

Storage World, Old Hall Street, Middleton

Heritage Assessment

April 2026

PREPARED FOR

Self Storage Performance Management International Ltd



Heritage Assessment

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Executive Summary

Self Storage Performance Management International Ltd have commissioned Civic to undertake a Heritage Assessment to support a pre-planning application for the reconstruction of a Storage World facility, Old Hall Street, Middleton. The proposal seeks to reinstate the storage facility following the loss of the original structure to a fire. The proposed development site does not contain any buildings of heritage interest, and the site is characterised by a vacant plot of land.

The proposed development is currently being devised however the most recent proposals are for a four-storey building that occupies a reduced footprint that will allow for future residential development to the east and an extension to the Arena frontage, which form part of the masterplan. The development proposals include active frontages, which will introduce pedestrian movement within the site and nearby vicinity.

An assessment of the surrounding built heritage was undertaken to define the character and significance of the historic environment within the vicinity of the site. This provided an understanding of significance in order to assess the potential impacts of the proposals, including effects on the setting of nearby designated and non-designated heritage assets. A review of the Historic Environment Record data within a 250m radius of the site, recorded eight Listed Buildings and Middleton Town Centre Conservation Area. In addition, ten Locally Listed Buildings and a Locally Listed Park were assessed.

The heritage impact assessment is currently based on the proposed development's location and siting, as the design of the structure is yet to be finalised. The impact assessment suggests that the proposed development will result in, **neutral**, **slight** and **moderate** (neutral and beneficial) instances of impact on the significance of the identified designated buildings and Conservation Areas.

Historically, the site previously contained ancillary buildings and gardens associated with Middleton Hall that stood immediately to the west of the site from at least the 15th/16th century. The site was dramatically transformed in the late 19th century into Albany Mill. A series of photographs show that the mill was a brick building with stone dressings of four storeys with a semi-basement (lower ground floor) and corner and centre pilasters. The most interesting architectural detail was perhaps the brick projected pilasters with single recessed panels at the centre. The main doorway had stone dressings with a round-arched head. The building was a typical utilitarian, Oldham-style cotton mill, built in a similar style to the extant Warwick Mill. The building also had similar signage to the extant Warwick Mill, set within recessed brick panels.

The proposed development has incorporated historic references to the former mill building within its design, such as the brick pilasters and recessed panelling, and will occupy a similar footprint and height to the westernmost building of the former Mill. Comparable architectural detailing can be seen on the nearby extant Warwick Mill, which was similar in architectural style to Albany Mill. This reference helps to visually link and integrate the proposed development into the wider historic townscape. The proposals have also taken into account the 'soft naturalistic' palette that is prevalent in the adjacent Conservation Area and have chosen a neutral colour palette.

1. Introduction

1.1. Background

1.1.1. Purpose and nature of the proposal

This Heritage Assessment has been prepared in support of a pre-planning application for the reinstatement of a storage facility after the original building was destroyed by a fire. The development proposals are currently being devised although the most recent proposals include a four-storey building that occupies a reduced footprint to the original building, allowing for future residential development in the east of the site and an extension to the main frontage of the Arena.

This Heritage Assessment appraises the identified features of the historic built environment within the vicinity of the proposed development site, providing a description of their significance in order to understand the potential impact of the proposals, both positive and negative. The Heritage Assessment includes an assessment of significance and impact assessment.

1.1.2. Location

The site comprises vacant land recently occupied by the Storage World facility, which was destroyed by fire. The site is bounded by Old Hall Street to the north, Townley Street to the east, the River Irk and Middleton Acrean to the south and Harbord Street to the west, within Middleton, which is in the Borough of Rochdale, within the modern county of Greater Manchester (centred at NGR 387198 405992; herein referred to as the 'Site'; see Plate 1).



Plate 1: Satellite view showing the Site boundary

Middleton lies to the north-east of Manchester city centre and is characterised by gently undulating topography typical of the Greater Manchester area. The town generally slopes gradually from higher ground to the north and east down towards the River Irk valley. Surrounding areas comprise modest ridgelines and shallow valleys, with elevations increasing slightly toward the Pennine foothills beyond urban development.

Middleton's location between Manchester and Rochdale has strongly shaped its development, driving its

evolution from a small rural township in the 18th century into a sizeable industrial town centred on textile manufacture during the Industrial Revolution. As traditional manufacturing declined, the local economy diversified, with chemical works and textiles increasingly complemented by service-based industries, reflecting wider post-industrial change across Greater Manchester. Elements of Middleton's pre-industrial character survive in the historic buildings and street pattern preserved within its Conservation Area.

1.2. The Site

The Site currently comprises a hoarded, vacant parcel land that yields no heritage interest. The Site was recently occupied by a Storage World facility that covered most of the Site until it was destroyed by a fire in June 2025 (Plate 2). The river wall is visible to the south of the Site (Plate 3).



Plate 2: Hoarding bounding the Site, looking broadly south/south-east



Plate 3: View of the River Irk running alongside the southern Site boundary, with obstructed view of the Site in the right of the frame, looking west

1.3. Study Area

1.3.1. Determining the Study Area

The Study Area is based on professional judgement and was informed by a comprehensive survey of the surrounding area. Factors such as topography, the scale of the proposed development, the degree of intervisibility between heritage assets and the proposal site, the contribution of setting to an asset's significance and historic and functional relationships between the Site and assets has been taken into account (Historic England, 2019).

The 250m Study Area provides a focus for the assessment but is not intended to be prescriptive; designated heritage assets outside of the Study Area which have the potential to be affected by the proposals have also been considered (due to their elevated position), which includes St Leonard's Church, the Staircase and exedra in Jubilee Park and St Michael's Church.

1.3.2. Heritage assets

There are no heritage assets that are afforded statutory protection, such as Scheduled Monuments, Listed Buildings, or Registered Parks and Gardens within the Site, and it does not fall within a Conservation Area. However, the Site lies within the immediate vicinity of several Listed Buildings, Middleton Conservation Area, and Non-designated Heritage Assets. Table 1 lists the heritage assets that will be considered within the assessment (Plate 4).

DESCRIPTION	DESIGNATION	HER NO
Providence United Reform Church	Grade II Listed Building	10432.1.0
Royal Bank of Scotland	Grade II Listed Building	11609.1.0
St Leonard's Church	Grade I Listed Building	2433.1.0
Staircase and exedra at Jubilee Park	Grade II Listed Building	2347.1.0
83-87 Long Street	Grade II Listed Building	19662.1.0
Long Street Methodist Church	Grade II* Listed Building	10430.1.0
Warwick Mill	Grade II Listed Building	5189.1.0
St Michael's Church	Grade II Listed Building	11571.1.0
Jubilee Park	Local Interest Grade 1	-
Assheton Arms	Local Interest Grade 1	20126.1.0
Former Police Station	Local Interest Grade 1	-
Former Bank	Local Interest Grade 1	-
Brookside Mill	Local Interest Grade 1	17071.1.0
Lodge Mill	Local Interest Grade 1	5185.1.0
Electricity Offices	Local Interest Grade 2	-
Bricklayer Arms	Local Interest Grade 2	-
23-25 Market Place	Local Interest Grade 2	-
17-21 Long Street	Local Interest Grade 2	-
Middleton Conservation Area	Conservation Area	DGM468

Table 1: Designated and non-designated heritage assets considered within this assessment

