methodology

This section contains a statement of significance which addresses the significance of the historic buildings affected by the proposals. This section has been compiled using the values outlined in Historic England's *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (2019). These values are archaeological interest, historic interest, artistic and architectural interest. The assessment of the level of significance of the heritage assets was influenced by the ICOMOS guidance on Heritage Impact Assessments. This guidance defines the levels of significance for built structures as ranging from 'Very High' to 'Unknown Potential'. Appendix 2 includes the full methodology used to assess the level of significance as well as the impact on the heritage.

5.2 Statement of Significance of the Heritage Assets

5.2.1 Long Street Methodist Church

Historic Interest

- The Long Street Methodist Church was originally built as a Wesleyan Chapel in 1899-1901.
- Wesleyans were important pioneers of working class education and a Sunday School was built alongside the chapel.

Architectural and Artistic Interest

- The church was designed by Edgar Wood (1860-1935), a British architect who was born and lived in Middleton.
- Built in his distinctive free Gothic style which incorporates Arts and Crafts as well as Art Nouveau details.
- The Church, Sunday School and subsidiary buildings are a tightly planned group built around a garden courtyard with access to Long Street through arched gateways on the fourth side.
- Wood designed and built a significant number of Arts and Crafts style buildings in the town.

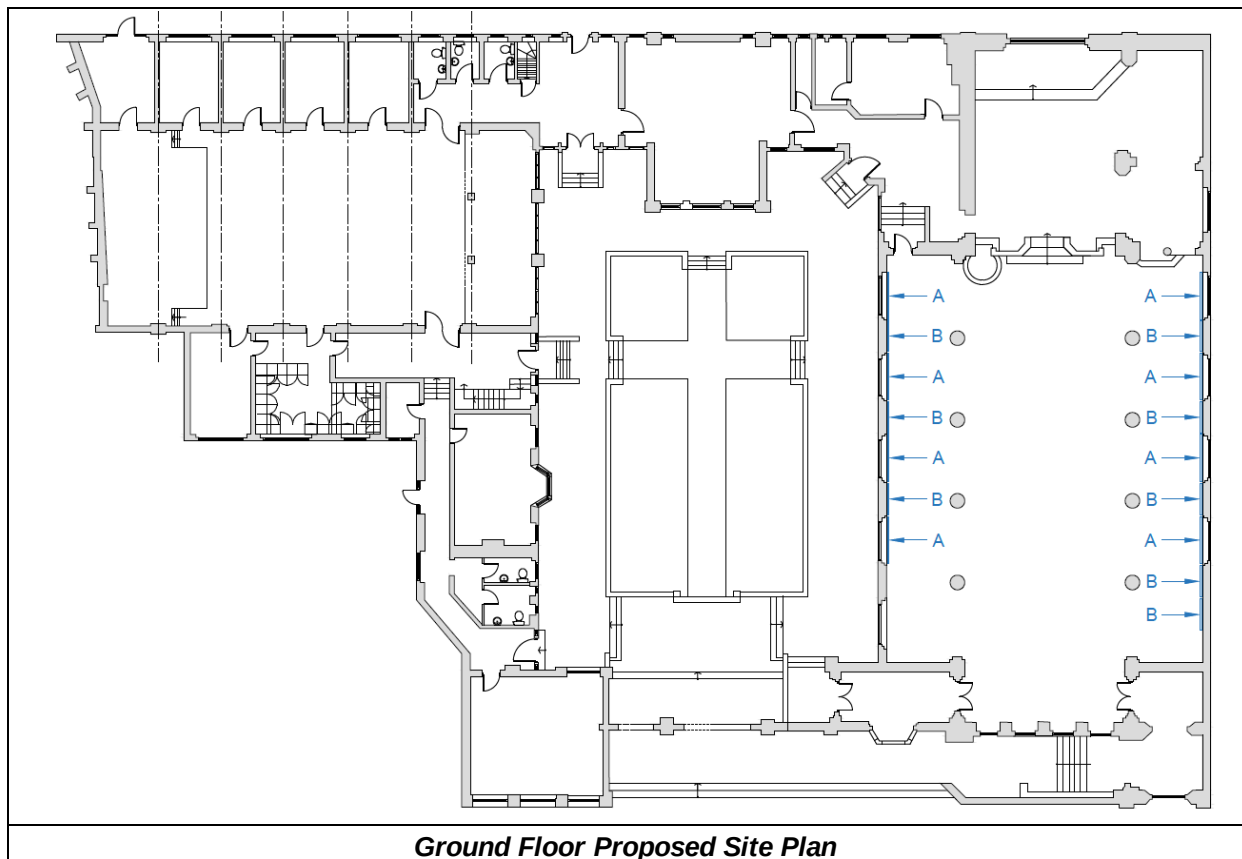
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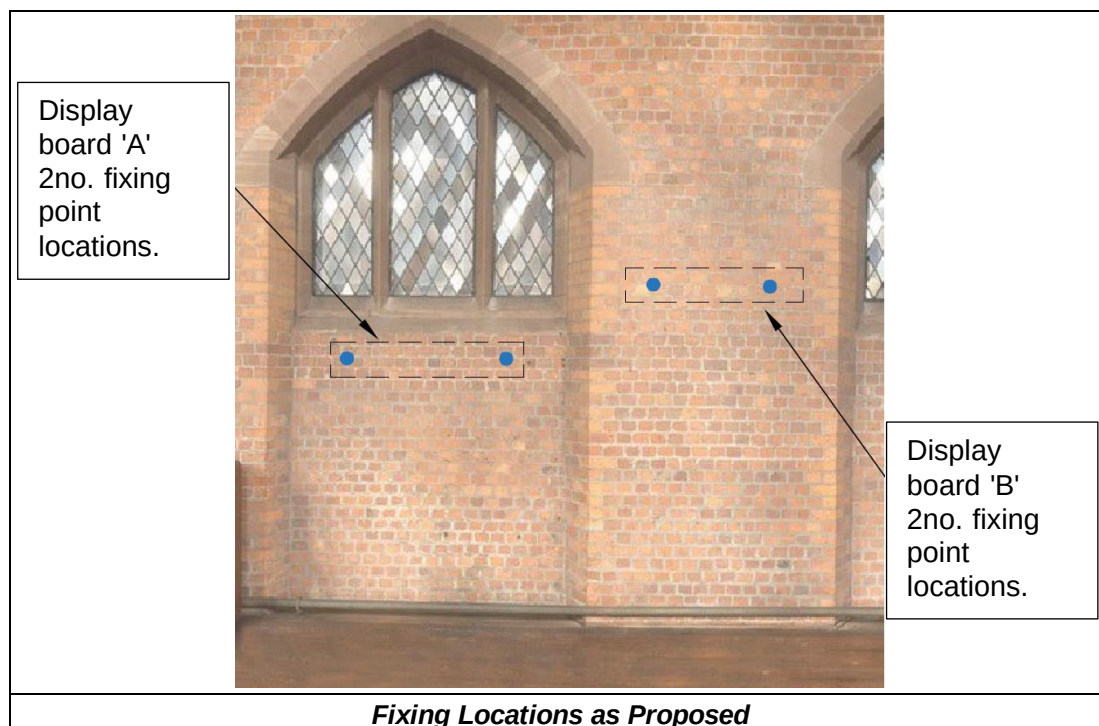
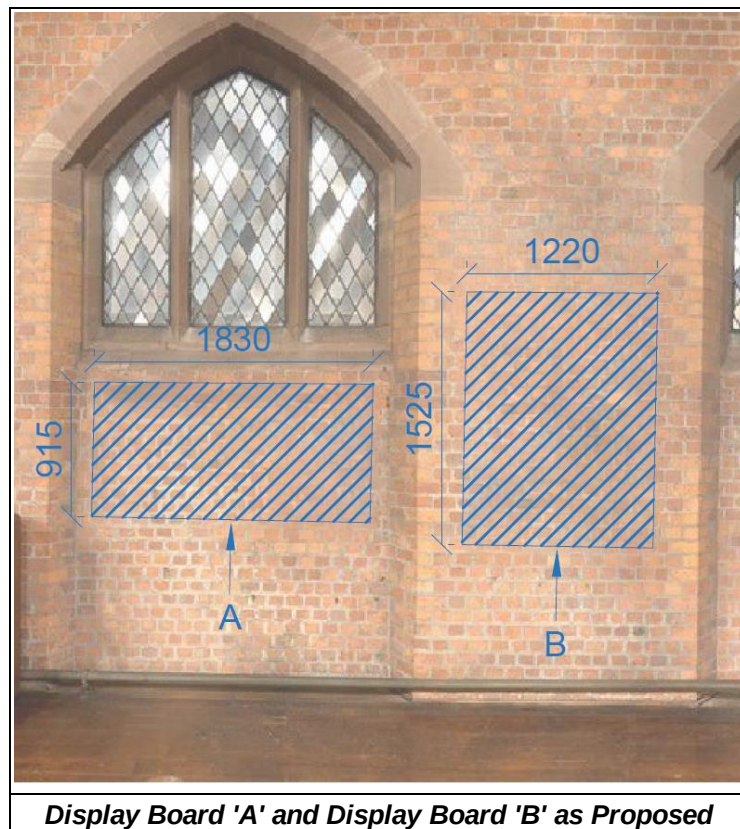
As a Grade II* listed structure Long Street Methodist Church of national importance. Its significance is derived primarily from the remaining physical evidence of the original structure and its association with the well known local architect Edgar Wood. With reference to the heritage impact assessment guidance, it is assessed as having a medium level of significance.

