



HERITAGE STATEMENT

Application Reference: PL/2026/0196

Erection of seven residential dwellings (Use Class C3) with associated access works including formation of a new dropped kerb, parking, bin storage, landscaping and private amenity space

Land at Egerton Street (Former New Jerusalem Church), Middleton, M24 4QD

Date: 24th March 2026

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1 Introduction

- 1.1 This Heritage Statement has been prepared to assess the impact of the proposed development on the significance and setting of nearby designated heritage assets.
- 1.2 In particular, it considers the relationship between the application site and the Grade II listed Church of All Saints War Memorial (List Entry No. 1441215), located approximately 20 metres to the east of the site.
- 1.3 The assessment has been undertaken with reference to the National Planning Policy Framework (NPPF), PfE Policy JP-P2, Core Strategy Policy P3, and Historic England guidance, including *The Setting of Heritage Assets (GPA3)*.
- 1.4 The approach follows the staged methodology set out in GPA3, including identifying the asset's significance, understanding the contribution of its setting, and assessing the effect of the proposed development.

2 Site and Surroundings

- 2.1 The application site comprises a vacant brownfield plot formerly occupied by the New Jerusalem Church, located between Egerton Street and Walker Street in Middleton.
- 2.2 The site currently makes a limited contribution to the character of the area and presents a clear opportunity for redevelopment.
- 2.3 The surrounding area is characterised by an established residential townscape comprising a mix of traditional and modern dwellings arranged along defined street frontages.
- 2.4 The streetscape includes typical urban features such as footways, kerbs, boundary treatments and areas of hardstanding, forming a consistent and legible urban grain.
- 2.5 Approximately 20 metres to the east, within the churchyard of All Saints' Church, lies the Grade II listed Church of All Saints War Memorial.
- 2.6 The asset is experienced within this wider urban context rather than as an isolated feature, and its setting is influenced by the surrounding built form and street pattern.

3 Heritage Assets within the Wider Area

- 3.1 A review of the historic environment has been undertaken using data from Historic England. A plan showing designated heritage assets within a 250 metre radius of the application site is provided at Figure 1.
- 3.2 Figure 1 confirms that the only designated heritage asset within this study area is the Grade II listed Church of All Saints War Memorial, located approximately 20 metres to the east of the site.
- 3.3 No other listed buildings, conservation areas, or designated heritage assets are present within the immediate vicinity that would be affected by the proposed development.
- 3.4 The absence of additional designated heritage assets within the study area demonstrates that the potential for wider or cumulative impacts on the historic environment is limited.
- 3.5 The assessment can therefore appropriately focus on the relationship between the site and the Grade II listed Church of All Saints War Memorial.



Figure 1: Designated Heritage Assets within 250m of the Site
(Source: *Historic England National Heritage List for England*)

4 The Heritage Asset

Church of All Saints War Memorial (Grade II)

- 4.1 The following information is drawn from the official Historic England list entry.
- 4.2 The asset is designated as a Listed Building (Grade II) under List Entry Number 1441215 and was first listed on 2 February 2017. It is identified as the Church of All Saints War Memorial, All Saints' Church, Manchester Old Road, Middleton, Greater Manchester, M24 4GB. The designation includes the structure itself, any object or structure fixed to it, and any object or structure within its curtilage that has formed part of the land since before 1 July 1948.
- 4.3 The memorial is described as a war memorial in the form of an obelisk, erected in the early 1920s. It comprises a rectangular stone obelisk set on a pedestal and a three-stepped plinth.
- 4.4 The obelisk incorporates carved symbolic detailing, including a broadsword in relief and a laurel wreath with a Lancashire rose, and the pedestal contains inscriptions including a dedication and the names of 92 individuals who died during the First World War.
- 4.5 The principal reasons for designation are its historic interest, as an eloquent witness to the impact of the First World War on the Parish of All Saints, Middleton, and its architectural interest as a well-executed and dignified obelisk design.
- 4.6 The memorial is located within the churchyard to the west of the Church of All Saints, where it forms part of a wider historic and communal setting.

5 Contribution of Setting to Significance

- 5.1 The setting of the war memorial contributes to its significance primarily through its location within the churchyard and its relationship with All Saints' Church, reinforcing its commemorative and reflective function.
- 5.2 The asset is also experienced within the surrounding streetscape, where it forms part of the local townscape. However, this wider setting is characterised by an established urban environment comprising residential development, streets and associated infrastructure. The setting is therefore not especially sensitive to change and has the capacity to accommodate well-designed development without affecting the asset's significance.
- 5.3 This understanding of the asset's setting informs the assessment of impact set out in Section 6.