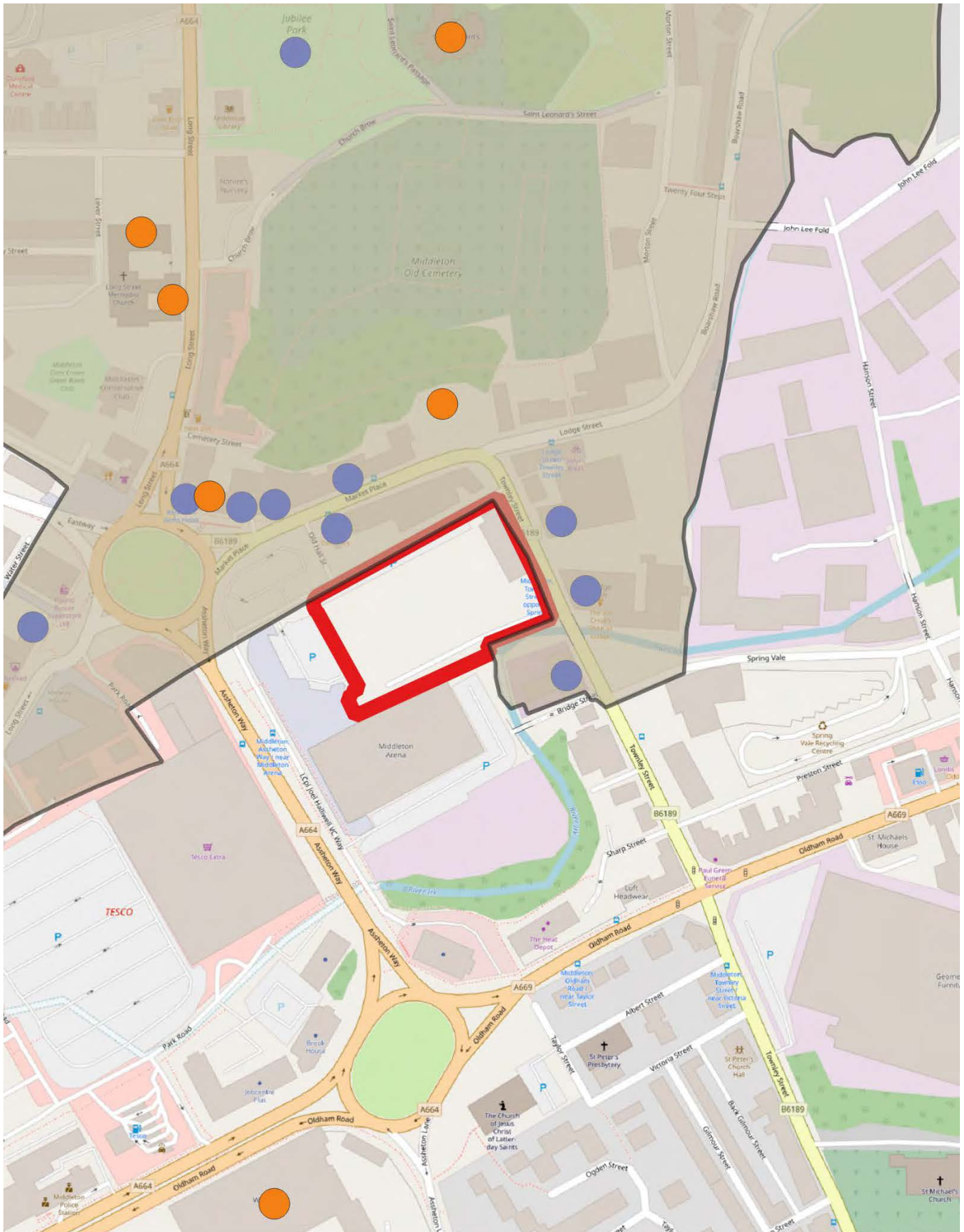


Plate 4: Heritage assets considered within the assessment based on proximity, topography, intervening development and viewpoints. Listed Buildings in yellow, Locally Listed Building in Blue and the Conservation Area in grey

1.3.1. Consultation with Local Planning Authority and HER

The Historic Environment Record Team at Rochdale Borough Council were contacted via email on 23rd March 2026, to obtain the HER data relevant to the Site, received on 30th March 2026.

Catherine Fenghour, Conservation Officer for Middleton, Rochdale Borough Council was contacted via email on 30th March 2026 to agree the scope of the assessment and further recommendations in relation to the proposed development.

Catherine Fenghour advised Civic on the scope of the Heritage Assessment, commenting that the report would need to consider the nearby Listed Buildings and locally significant buildings within the Conservation Area, together with two key viewpoints noted within the Conservation Area Appraisal.

2. Methodology

2.1. Introduction

The production of the assessment followed the Chartered Institute for Archaeologists (CIfA) standard and guidance for undertaking historic environment assessments (CIfA, 2020) and Historic England's guidance (HEG279) on statements of significance (Historic England, 2019) and (HEAG180 GPA3) on assessing the setting of heritage assets (Historic England, 2017). The guidance calls for a staged approach, which provides relevant and proportionate information sufficient to inform decision-making by the Council.

In addition, Good Practice Advice Note 2 (Managing Significance in Decision-Taking in the Historic Environment) (Historic England, 2015), Good Practice Advice Note 3 (The Setting of Heritage Assets) (Historic England, 2017) and Good Practice Advice Note 4 (Enabling Development and Heritage Assets) were considered as part of this assessment (Historic England, 2020). The advice notes do not constitute a statement of Government policy itself, nor do they seek to prescribe a single methodology.

2.2. Heritage significance and impact assessment methodology

The aim of the Heritage Assessment is to assess the heritage interest of the Site and identify nearby designated heritage assets which have the potential to be affected by the development proposals. The analysis of heritage significance and impact within the Heritage Assessment follows the guidance set out in Historic England's Good Practice Guides (Historic England, 2020; Historic England, 2015) and Historic England's Advice Note 12, 'Statements of Heritage Significance: Analysing Significance in Heritage Assets' (Historic England, 2019).

The Historic England guidance states that the assessment should address the attributes of the proposed development in terms of its: location and siting, form and appearance, wider effects and permanence (Historic England, 2019; Historic England, 2017). Chapter 8 is an assessment of how these attributes could potentially affect the significance of the assets assessed.

The Heritage Impact Assessment (also within Chapter 8) also comprises an assessment of both the direct and indirect heritage impacts, defined as follows by ICOMOS in its 2011 guidance contained within '*Guidance on Heritage Impact Assessments for Cultural World Heritage Properties*' (ICOMOS, 2011).

- Direct heritage impacts are a primary consequence of the proposed development resulting in the physical alterations to the fabric or character of the Site. They result in a degree of change to the Site, or alterations to its setting.
- Indirect impacts occur as a secondary consequence of the proposed development, and can result in physical loss or changes to the setting of a heritage asset beyond the development footprint.

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. These impacts may be either adverse or beneficial (ICOMOS, 2011) see Appendix A.

2.3. Research sources

The Heritage Assessment has examined a range of existing documentary, cartographic, photographic and electronic information to understand the significance of the heritage assets. These include:

- National Library of Scotland;
- The Historic Environment Record supplied by GMAAS on 30th March 2026;
- The National Heritage List for England (NHLE);
- Historic England's Aerial Photograph viewer and Britain from above;
- Middleton Conservation Area Appraisal (Staffordshire Moorlands District Council, 2017)

- Middleton Local Studies;
- Historic Landscape Characterisation; and,
- Historical newspapers and directories.

2.4. Site visit

A Site visit was undertaken at the Site and in the surrounding area to identify key heritage views within the locality, particularly those within Conservations Areas, and of Listed Buildings, and to define the study area.

3. Planning Policy

3.1. Introduction

This assessment accords with National, Regional and Local Planning Policies which relate to the historic environment. National planning policies relevant to heritage asset management are contained within the National Planning Policy Framework (NPPF 2025).

3.1.1. Planning (Listed Buildings and Conservation Areas) Act 1990

The Planning (Listed Buildings and Conservation Areas) Act 1990 provides specific protection for buildings and areas of special architectural or historic interest. The Site is located within 1km of seven Listed Buildings, whilst a Conservation Area lies just beyond the search area. Therefore, two sections of the act are relevant.

Section 66 (1) of the Act requires the Local Planning Authority to “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” when considering whether to grant planning permission.

Section 72 (1) states that in relation to Conservation Areas “special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”.

3.1.2. National Planning Policy Framework (NPPF)

The NPPF sets out the Government’s planning policies for England, which aim to achieve sustainable development (Ministry of Housing, Communities & Local Government, Feb 2025). Sustainable development is defined by three overarching objectives: economic, social and environmental. Section 16 deals specifically with Conserving and enhancing the historic environment (paragraphs 202-221). The section states that heritage assets are an irreplaceable resource that can range from buildings of local historic importance to World Heritage Sites, that 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’.

Paragraph 203 states that “Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place”.

Paragraph 212 states 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 (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”.

Paragraph 215 states that “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”.

Paragraph 216 states that “the effect of a proposal on non-designated heritage assets (designated assets are covered in paragraphs 207-210) should be taken into account in determining a planning application”.

Paragraph 218 states that “local planning authorities should require developers to record and advance understanding of any heritage assets to be lost, in a manner appropriate to their importance and impact, and to make this evidence publicly accessible”.

The significance of the historical resource identified within this report has been assessed as recommended in the revised NPPF.

3.1.3. Local Development Framework

Draft Local Plan, November 2025

The NPPF outlines the need for local planning policies to create local plans and frameworks to implement the NPPF at a local level. Rochdale Borough Council’s Draft Local Plan (adopted in November 2025) builds on key themes for the borough as set out in the Places for Everyone Joint development plan document (Rochdale Borough Council, 2025). The local plan will form part of the statutory development plan for the borough alongside Places for Everyone and the Greater Manchester Joint Waste and Minerals Plans.

Policy PE5 – Preserving Heritage in the Borough is the most relevant stating:

“Development that preserves and/or enhances the significance and setting of the borough’s local heritage assets and which contribute to the distinct identity and image of its urban and rural landscapes will be supported and promoted.

The Council will protect the borough's local heritage by conserving, improving and promoting key heritage assets. The Council will also consider the wider settings and its role in supporting the local visitor economy, enhancing placemaking and in boosting regeneration schemes and local economy. The council will take a proactive approach to secure the appropriate restoration or maintenance of heritage assets, particularly those on the at-risk register. Any harm to heritage assets should be minimised as far as practicable. Acceptability will be determined in accordance with the requirements of the NPPF. Development that would cause harm to the significance of a designated heritage asset would only be approved in exceptional circumstances:

- a. Where it has been convincingly demonstrated that the harm cannot be avoided and there would be additional public benefits sufficient to outweigh the harm or loss caused including the economic or community benefits of the proposed development Rochdale Borough Draft Local Plan November 2025 rochdale.gov.uk 98 outweigh its loss. Appropriate compensation should be provided in regard to the heritage asset.
- b. Development which would result in harm to, or the loss of a non-designated heritage asset must demonstrate that it would not be economically viable for the asset to be retained and that harm could not be avoided.

To meet sustainability outcomes, there may be a need to retrofit historic buildings and those in conservation areas, but this must be done sensitively to protect the buildings character and special features” (Rochdale Borough Council, 2025, p. 97).