Section 6 Proposed Works

6.1 Overview

The proposed works seek to install display boards to the interior north and south aisle walls to the Nave of the Chapel at Long Street Methodist Church and Sunday School, Middleton, Manchester M24 6UN. There are two types of fixing locations identified A and B. There are four type A and three type B locations to the south aisle wall and four type A and five type B locations to the north aisle wall. The fixing point locations are shown on the plan and will be countersunk stainless steel screws with a slotted brass mirror plate. All fixings are to be placed within the mortar joints.





6.2 Access and Parking

The proposed works are to the interior of the Church only and will not change the existing access and parking.

Section 7 Heritage Impact Assessment

7.1 Method of Assessment

The following assessment identifies the impact of the new proposals on the significance of the Grade II* listed Long Street Methodist Church. The potential impact of the new proposals are assessed differently depending on the type of heritage asset affected. The impact on the heritage asset is assessed using Historic England guidance including: *Statements of Heritage Significance: Analysing Significance in Heritage Assets*.

Long Street Methodist Church lies within the Middleton Town Centre Conservation Area however as the proposed works are within the interior of the Chapel the significance of the Conservation Area will not be affected.

The impact of the proposed works has also been assessed using a cultural heritage impact assessment methodology based upon the International Council on Monuments and Site (ICOMOS) Guidance on Heritage Impact Assessments, a methodology commonly used to assess heritage impact. The impact assessment also follows the ClfA/ IHBC/ IEMA guidance, *Principles of Cultural Heritage Impact Assessment in the UK* of July 2021. In the heritage impact assessment methodology, the significance of the impact of the proposed works is based on the value or sensitivity of the heritage asset and on the magnitude of the impact on that heritage asset. The criteria used for assessing value, magnitude of impact and significance of impact are set out in three tables included in Appendix 2.

7.2 Impact of Proposed Works on the Significance of the Church

As a Grade II* listed building, Long Street Methodist Church is of national importance. Its significance is derived primarily from the remaining physical evidence of the original structure and its association with the well known local architect Edgar Wood. The proposed internal alterations will have no impact on the significance of the Church or the associated school building.

7.3 Heritage Impact Assessment Table

The following table sets out the proposed works, identifying the potential impact on the significance of the heritage asset and proposed mitigation. Appendix 2 provides further information on the heritage impact assessment methodology applied.

PROPOSED WORK	SIGNIFICANCE OF THE HERITAGE ASSETS AFFECTED	MAGNITUDE OF CHANGE TO THE HERITAGE ASSETS	POTENTIAL IMPACT OF WORK & PROPOSED MITIGATION
Introduction of countersunk screw fixings for the hanging of display boards to the north and south interior walls of the aisles to the nave in the Church.	Long Street Methodist Church: Medium	Negligible: Slight changes to historic building elements that hardly affect it.	Neutral Impact: The internal alterations have no impact on the significant elements of the Church as the screw fixings will be entirely within the mortar joints.