6 Description of the Proposed Development

- 6.1 The application seeks full planning permission for the erection of seven residential dwellings (Use Class C3), arranged in two blocks and limited to 2.5 storeys in height. The dwellings incorporate rear dormer roof extensions and solar panels, and each unit benefits from a private rear garden.
- 6.2 The scheme includes a communal parking court providing seven off-street parking spaces, including one accessible bay, accessed via a new dropped kerb from Egerton Street. Refuse and recycling storage is provided within rear garden areas.
- 6.3 The development also incorporates soft and hard landscaping, coordinated boundary treatments and a secure communal rear access route linking Egerton Street and Walker Street. The layout broadly reflects the historic footprint of buildings previously occupying the site and provides active frontages to both streets, contributing positively to the existing urban grain.

7 Heritage Impact Assessment

- 7.1 The proposed development will result in no direct impact on the Grade II listed Church of All Saints War Memorial, as no works are proposed to the asset or its curtilage.
- 7.2 The assessment therefore focuses on the potential for indirect impacts on the asset's significance, including its historic interest, architectural interest and the contribution made by its setting.
- 7.3 In accordance with paragraphs 200 and 205 of the NPPF, great weight is given to the conservation of designated heritage assets, and the impact of a proposal on the significance of a heritage asset, including its setting, must be properly assessed. PfE Policy JP-P2 and Core Strategy Policy P3 similarly require development to conserve heritage assets in a manner appropriate to their significance.
- 7.4 As demonstrated at Figure 1, the Grade II listed Church of All Saints War Memorial is the only designated heritage asset within the study area. The assessment therefore focuses on the specific relationship between the site and this asset. While the proposal introduces a change within the wider setting, this does not equate to harm to the significance of the heritage asset.
- 7.5 The historic interest of the war memorial derives from its commemorative function and its association with the local impacts of the First World War. The proposed development does not affect this interest. The memorial will remain physically unaltered, and its commemorative role, legibility and associative value will be fully preserved.
- 7.6 The architectural interest of the asset lies in its form as a well-executed stone obelisk with detailed symbolic carving. The proposed development will not detract from this interest.
- 7.7 The scale, height and massing of the proposed dwellings are consistent with the surrounding residential context and will not compete with, overshadow or

visually diminish the asset. The use of appropriate materials will ensure that the development integrates with the existing streetscape without visual conflict.

- 7.8 In considering the contribution of setting, it is relevant that the application site is a previously developed brownfield site formerly occupied by the New Jerusalem Church.
- 7.9 Built form has historically formed part of the baseline setting of the heritage asset. The current vacant condition represents a temporary absence of development and does not reflect the established or historic character of the site.
- 7.10 The proposed development reintroduces built form in a manner that reflects the established urban grain and historic pattern of development. Given the separation distance of approximately 20 metres and the presence of intervening urban features, intervisibility between the site and the memorial is limited. The development will not form a prominent component of the asset's setting and will not affect key views or its appreciation within the churchyard.
- 7.11 Having regard to these factors, the proposal preserves the historic and architectural interest of the heritage asset and maintains the contribution of its setting to its significance.
- 7.12 The proposal therefore results in no harm to the significance of the designated heritage asset and preserves its significance in accordance with the NPPF. As no harm arises, the balancing exercise set out in paragraph 208 of the NPPF is not engaged.
- 7.13 The proposal therefore complies with the statutory duty under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the setting of listed buildings.
- 7.14 The proposal has been designed to respond appropriately to its historic context and complies with PfE Policy JP-P2 and Core Strategy Policy P3, which require the conservation of heritage assets and their settings.



7.15 The development preserves the significance of the Grade II listed war memorial and ensures that its setting and appreciation remain unaffected. It also aligns with the objectives of the NPPF in conserving heritage assets in a manner appropriate to their significance.

8 Conclusion

- 8.1 The Church of All Saints War Memorial is a designated heritage asset of recognised historic, architectural and communal significance. Its setting within the churchyard and wider urban environment contributes to its appreciation but is not highly sensitive to change.
- 8.2 The proposed development represents a well-considered redevelopment of a vacant brownfield site within an established residential area. It introduces no direct impact on the listed asset and will not result in any harm to its setting or significance.
- 8.3 It is therefore concluded that the proposal preserves the significance of the Grade II listed war memorial and is fully compliant with national and local planning policy.