3.1.1. Places for Everyone

Places for Everyone (PfE) was adopted in March 2024 and forms part of the development plan for nine districts in Greater Manchester. Places for Everyone Plan is a strategic plan, and it does not cover everything that a local plan would, therefore Local Plans set out more detailed policies (both strategic and non-strategic).

In relation to the historic environment, 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" (Greater Manchester combined authority, 2024, pp. 192-4).

3.1.2. Middleton Town Centre Masterplan 2022

It is also worth noting that the Site falls within the Middleton Town Centre Masterplan, which provides a framework for placemaking and regeneration in order to identify and maximise the present and future opportunities for the town (Rochdale Borough Council; LDA Design; Civic Engineers; Aspinall Verdi, 2022).

4. Historical Background

4.1. Introduction

The historical background provides context for the Site.

4.2. Brief history of Middleton

Middleton may have been established as early as the late 7th century. Remnants of Middleton's early origins includes a section of a possible Celtic cross base (HER 2433.1.1) and the shaft of a Saxon Cross (HER 2433.1.2) both found within the churchyard in the late 19th century and 1909, respectively. The placename has Old English origins with 'Middle' relating to a middle hill or location and 'ton' meaning farmstead or settlement (<https://kepn.nottingham.ac.uk/>). The town is not recorded within the Domesday Survey of 1086, but first appears as "Middeltune," in 1194.

The parish of Middleton, originally a single manor, consisted of several hamlets and detached portions (Ainsworth, Greater Lever, Birtle and Bamford and Ashworth) in the Salford Hundred (Farrer & Brownbill, 1911, pp. 151-61). A large part of the parish consisted of moorland and considerable pasture lands, with arable and grass becoming more common in the 19th century (ibid).

In the 12th century Middleton formed part of the Montbegon fee of Tottington, held later by the Lacys and the Earls and Dukes of Lancaster (Farrer & Brownbill, 1911, pp. 161-9). The earliest tenant to adopt the placename as a surname was Roger de Middleton, who made a grant of Ashworth in around 1180, and in 1212 he held the fee of one knight (in Middleton) 'of ancient tenure,' of Roger de Montbegon, together with a plough-land in Cheetham of the king (ibid). A descendant of Roger de Middleton was recorded as lord of the manor in last quarter of the 12th century. The manorial hall lay immediately to the west of the Site, which was the seat of the Assheton family, who acquired the manor in the late 15th century.

The manor was likely flourishing during this period and settlement was expanding, reflected in the erection of the Church of St Leonards. The church was established in the 12th century with fragments of 12th-century masonry used up in the later rebuilding. The roofline of the 1412 church is clearly visible above the tower arch which is itself a reset Norman chancel arch. Remnants of the Norman church also exist in fragments of a billet frieze used in part of the north arcade (HER 2433.1.0). Notably, the church houses one of the oldest known medieval wooden church roofs in England and features later Perpendicular additions commissioned by the influential Assheton family.

The domestic production of flannel and woollen cloth developed throughout the medieval and post-medieval period. Tindall notes that "*Middleton was the other (as well as Rochdale) main centre of growth in the early modern period. Both towns were centres of the woollen trade, and the agriculture of the area had moved from arable to pastoral, and from cattle to sheepraising*" in the post-medieval period (Tindall, A. 1985, pg 118). Tindall also notes the increase in the value of education and the establishment of the Middleton Grammar School by Bishop Langley in 1412 (HER 2359.1.0). In 1597 a fine school house of stone was built in Queen Elizabeth's name (Middleton Heritage and Conservation Group, 2008, p. 10).

By the mid to late 18th century, domestic-based textile manufacture was established, with cotton manufacture taking beginning in the late 17th century (Farrer & Brownbill, 1911, pp. 161-9). This was typically undertaken alongside farming. In addition, the silk weaving was recorded within Baines Directory of 1778 in Middleton (ibid). The town subsequently had a particular association with silk manufacturing, as well as cotton manufacturing, thought to have been greatly influenced by the Huguenot Mellalieu family. At this time weaving was a domestic industry for both cotton and silk, carried out in houses containing loomshops, with basement workshops suiting the damp conditions needed for cotton weaving and top floor workshops for silk weaving. The building at 83–87 Long Street was built as a domestic loomshop (HER 19662.1.0).

The industrial revolution transformed Middleton significantly. By the late 18th century textile production was increasingly undertaken in purpose-built factories, though silk weaving continued production in a domestic

setting (Middleton Heritage and Conservation Group, 2008, p. 12). The first water-powered cotton mill was built around 1800, with associated textile finish works being established by 1833 (ibid). The establishment of silk, cotton, and coal industries in the 18th and 19th centuries spurred rapid urban growth, while new mills and workers' housing reshaped the settlement pattern. Improved transport links including turnpike roads and later railway connections integrated Middleton into the expanding industrial economy of Greater Manchester and were important to the success of Middleton's industries. Other industries included chemical, soap and machinery works.

In 1901, Long Street Methodist Church and School had been erected, designed by renowned Middleton architect, Edgar Wood. The period saw the erection of many other Edgar Wood designs. By this time, extremely large cotton mills of the "Oldham" type and associated terraces were being constructed south of the Conservation Area.

By the 20th century, Middleton had evolved into a mixed residential and industrial town, retaining key historic buildings.

4.3. Development of the Site

An extract from Hugh Oldham's plan of 1767 is the earliest available map that captures the Site showing that the Site lay immediately to the east of Middleton Hall (HER 2439.1.0), with Middleton Hall Park encompassing the surrounding area, labelled on the plan as Little Park (HER 2439.2.0). A leat fed by the River Irk ran parallel to the south Site boundary, supplying a mill pond to the west of the hall. The deer park had covered around 6 hectares and was likely contemporary with the hall. The park was increasingly turned into farmland throughout the 17th century, with some development evident on mid-19th-century maps (Plate 3 and Plate 4). Land within the Site seems to have fallen within the hall's estate, potentially including a group of ancillary buildings to the east of the hall.

The hall was the seat of the Assheton family said to pre-date the reign of Henry VII. The hall was built around two large courts and was protected by a bridge over the moat. A description in 1770 suggests that that hall was of cruck construction. The hall also contained a large stone chimney-piece bearing the date 1587, at each corner of which was carved a wild boar's head. Lord Suffield added a plain brick-built façade to the building in the early 19th century before the hall's demolition in 1845 (HER 2439.1.0). The hall's main elevation was orientated south, overlooking the River Irk, which bordered the south Site boundary. Stained glass windows were removed to Middleton Church prior to the hall's demolition in 1845.

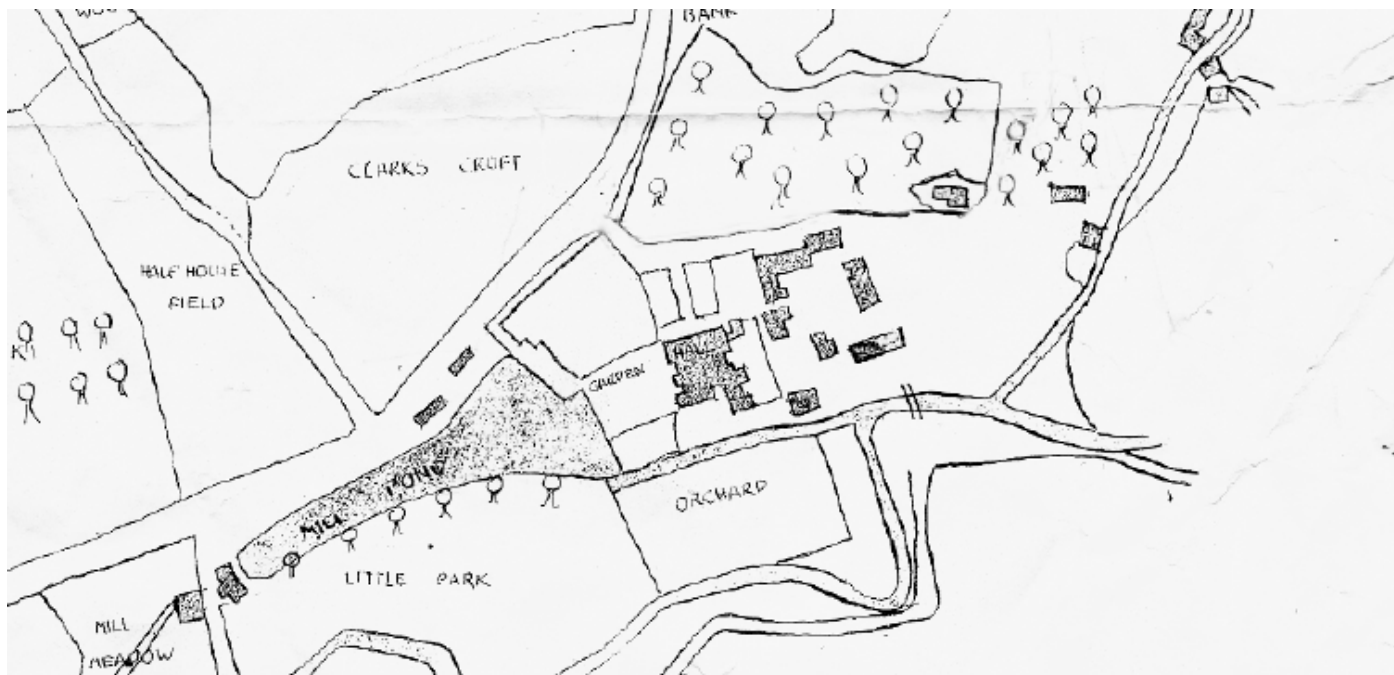


Plate 5: Extract from Hugh Oldham's map of 1767 showing the former Hall, associated buildings, park, gardens and mill pond

A historic map dating to 1839 (Plate 6) and the Ordnance Survey map of 1849 (Plate 7; Fig. 3) show the footprint of the hall and associated gardens more accurately and in greater detail. The two plans show that most of the ancillary buildings to the east of the hall had been cleared apart from two large buildings. The mapping shows that the Site partly contained a long rectangular range that is labelled on the Ordnance Survey map of 1851 as tithe barn. In addition, the southern extent of an L-shaped range of buildings extended within the Site. These two buildings were connected via a series of pathways accessed from Old Hall Street and via a foot bridge over the river. The two buildings were likely associated with Middleton Hall, and the tithe barn, in particular, could have post-medieval or earlier origins.