Section 8 CONCLUSIONS

8.1 History, Development and Usage

Long Street Methodist Church and Schools in Middleton were designed by Edgar Wood and built between 1899 and 1901. The church is built in the free Gothic Style while the schools are loosely based on local vernacular buildings. Both include strong elements of Art Nouveau and Arts and Crafts detailing and are grouped around a courtyard plan. For over 100 years, the buildings were in the ownership of the Methodist Church. The main source of income throughout this time was the voluntary contributions made by the church congregation. By 2007, the church was not generating enough from its congregation to pay all of the running expenses whilst the backlog of maintenance and exterior works mounted. The decision was taken to close the buildings and pass them on to the Greater Manchester Building Preservation Trust (GMBPT). A program of renovation has led to the School part of the buildings to be considered no longer 'at risk'.

8.2 The Proposed Works

The proposed works seek to install display boards to the north and south interior walls of the Chapel at Long Street Methodist Church and Sunday School, Middleton, Manchester M24 6UN. The fixing point locations are shown on the above plan and will be countersunk stainless steel screws with slotted brass mirror plate. All fixings are to be placed within the mortar joints.

8.3 Impact of Proposed Works on the Heritage Assets

The proposed works will have a neutral impact on the Grade II* listed heritage asset Long Street Methodist Church, as the proposed alterations are very minor in nature and scale and do not have any impact on the significant elements of the Church. Overall, it is concluded that the proposed works will have a neutral impact. The conclusion of this Heritage Statement is that there are no heritage impacts which would prevent the proposed works to Long Street Methodist Church Middleton.

Section 9 Sources

Published Works

- Gardner, Alan. Design, Access & Heritage Statement, Long Street Methodist School, Middleton, Nr Rochdale, M24 5UE. October 2015
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- Rochdale Metropolitan Borough Council. *Rochdale Borough Unitary Development Plan 2001-2016*. June 2006.

Websites

- <https://manchestermethodists.org.uk/churches/long-street-methodist-church/> accessed 26/7/24
- <https://edgarwoodsociety.org/long-street-methodist/> accessed 26/7/24

Appendix 1: Listed Building Description

Name: LONG STREET METHODIST CHURCH LONG STREET METHODIST SUNDAY SCHOOL

Location: LONG STREET METHODIST CHURCH, LONG STREET

District: Rochdale (Metropolitan Authority)

Parish: Non Civil Parish

Grade: II*

List Entry Number: 1068504

Date first listed: 19-Sep-1969

Details:

MIDDLETON LONG STREET SD 80 NE (west side) 2/10 Long Street Methodist Church and Methodist Sunday 19/9/69 School G.V. II* Wesleyan (now Methodist) Chapel, Sunday school, gateway and subsidiary buildings. 1899. By Edgar Wood. Header bond brick, rendered in parts, with stone dressings and graduated stone slate roof. A tightly planned group around a garden courtyard with access to Long Street through arched gateways on the fourth side. Free Gothic style which incorporates Arts and Crafts as well as Art Nouveau details. To the right of the courtyard is the church, the west end facing onto the road with an ashlar plinth, clasping buttresses and coped gable with kneelers and finial which rises in the manner of a keystone from the 5-light west window. The windows have original tracery based on Gothic precedent. Porches to left and right the former with a transomed canted bay window. 6- bay nave and aisles with 3-light aisle windows and paired lancet clerestory windows. A battered buttress separates the nave from the 3-bay chancel which has 2-light windows and a 5-light east window. Cast-iron gates in stone archways give access to the courtyard which is surrounded by 1 and 2- storey buildings with various coped gables, battered buttresses, leaded casement windows, original doors and a canted bay window which rises above eaves level. Interior: brick-faced. Octagonal columns run straight into chamfered nave arcade arches. Alternating hammer-beam and scissor- braced roof trusses. The circular stone pulpit has attached shafts, as in a Romanesque column, which support a frieze of carved rose blooms and leaves. An angel supports the book rest. The font is equally forceful, the bowl standing on a tapering square plinth with a bronze figure by Stirling Lee recessed into the front. The stalls, pews, doors with stained glass panels and 2 Art Nouveau sanctuary chairs and even kneelers were all designed by Wood. Sanctuary panelling, organ, and side chapel furnishings are of later dates. Other original features survive throughout the building including the garden layout in the courtyard which has nevertheless had the flower beds filled in.