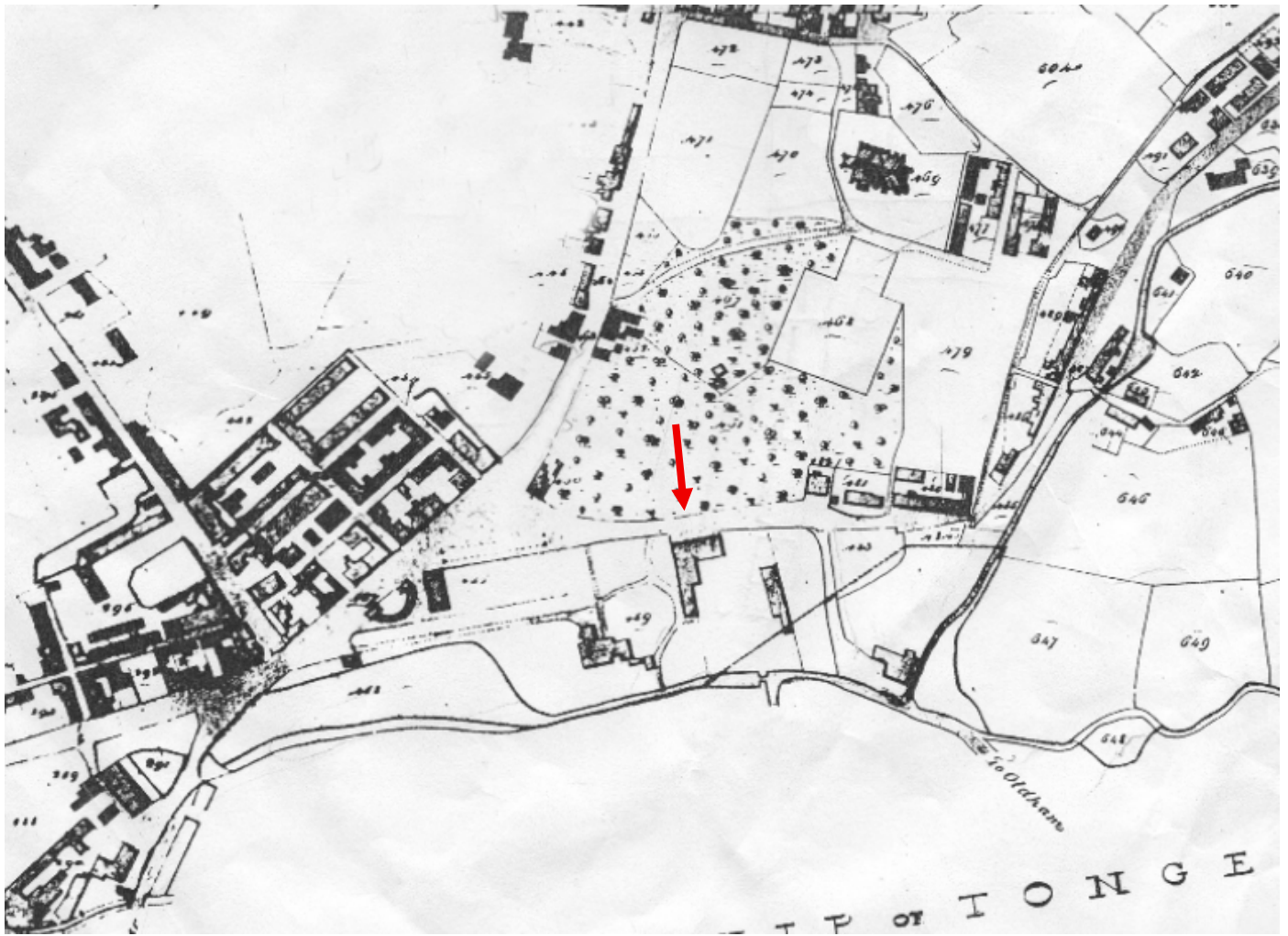


Plate 6: Extract from the 1839 plan of Middleton



Plate 7: Extract from the Ordnance Survey 1851 town plan

The Site had been entirely redeveloped into Albany Mill by the late 19th century, first shown on the Ordnance Survey map of 1891 (Plate 8; Fig. 4). The building's foundation stone was laid on 13th October 1882 by Robert Booth Esq (Rhode House). The plan shows two adjoining buildings with covered entranceways on Old Hall Street and Townley Street. The chimney lay on the river side and dates from 1884. Worrall's trade directory of cotton spinners and manufacturers recorded "Albany Spinning Co, Limited, Albany Mill; 63,900 spindles, 308/408 twist, 408 608 weft. Pay day, Thursday after last Wednesday, by cheque. Telegrams, 'Albany, Middleton.' Samuel Smethurst, manager; Robert Partington, secretary" (Worrall, 1891, p. 135).

A series of photographs supplied by Middleton Local Studies shows Albany Mill in the second half of the 20th century (Plate 6 and Plate 7). The brick building was four-storeys with a semi-basement (lower ground floor) with corner and centre pilasters. The most interesting architectural detail was perhaps the brick projected pilasters with single recessed panels at the centre. The main doorway has stone dressings with a round-arched head. The building was a typical Oldham-style late 19th-century cotton mill, built in a similar style to the extant Warwick Mill.

The mill was expanded in the early 20th century (Fig. 5) and was still shown on the 1968-70 map (Fig. 9). Grace's Guide notes that the company was restricted in 1920 as Albany Spinning (Co) and changed name to Albany Mill (Holdings) in 1953 (https://www.gracesguide.co.uk/Albany_Spinning_Co). The company was liquidated in 1980 and the mill building had been replaced by a large modern works by the end of the 20th century (HER 2349.1.0).



Plate 8: Extract from 1891 plan showing the Site boundary



Plate 9: Photograph of Albany Mill, courtesy of Middleton Local Studies



Plate 10: Photograph of entrance and date stone at Albany Mill, courtesy of Middleton Local Studies

5. Assessment of Significance

5.1. Introduction

The purpose of an assessment of significance is to use recognised criteria to assess the heritage significance of designated and non-designated heritage assets which may be affected by the proposed development, including their setting. Significance is defined as the value of a heritage asset to this and future generations because of its heritage interest. That interest may be of archaeological, architectural, artistic or historic. The Site will also be assessed, regarding its contribution to understanding and appreciating the heritage significance and setting of any surrounding heritage assets. This will provide a baseline for the relative 'magnitude of change' and 'scale of impact' which is to be assessed within Section 8.6.

This allows for the extent of "harm" upon any heritage asset incurred by the proposals to be established within the terms defined by the NPPF. In particular, the assessment of significance of setting informs the choice of heritage views which form a key part of the following Visual Impact Assessment.

5.1.1. Identification of Heritage Assets within the Site and Study Area

The Study Area is defined in Chapter 1.2, followed by a list of heritage assets that may be impacted by the proposed development (Table 1), which includes eight Listed Buildings, Middleton Town Centre Conservation Area and ten Non-designated Heritage Assets. The settings of the surrounding heritage assets could be visually impacted upon, and this will be assessed below in the first instance, to see if they need to be considered further. The significance of heritage assets beyond the Study Area is unlikely to be affected as a result of distance, intervening built form, topography and the nature of the development.

5.1.2. Methodology

This assessment of significance follows guidance outlined within Historic England's *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (2019) (Historic England, 2019), *Conservation Principles, Policies and Guidance* (2008) (Historic England, 2008) and *Setting of Heritage Assets* (Historic England, 2017). The framework for assessing the level of significance of the structures was taken from the ICOMOS guidance on Heritage Impact Assessments (Appendix 1). The criteria for the assessment of significance as outlined in the 2019 Historic England guidance is as follows:

CRITERIA FOR THE ASSESSMENT OF SIGNIFICANCE	
INTEREST	DESCRIPTION
Archaeological Interest	<i>There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.'</i>
Architectural and Artistic Interest	<i>'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.'</i>
Historic Interest	<i>'An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. 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.'</i>

Table 2: Criteria for the assessment

The scope of potential impact upon heritage assets can involve impacts upon their setting as well as any physical impact. The importance of 'setting' lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.

The significance assessment allows for the consideration of the Site and its contribution to the settings of nearby designated heritage assets. The contribution of setting to the significance of any given heritage asset is considered to be either **high, medium, low, negligible, or neutral** (Appendix 1).

5.2. Designated heritage assets within the study area

5.2.1. Providence United Reform Church, Grade II Listed Building

Summary of heritage values and architectural and historic interest:

The former chapel was built in 1859–60 by James Simpson and has a pedimented front of four bays. The building comprises brickwork with stone dressings; the pediment has a polychrome frieze of blue, black and white brick. An earlier chapel of 1836 stood on the adjacent site. The building was damaged by fire, water ingress, dry rot and theft. The building is in poor condition, with boarded windows and was partly demolished without Listed Building Consent in 2013 (HER 10432.1.0). Listed Building Consent for demolition was granted in August 2016, subject to conditions. The building should be assigned **low** level of significance when assessed against the framework outlined by ICOMOS (Appendix 1).

Contribution of setting to significance and relationship to the Site:

The former chapels lies within Middleton Town Centre Conservation Area, occupying Market Place. Market Place is lined by late Victorian buildings that are of some interest, though they are in poor condition and there is a dilapidated aspect to the street. The immediate setting of the building consists of overgrown vegetation and heras fencing, which negatively impacts the setting of the building. The Site lies within the wider setting of the building and makes a neutral contribution to the setting of the Listed Building. The overall contribution of the setting to the significance of the structure is **low**.

The principal view of the building is from Market Place, directly opposite the structure. However, only limited elements of the former church remain, and these are in poor condition (Plate 11).



Plate 11: View of the former chapel, showing the partial demolished front elevation of the building, looking north

5.2.2. Royal Bank of Scotland (former Manchester and Salford Bank), Grade II Listed Building

Summary of heritage values and architectural and historic interest:

The HER entry (11609.1.0) and HE List Entry (1068505) highlight the building's architectural and historic interest noting that the building has been designed by renowned local architect Edgar Wood. The building is of a distinct buff-coloured terracotta with clay tile roof. The terracotta facade is rare but has lost its patina. The building is of three bays and is three-storied high. All windows retain leaded lights. The front elevation

has elaborate rainwater heads with rosette motifs and downpipes with flamboyant brackets convey the rainwater to a trough at first-floor sill level. The building is influenced by Art Nouveau. The building should be assigned **medium** level of significance when assessed against the framework outlined by ICOMOS (Appendix 1).

Contribution of setting to significance and relationship to the Site:

The former bank lies within the southern boundary of the Middleton Town Centre Conservation Area at the junction of Market Place and Long Street. The building lies within the immediate setting of an eclectic mix of historic buildings, including the Assheton Arms Hotel, an adjoining former bank and the nearby former Police Station, however some of these buildings are vacant and/or in poor condition. The busy roundabout location contributes negatively to the setting of the Listed Building, as do the vacant car park sites and large Tesco superstore. The Site lies within the setting of the building and currently makes a negative contribution to the setting of the Listed Building. The overall contribution of the setting to the significance of the structure is **medium**.

Key views of the building can be appreciated from directly opposite the building (on Market Place), where the principal elevation can be appreciated in short views (Plate 12). The building is also visible in kinetic views from the roundabout, where there is intervisibility with the adjacent locally important buildings.



Plate 12: Royal Bank of Scotland and adjacent locally important buildings, looking north-east

5.2.1. St Leonard's Church, Grade I Listed Building

Summary of heritage values and architectural and historic interest:

St Leonard's Church dates to the 12th century with earlier remains found within the churchyard, including a possible Saxon shaft and Celtic stonework, highlighting the archaeological interest of the site (HER 2433.1.0; HE List Entry 1162332). The architectural and historical interest in the church is highlighted within HER and HE list entry, which states that the building consists of multiple phases associated with its maintenance and longevity. The building is of stone construction. Some of the phases include a 13th-century priests door; a south porch, tower and south arcade of 1412 for Cardinal Langley of Durham; the remainder of the building largely dates to 1524 for Sir Richard Assheton, except for the late 17th-century vestry, with the top stage of the tower added in c. 1667. Further alterations include the east window of 1847, organ chamber of 1920 and

north vestrys of 1958 by G. G. Pace. The building also occupies a commanding hilltop plot and is considered to be one of the finest medieval churches in South Lancashire. The building should be assigned **high** level of significance when assessed against the framework outlined by ICOMOS (Appendix 1).

Contribution of setting to significance and relationship to the Site:

The church lies within the heart of Middleton Town Centre Conservation Area and is a landmark building. The building's immediate setting encompasses burial ground, Jubilee Park and Middleton Cemetery, which are open burial grounds. Modern residential development borders the church to the north, together with late 19th- or early 20th-century terraced housing. The Site lies 300m to the south of the church and makes a neutral contribution to the setting of the Listed Building. The overall contribution of the setting to the significance of the structure is **high**.

Key views of the Church's wooden bell tower can be appreciated when moving through Conservation Area. Views of the church can also be appreciated from the surrounding streets, at Church Brow, Morton Street and Clarke Brow (Plate 13). Views from the church, looking east, are far-reaching and include mixed development, but does not include the Site (Plate 14). There are limited views from the edge of the cemetery to the Site (Plate 15). There is intervisibility with the nearby staircase and exedra by Edgar Wood (Plate 16).

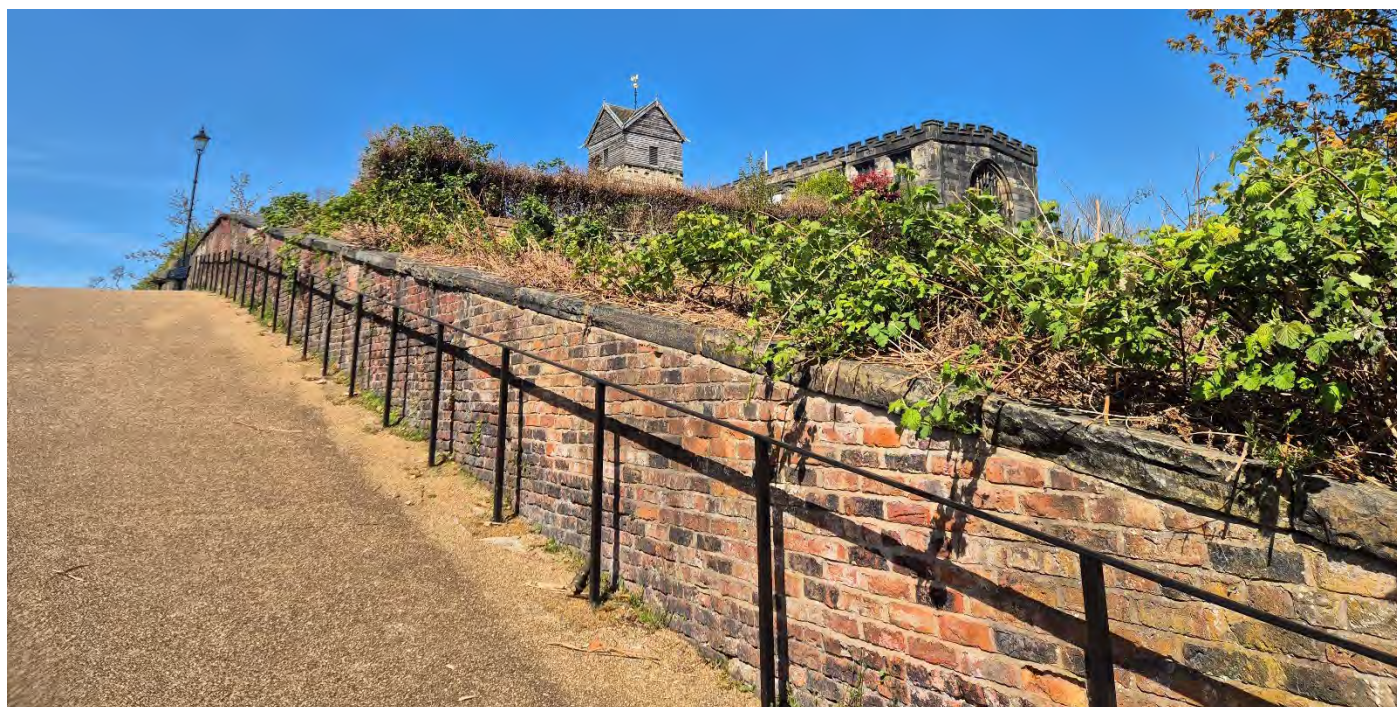


Plate 13: View of St Leonard's Church



Plate 14: Far-reaching views from St Leonard's looking east (Site not visible)



Plate 15: Views looking south from Middleton Cemetery looking in broadly the direction of the Site

5.2.2. Staircase and exedra at Jubilee Park, Grade II Listed Building

Summary of heritage values and architectural and historic interest:

A sandstone monumental staircase and exedra designed by Edgar Wood and built in 1906 (HER 11607.1.0; HE List Entry 1356230). The building forms part of a group of important buildings in Middleton that were designed by Edgar Wood in the early 20th century. The listing description notes that “The quality of materials, planning, design and craftsmanship are all of the highest standard. The steps lead up to the church and are on the axis of the tower, adding dramatic effect to the view from Long Street to the church on top of the hill”. The structure should be assigned **medium** level of significance when assessed against the framework outlined by ICOMOS (Appendix 1).

Contribution of setting to significance and relationship to the Site:

The structure lies within Jubilee Park in Middleton Town Centre Conservation Area. The building also lies within the immediate setting of St Leonard’s Church, where there is intervisibility with the church. The Site lies approximately 300m to the south of the structure and makes a neutral contribution to the setting of the Listed Building. The overall contribution of the setting to the significance of the structure is **high**.