Listing NGR: SD 87040 06201

Appendix 2: Heritage Impact Assessment Methodology

The impact of the proposed development has been assessed using a cultural heritage impact assessment methodology based upon the International Council on Monuments and Site (ICOMOS) Guidance on Heritage Impact Assessments, a methodology commonly used to assess heritage impact. The significance of the impact of the proposed development is based on the value or sensitivity of the heritage asset and on the magnitude of the impact on that heritage asset. The criteria used for assessing value, magnitude of impact and significance of impact are set out in three tables below. These impacts may be either adverse or beneficial. These tables consider differing types of heritage assets: archaeological attributes, built heritage or historic urban landscapes, historic landscapes and intangible cultural heritage or associations.

Assessing Value of Heritage Assets

The value (significance) or sensitivity of a heritage asset is assessed based on existing national and local statutory designations, guidance such as the Historic England Listing and Scheduling Selection Guides and professional judgement based on research and site surveys.

Table 1: Assessing Value of Heritage Assets

Asset Grading	Archaeological Attribute	Built Heritage or Historic Urban Landscape	Historic Landscape	Intangible Cultural Heritage or Associations
Very High	Sites of acknowledged international importance inscribed as WH property. Individual attributes that convey OUV of the WH property. Assets that can contribute significantly to acknowledged international research objectives.	Sites or structures of acknowledged international importance inscribed as of universal importance as WH property. Individual attributes that convey OUV of the WH property. Other buildings or urban landscapes of recognised International importance.	Landscapes of acknowledged international importance inscribed as WH property. Individual attributes that convey OUV of the WH property. Historic landscapes of international value, whether designated or not. Extremely well preserved historic landscapes with exceptional coherence, time depth, or other critical factors.	Areas associated with Intangible Cultural heritage activities as evidenced by the national register. Associations with particular innovations, technical or scientific developments or movements of global significance. Associations with particular individuals of global importance.
High	Nationally-designated Archaeological Monuments protected by the State Party's laws. Undesignated sites of the quality and importance to be designated. Assets that can contribute significantly to acknowledged national research objectives.	Nationally-designated structures with standing remains. Other buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very Important buildings. Undesignated structures of clear national importance.	Nationally-designated historic landscape of outstanding interest. Undesignated landscapes of outstanding interest. Undesignated landscapes of high quality and importance, and of demonstrable national value. Well preserved historic landscapes, exhibiting considerable coherence, time-depth or other critical factors.	Nationally-designated areas or activities associated with globally-important Intangible Cultural Heritage activities. Associations with particular innovations, technical or scientific developments or movements of national significance. Associations with particular individuals of national importance.

Medium	Designated or undesignated assets that can contribute significantly to regional research objectives.	Designated buildings. Historic (unlisted) buildings that can be shown to have exceptional qualities or historical associations. Conservation Areas containing buildings that contribute significantly to its historic character. Historic townscapes or built-up areas with important historic integrity in their buildings, or built settings.	Designated special historic landscapes. Undesignated historic landscapes that would justify special historic landscape designation. Landscapes of regional value. Averagely well preserved historic landscapes with reasonable coherence, time-depth or other critical factors.	Areas associated with Intangible Cultural heritage activities as evidenced by local registers. Associations with particular innovations or developments of regional or local significance. Associations with particular individuals of regional importance.
Low	Designated or undesignated assets of local importance. Assets compromised by poor preservation and/or poor survival of contextual associations. Assets of limited value, but with potential to contribute to local research objectives.	"Locally Listed" buildings. Historic (unlisted) buildings of modest quality in their fabric or historical associations. Historic Townscape or built-up areas of limited historic integrity in their buildings, or built settings.	Robust undesignated historic landscapes. Historic landscapes with importance to local interest groups. Historic landscapes whose value is limited by poor preservation and/or poor survival of contextual associations.	Intangible Cultural heritage activities of local significance. Associations with particular individuals of local importance. Poor survival of physical areas in which activities occur or are associated.
Negligible	Assets with little or no surviving archaeological interest.	Buildings or urban landscapes of no architectural or historical merit; buildings of an intrusive character.	Landscapes little or no significant historical interest.	Few associations or ICH vestiges surviving.
Unknown potential	The importance of the asset has not been ascertained.	Buildings with some hidden (or inaccessible) potential for historic significance.	n/a	Little is known or recorded about ICH of the area.