Key views of the building can be appreciated from directly opposite the structure (Plate 16), and from the top of the staircase, overlooking the park. These views have intervisibility with the church, unlisted Library and Local Studies Centre and Jubilee Park which positively contributes to the Conservation Area.



Plate 16: Staircase and exedra by Edgar Wood within Jubilee Park, looking east towards St Leonard's Church

5.2.1. 83-87 Long Street, Grade II Listed Building

Summary of heritage values and architectural and historic interest:

The buildings at 83–87 Long Street consist of two domestic loomshops built in the late 18th century of handmade bricks with the timber-framing and render added later. The building had living accommodation for two or three families on the ground and first floors and a loomshop on the second floor (HER 19662.1.0; HE List Entry 1481123). The building is an early surviving example of an urban vernacular workshop with rare surviving horizontal-sliding Yorkshire sashes to the workshop windows. The historical interest of the building is linked to Middleton's silk industry, which was greatly influenced by the Huguenot Mellalieu family. The building should be assigned **medium** level of significance when assessed against the framework outlined by ICOMOS (Appendix 1).

Contribution of setting to significance and relationship to the Site:

83-87 Long Street lies within Middleton Town Centre Conservation Area. The building lies within the immediate setting of a dense arrangement of Listed Buildings, including Long Street Methodist Church, the former National School and Ye Old Boar's Head Public House. The buildings in this area consist of an urban mix of varying materials, form, period and architectural styles. The building lies nearer the southern end of Long Street, which is lined with shops and has a vernacular feel. The Site makes a neutral contribution to the setting of the Listed Building. The overall contribution of the setting to the significance of the structure is **high**.

Key views of the building can be appreciated in short views, from opposite the building, looking east, where the principal elevation can be appreciated. The building can also be appreciated in kinetic views when moving along Long Street, where there is intervisibility with the aforementioned Listed Buildings.

5.2.1. Long Street Methodist Church, Grade II* Listed Building

Summary of heritage values and architectural and historic interest:

The former Wesleyan Chapel, Sunday School, gateway and subsidiary buildings date to 1899-1902 and were designed by Edgar Wood (HER 10430.1.0; HE List Entry 1068504). The group of buildings have a Free Gothic style which incorporates Arts and Crafts as well as Art Nouveau details. Materials include header bond brick, rendered in parts, with stone dressings and graduated stone slate roof. The chapel, school and lecture room occupy a central courtyard which is approached through a segmental Gothic archway, set back from Long Street. The building should be assigned **high** level of significance when assessed against the framework outlined by ICOMOS (Appendix 1).

Contribution of setting to significance and relationship to the Site:

The church lies within Middleton Town Centre Conservation Area. The building lies within the immediate setting of a dense arrangement of Listed Buildings, including 83-87 Long Street, the former National School, Ye Old Boar's Head Public House and Jubilee Park. The buildings in this area consist of an urban mix of varying materials, form, period and architectural styles. The Site makes a neutral contribution to the setting of the Listed Building. The overall contribution of the setting to the significance of the structure is **high**.

Key views of the building can be appreciated in short views, from opposite the building (Plate 17), looking east, where the principal elevation can be appreciated, together with the set back courtyard and associated buildings. The building can also be appreciated in kinetic views when moving along Long Street, where there is intervisibility with the aforementioned Listed Buildings.



Plate 17: Loomshop in left of frame, methodist church in centre and right of the frame

5.2.2. Warwick Mill

Summary of heritage values and architectural and historic interest:

The mill was built in 1907 by G Stott of J Stott and Sons (HER 5189.1.0). The building is a typical Oldham-style utilitarian red brick building with internal cast-iron frame. It is five-storeys high, with a basement. The building has a total of 40x14 bays and an engine house attached at rear. The HER also notes the following architectural details “Continuous sill band to first and fourth floors, machicolated eaves frieze and stepped brick detail above fourth-floor windows. Other windows are set between plain brick pilasters; all frames have been replaced. The water tower rises two stages above the stone-coped parapet having three windows with tripartite keystones which are keyed into a stone band, the name of the mill in white-glazed tiles on the upper stage, an eaves cornice, and a brick parapet in front of a steep pyramidal roof with iron crowning. The front railings incorporate Art Nouveau motifs”. The building should be assigned **medium** level of significance when assessed against the framework outlined by ICOMOS (Appendix 1).

Contribution of setting to significance and relationship to the Site:

The mill lies within an area of mixed use, predominantly of late 20th-century buildings, including the large Tesco superstore. The Site makes a negative contribution to the setting of the Listed Building. The overall contribution of the setting to the significance of the structure is **low**.

Key views of the building can be appreciated in short views, from opposite the building, looking south. The building is also partly visible in views from Market Place, in distant views, where there is intervisibility with the Site (Plate 18).



Plate 18: Proposed development Site within the left of the frame and Warwick Mill in the right, looking south

5.2.3. St Michael's Church

Summary of heritage values and architectural and historic interest:

The Church of St Michael's dates to 1902 with a free-standing side chapel added in 1926 and a tower in 1930. The church was designed by Austin and Paley and is of snecked stone with clay tile roof. The building is Gothic Revival in a Perpendicular style occupies an elevated site. The building should be assigned **medium** level of significance when assessed against the framework outlined by ICOMOS (Appendix 1).

Contribution of setting to significance and relationship to the Site:

The church lies c. 420m to the south-east of the Site beyond the southern boundary of the Conservation Area in area of modern industrial units and late 19th-century terraced housing. The Site makes a neutral contribution to the setting of the Listed Building, based on distance and intervening development. The overall contribution of the setting to the significance of the structure is **low**.

Key views of the building can be appreciated in short views, from opposite the building, looking south. The building is also partly visible in views from Market Place, in distant views, where there is intervisibility with the Site (Plate 19).

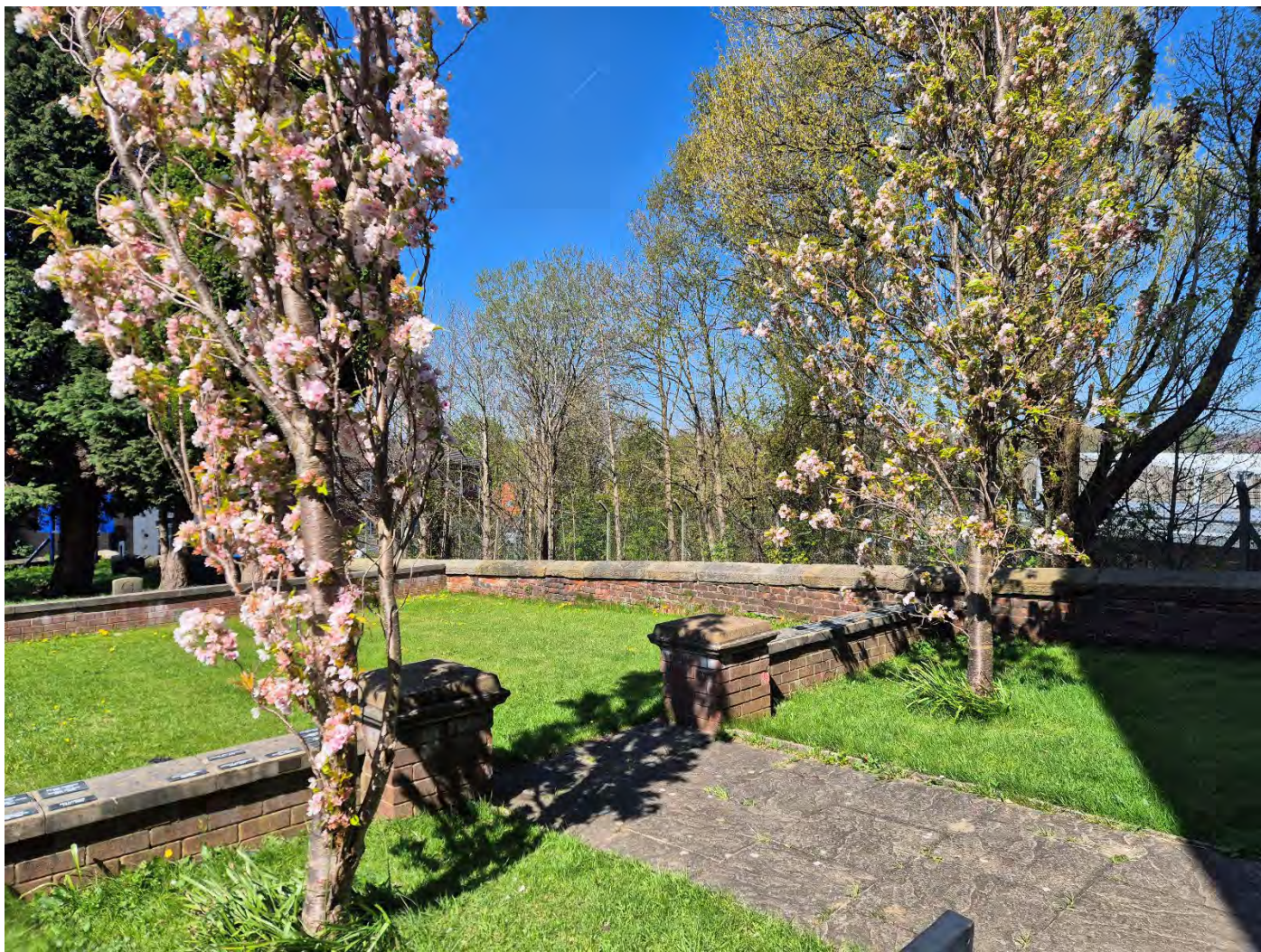


Plate 19: View from St Michael's Church, looking north-west towards the Site

5.2.4. Middleton Town Centre Conservation Area

Introduction

The Site lies immediately opposite Middleton Town Centre Conservation Area. To help inform the design process and mitigate any potential impact of the proposed development, the character and special interest of the Conservation Area has been assessed with reference to the Historic England Guidance, 2019 Conservation Area Appraisal, Designation and Management Second edition, Historic England Advice Note 1. Elements such as the historic interest of the area, the architectural quality and built form, spatial analysis (including open spaces), and setting and views have been considered.

The historic interest of the Conservation Area

The Conservation Area was designated in 1978 due to the survival of the medieval street layout and density of historic buildings. Buildings within the Conservation Area reflect Middleton's development from a medieval settlement into an important market and industrial centre. Its historic street pattern, centred on Long Street, Market Place and the parish church, illustrates centuries of continuous use and adaptation. The area contains an eclectic mix of architectural styles and materials, with historic buildings including shops, residential buildings, public and educational buildings, and places of worship, which together demonstrate Middleton's growth during the industrial period. In particular, there is a significant grouping of Arts and Crafts buildings by the renowned architect Edgar Wood, who was born and lived in the town. The designated Conservation Area is thus recognised to be of **high heritage significance**.

Architectural Quality and Built Form

The scale of the majority of buildings in the Conservation Area are between two and four-storeys high. Most of the buildings within the Conservation Area date to the 18th and 19th centuries, though the medieval Church of St Leonard's is the main focal point and several post-medieval buildings remain extant.

The built form of the Conservation Area in general is notably varied, combining medieval timber-framed and stone structures, Romanesque, Neo-classical, Tudor Victorian civic buildings, utilitarian mill buildings and significant Arts and Crafts architecture. A defining feature of Middleton's architectural character is the concentration of buildings designed by Edgar Wood, an internationally recognised Arts and Crafts architect born in the town. These structures introduce distinctive design elements such as expressive massing, craftsmanship, and innovative detailing that contribute strongly to the Conservation Area's architectural value.

Historic building materials include stone, brick, and slate. The appraisal notes the predominant mix of materials and colours has a soft 'natural' characteristic. For example, the browns and greys of the stone and slate roofs establish the character over the occasional red or orange tiled roof. In total, five types of roofing material are evident: slate and Welsh blue slate predominate but there is also clay tile, concrete flat roof, and concrete tile. Terracotta moulding and iron details are also key styles. Resurfacing using stone setts is taking place.

Spatial analysis (including streets, open spaces etc)

The spatial layout of the Conservation Area is focused on the medieval and post-medieval street pattern, together with grids of 19th-century streets lined with terraced housing and arts and crafts style dwellings. There are few open spaces within the Conservation Area, however the churchyards at St Leonard's Church and Middleton Parish Church and Jubilee Park provide green pockets of space. The former Market Place traditionally occupied a triangular plot of land at the junction of Rochdale Road, Market Place and Long Street, which was turned into a roundabout in the 1970s, which has divided the Conservation Area / Town Centre.

In total, two character areas border the Site, including the *Market Place and Lodge Street* that runs along the south-eastern boundary of the Conservation Area. This includes 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. The rear is dominated by the rising scarp of the Old Burial Ground, which is the highest vantage point in the area, with far-reaching views to Kinder Scout and Tindle Hill.

The second character area is *Lodge Mill and the Old Grammar School*. The Conservation Area Appraisal notes that: "historic development of the Site has more in common with the Lodge Mill character area as it was previously occupied by Albany Mill, to the north of the River Irk. The Conservation Area Appraisal notes that the area around Lodge and Brookside Mills has a robust industrial character, yet the south elevation has a gentler, more pleasing, quality about it with the River Irk, bounded by a group of trees playing a significant part in this character. The area has the potential to play a gateway role into the town centre. Taken together, the two Mills, adjacent electricity offices and the nearby listed Providence Congregational Chapel, have a good spatial relationship that creates a robust anchor point to the south-eastern part of the Conservation Area. Lodge Mill and Brookside Mill are good early examples of the two classic types of cotton mill, spinning and weaving. Brick and slate are the predominate material in this area" (Middleton Heritage and Conservation Group, 2008).

Settings and views

The immediate setting of the Conservation Area is mixed including industrial-period buildings, such as Warwick Mill and further rows of terraced housing and more modern residential development, together with modern industrial units, shopping centres, a Tesco superstore, and hard-standing car parks.

Key views within the Conservation Area look north-east from the junction of Wood Street and Long Street and also south along Long Street (Plate 22). There are several key views that take in St Leonard's Church from the surrounding streets, looking towards the church tower.

The two most relevant key views within the Conservation Area include that which looks north along Townley Street (Plate 21) and west along Market Place (Plate 20).

Contribution of the proposal site to the Special Interest of the Conservation Area

The existing Site is located immediately to the south and west of Middleton Town Centre Conservation Area. The vacant nature of the Site currently makes a **negative** contribution to the area's special character and appearance, though the Market Hall and Place could be improved to further enhance the setting of the Conservation Area.

The proposed scheme will impact views within, into and out of the designated area.



Plate 20: Key view along Market Place looking west



Plate 21: Key View looking north along Townley Street



Plate 22: Key view from Wood Street and Long Street junction looking north-east towards the roundabout

5.3. Locally significant heritage assets within the study area

5.3.1. Jubilee Park

Summary of heritage values and architectural and historic interest:

Following Middleton becoming a borough council in 1886, the council wished to demonstrate its enhanced status by improving the amenities of Middleton. In 1887 Jubilee Park was created on the church's Glebe land to commemorate Queen Victoria's jubilee. The Conservation Area Appraisal (2008, p21) notes that the layout and form of the park remain intact and is a notable example of Victorian landscaping. Furthermore, the addition of the Staircase and Exedra by Edgar Wood has strengthened the relationship between the park and church, by creating a channelled vista towards the Church tower. The park should be assigned **medium** level of significance when assessed against the framework outlined by ICOMOS (Appendix 1).

Contribution of setting to significance and relationship to the Site:

The park is within Middleton Town Centre Conservation Area and is noted as positively contributing to the Conservation Area. The park lies within the immediate setting of St Leonard's Church, where there is intervisibility with the church. The park contains the Listed staircase and exedra, which enhances the park's setting (Plate 16). The Site lies approximately 300m to the south of the park and makes a neutral contribution to the setting of the Listed Building. The overall contribution of the setting to the significance of the structure is **high**.

Key views of the building can be appreciated from directly opposite the structure, and from the top of the staircase, overlooking the park. These views have intervisibility with the church, unlisted Library and Local Studies Centre and Jubilee Park which positively contributes to the Conservation Area.

5.3.2. Assheton Arms

Summary of heritage values and architectural and historic interest:

Typical Georgian, three-storey building with later brickwork evident on the ground floor. The building is noted be of local significance within the Conservation Area Appraisal. The building historically functioned as a coaching inn and dates to around 1808. The building should be assigned **low** level of significance when assessed against the framework outlined by ICOMOS (Appendix 1).

Contribution of setting to significance and relationship to the Site:

The building lies at the gateway into Middleton Town Centre Conservation Area and within the immediate setting of an eclectic row of historic buildings. This includes, the Royal Bank of Scotland (former Manchester and Salford Bank), a second former bank and the nearby former Police Station, however some of these buildings are vacant and/or in poor condition. The busy roundabout location contributes negatively to the setting of the Listed Building, as do the vacant car park sites and Tesco superstore. The Site lies within the setting of the building and currently makes a negative contribution to the setting of the locally important building. The overall contribution of the setting to the significance of the structure is **medium**.

Key views of the building can be appreciated from directly opposite the building (on Long Street), where the principal elevation can be appreciated in short views (Plate 12). The building is also visible in kinetic views from the roundabout, where there is intervisibility with the adjacent Listed and locally important buildings. Views across the roundabout, looking broadly south-east take in the Site.



Plate 23: View across heritage assets, looking towards the Site, looking south-east

5.3.1. Former Bank (currently functioning as a church)

Summary of heritage values and architectural and historic interest:

The building is first shown on the Ordnance Survey map of 1891 (Fig. 4), between the former Police Station and Manchester and Salford Bank. The former bank is of red brick to the rear, with an ornate Portland stone façade. The principal elevation has a central bay window with window above that are set within a recessed arch. The parapet has moulded balustrades with a pitched roof visible to the rear. The building is noted within the Conservation Area Appraisal (2008, p76) as being of local importance. The building is currently functioning as a church known as RCCG Mount Zion Middleton. The building should be assigned **low** level of significance when assessed against the framework outlined by ICOMOS (Appendix 1).

Contribution of setting to significance and relationship to the Site:

The building lies at the gateway into Middleton Town Centre Conservation Area and within the immediate setting of an eclectic row of historic buildings. This includes the Royal Bank of Scotland (former Manchester and Salford Bank), the Assheton Arms Hotel and the nearby former Police Station, however some of these buildings are vacant and/or in poor condition. The busy roundabout location contributes negatively to the setting of the Listed Building, as do the vacant car park sites and Tesco superstore. The Site lies within the setting of the building and currently makes a negative contribution to the setting of the locally important building. The overall contribution of the setting to the significance of the structure is **medium**.