Adapted from ICOMOS Guidance on Heritage Impact Assessments (2011)

Assessing Magnitude of Change or Impact

The magnitude of change or impact is assessed based upon a detailed understanding of how and to what extent the proposed development might impact the specific type of heritage involved. It is necessary to have an understanding of the contribution of the setting to the value of the heritage asset as well as an understanding of the key elements or components which contribute to the value or significance of the asset to be able to determine the magnitude of impact.

Table 2: Assessing Magnitude of Change or Impact

Impact Grading	Archaeological Attributes	Built Heritage or Historic Urban Landscape Attributes	Historic Landscape Attributes	Intangible Cultural Heritage Attributes or Associations
Major	Changes to attributes that convey OUV of WH properties. Most or all key archaeological materials, including those that contribute to OUV such that the resource is totally altered. Comprehensive changes to setting.	Change to key historic building elements that contribute to OUV, such that the resource is totally altered. Comprehensive changes to the setting.	Change to most or all key historic landscape elements, parcels or components; extreme visual effects; gross change of noise or change to sound quality; fundamental changes to use or access; resulting in total change to historic landscape character unit and loss of OUV.	Major changes to area that affect the ICH activities or associations or visual links and cultural appreciation.
Moderate	Changes to many key archaeological materials, such that the resource is clearly modified. Considerable changes to setting that affect the character of the asset.	Changes to many key historic building elements, such that the resource is significantly modified. Changes to the setting of an historic building, such that it is significantly modified.	Change to many key historic landscape elements, parcels or components; visual change to many key aspects of the historic landscape; noticeable differences in noise or sound quality; considerable changes to use or access; resulting in moderate changes to historic landscape character.	Considerable changes to area that affect the ICH activities or associations or visual links and cultural appreciation.
Minor	Changes to key archaeological materials, such that the resource is slightly altered. Slight changes to setting.	Change to key historic building elements, such that the asset is slightly different. Change to setting of an historic building, such that it is noticeably changed.	Change to few key historic landscape elements, parcels or components; slight visual changes to few key aspects of historic landscape; limited changes to noise levels or sound quality; slight changes to use or access; resulting in limited change to historic landscape character.	Changes to area that affect the ICH activities or associations or visual links and cultural appreciation.
Negligible	Very minor changes to key archaeological materials, or setting.	Slight changes to historic building elements or setting that hardly affect it.	Very minor changes to key historic landscape elements, parcels or components; virtually unchanged visual effects; very slight changes in noise levels or sound quality; very slight changes to use or access; resulting in a very small change to historic landscape character.	Very minor changes to areas that affect the ICH activities or associations or visual links and cultural appreciation.
No change	No change.	No change to fabric or setting.	No change to elements, parcels or components; no visual or audible changes; no changes in amenity or community factors.	No change.

Adapted from ICOMOS Guidance on Heritage Impact Assessments (2011)

Assessing the Significance of Impact

The table below, Assessing the Significance of Impact, uses a matrix to combine the value of the heritage assets with the magnitude of impact. This significance of impact can be either adverse or beneficial. An impact of major adverse would equate to an assessment of substantial harm, as defined in the NPPF paragraphs 206-207. Other assessments of adverse impact would equate to less than substantial harm as defined in the NPPF paragraph 208.

Table 3: Assessing the Significance of Impact

Value of Heritage Asset	Scale & Severity of Change/Impact				
	No Change	Negligible change	Minor change	Moderate change	Major change
For WH Properties Very High – Attributes which Convey OUV	Significance of Effect or Overall Impact (Either Adverse or Beneficial)				
	Neutral	Slight	Moderate/ Large	Large/Very Large	Very Large

For Other Heritage Assets or Attributes	Significance of Impact (Either Adverse or Beneficial)				
Very High	Neutral	Slight	Slight/ Moderate	Large/very Large	Very Large
High	Neutral	Slight	Slight/ Moderate	Moderate/ Large	Large/Very Large
Medium	Neutral	Neutral/Slight	Slight	Moderate	Moderate/ Large
Low	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight/ Moderate
Negligible	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight

Adapted from ICOMOS Guidance on Heritage Impact Assessments (2011)