Key views of the building can be appreciated from directly opposite the building, where the principal elevation can be appreciated in short views (Plate 12). The building is also visible in kinetic views from the roundabout, where there is intervisibility with the adjacent Listed and locally important buildings.

5.3.2. Former Police Station

Summary of heritage values and architectural and historic interest:

The building is first shown on the Ordnance Survey map of 1891 (Fig. 4), adjacent to the aforementioned bank. The building is two-storeys high and of red brick with stone quoins and dressings. The building is noted within the Conservation Area Appraisal (2008, p76) as being of local importance. The building is currently vacant and in poor condition. The building should be assigned **low** level of significance when assessed against the framework outlined by ICOMOS (Appendix 1).

Contribution of setting to significance and relationship to the Site:

The building lies at the gateway into Middleton Town Centre Conservation Area and within the immediate setting of an eclectic row of historic buildings. This includes, the Royal Bank of Scotland (former Manchester and Salford Bank), the Assheton Arms Hotel and the nearby former Police Station, however some of these buildings are vacant and/or in poor condition. The busy roundabout location contributes negatively to the setting of the Listed Building, as do the vacant car park sites and the Tesco superstore. The Site lies within the setting of the building and currently makes a negative contribution to the setting of the locally important building. The overall contribution of the setting to the significance of the structure is **medium**.

Key views of the building can be appreciated from directly opposite the building, where the principal elevation can be appreciated in short views (Plate 24). The building is also visible in kinetic views from the roundabout, where there is intervisibility with the adjacent Listed and locally important buildings.



Plate 24: Principal elevation of the former Police Station, looking north



Plate 25: View from the former Police Station, looking towards the Site to the south-east

5.3.3. Brookside Mill

Summary of heritage values and architectural and historic interest:

Brookside Mill (located in our proposed extension) is a rare example of a cotton power-weaving shed. The HER (HER 12887) notes that the mill dates to the late 19th century and was owned by Thornburn and Co. according to Grace's Guide. The mill was affected by fire in 2009 and all that appears to survive are a warehouse and the badly damaged remains of a weaving shed. The warehouse is a brick building that has been rendered and lies on the east side of Townley Street, opposite the Site. The building is of local importance. The building should be assigned **low** level of significance when assessed against the framework outlined by ICOMOS (Appendix 1).

Contribution of setting to significance and relationship to the Site:

Middleton Town Centre Conservation Area was extended in 2009 to include Brookside Mill. The Conservation Area Appraisal (2008, p50) notes that "Brookside Mill and Lodge Mill are the best group of early cotton mills in the town and complement the nearby listed Edwardian Warwick Mill". The immediate setting of the mill includes the vacant Site, Lodge Mill (recently damaged by fire), the Electricity Offices and Providence Chapel (partly demolished). This group of buildings forms a gateway into the Conservation Area. The Site lies within the setting of the building and currently makes a negative contribution to the setting of the locally important building. The overall contribution of the setting to the significance of the structure is **medium**.

Key views of the building can be appreciated from directly opposite the building, where the principal elevation of the warehouse is visible in short views. The building can also be appreciated in kinetic views from Townley Street, where there is intervisibility with Lodge Mill (Plate 26).



Plate 26: View of Brookside Mill, looking east/south-east

5.3.1. Lodge Mill

Summary of heritage values and architectural and historic interest:

Lodge Mill is a relatively early spinning factory first shown on the 1839 plan and is of local importance. The main mill building (spinning block) is of red brick and is four-storeys high with 'antefixae' to the copings. This building fronts Townley Street and lies immediately to the south of Brookside Mill. The building was significantly expanded throughout the late 19th century and includes an Italianate tower, an engine house attached to the side of the main mill building, a weaving shed of late 19th-century or early 20th-century date, an office, four warehouses and a square chimney (HER 5185.1.0). The building has recently been damaged by a fire that took place in March 2026 (Plate 28). The building should be assigned **low** level of significance when assessed against the framework outlined by ICOMOS (Appendix 1).

Contribution of setting to significance and relationship to the Site:

Middleton Town Centre Conservation Area was extended in 2009 to include Lodge Mill. The Conservation Area Appraisal (2008, p50) notes that "Brookside Mill and Lodge Mill are the best group of early cotton mills in the town and complement the nearby listed Edwardian Warwick Mill". The immediate setting of the mill includes the vacant Site, Brookside Mill (recently damaged by fire), the Electricity Offices and Providence Chapel (partly demolished). These buildings form the south-eastern gateway into the Conservation Area. The Site lies within the setting of the building and currently makes a negative contribution to the setting of the locally important building. The overall contribution of the setting to the significance of the structure is **medium**.

Key views of the building can be appreciated from directly opposite the building, where the principal elevation of the spinning mill is visible in short views. The building can also be appreciated in kinetic views from Townley Street, where there is intervisibility with Electricity Offices. This is identified as a key viewpoint within the Conservation Area Appraisal. In addition, Lodge Mill chimney is visible when looking east from Assheton Way (Plate 28). This viewpoint will be retained, and the development will frame this view.



Plate 27: View of Lodge Mill following the fire, looking east



Plate 28: Lodge Mill chimney viewpoint from Assheton Way, looking east

5.3.2. The Electricity Offices

Summary of heritage values and architectural and historic interest:

The Electricity Offices is of local significance and consists of a red brick building with terracotta details that is two-storey high. The building is first shown on the Ordnance Survey plan of 1910 (Fig. 4). The building should

be assigned **low** level of significance when assessed against the framework outlined by ICOMOS (Appendix 1).

Contribution of setting to significance and relationship to the Site:

Middleton Town Centre Conservation Area was extended in 2009 to include the Electricity Offices. The immediate setting of the building includes the vacant Site, Brookside Mill (recently damaged by fire), Lodge Mill and Providence Chapel (partly demolished). These form an important group of buildings at the south-eastern gateway into the Conservation Area. The Site lies within the setting of the building and currently makes a negative contribution to the setting of the locally important building. The overall contribution of the setting to the significance of the structure is **medium**.

Key views of the building can be appreciated from directly opposite the building, where the principal elevation of the building is visible in short views. The building can also be appreciated in kinetic views from Townley Street, where there is intervisibility with Lodge Mill.

5.3.3. Bricklayers Arms

Summary of heritage values and architectural and historic interest:

The Bricklayers Arms is a typical mid to late 19th-century public house, which is first shown on the Ordnance Survey map of 1891 (Fig. 4). The public house is two-storeys high with detailed green glazed-brick frontage, and signage on the ground floor. The first floor may retain its original sash windows. The building is of local significance and should be assigned **low** level of significance when assessed against the framework outlined by ICOMOS (Appendix 1).

Contribution of setting to significance and relationship to the Site:

The building lies on Market Place, within the Conservation Area. The building lies adjacent to other locally significant buildings, together with structures that have a substantial or slight contribution to the setting and significance of the Conservation Area. The busy roundabout location contributes negatively to the setting of the building, as do the vacant car park sites and Tesco building. In addition, poor signage, posters and the poor condition of surrounding buildings also have a negative impact. The Site lies within the setting of the building and currently makes a negative contribution to the setting of the locally important building. The overall contribution of the setting to the significance of the structure is **medium**.

Key views of the building can be appreciated from directly opposite the building (on Market Place), where the principal elevation can be appreciated in short views (Plate 29). The building is also visible in kinetic views when moving along Market Place, where there is intervisibility with adjacent locally important buildings.



Plate 29: View of the former public house, with Site visible to the rear, looking south/south-east

5.3.4. 23-25 Market Place, the Guardian Buildings

Summary of heritage values and architectural and historic interest:

The former Guardian Buildings was built in the second half of the 19th century and is first shown on the Ordnance Survey map of 1891 (Fig. 4). The building is of red brick, with some minimal terracotta and yellow brick detailing. It is three-storeys high with projecting bay windows on the first floor. The building is of local significance and should be assigned **low** level of significance when assessed against the framework outlined by ICOMOS (Appendix 1).

Contribution of setting to significance and relationship to the Site:

The building lies on Market Place, within the Conservation Area. The building lies adjacent to other locally significant buildings, together with structures that have a substantial or slight contribution to the setting and significance of the Conservation Area. The busy roundabout location contributes negatively to the setting of the building, as do the vacant car park sites and Tesco building. In addition, poor signage, posters and the poor condition of surrounding buildings also have a negative impact. The Site lies within the setting of the building and currently makes a negative contribution to the setting of the locally important building. The overall contribution of the setting to the significance of the structure is **medium**.

Key views of the building can be appreciated from directly opposite the building (on Market Place), where the principal elevation can be appreciated in short views (Plate 30). The building is also visible in kinetic views when moving along Market Place, where there is intervisibility with adjacent locally important buildings.



Plate 30: View of the building looking north from Market Place, looking north

5.3.1. 17-21 Long Street

Summary of heritage values and architectural and historic interest:

A stone public house of early 20th-century date with a pub frontage on the ground floor. The first floor two, two-window lights and two three-window lights with stone mullions. A moulded, projecting cornice sits at lintel height. The building is of local significance and should be assigned **low** level of significance when assessed against the framework outlined by ICOMOS (Appendix 1).

Contribution of setting to significance and relationship to the Site:

The building lies on Long Street, within the Conservation Area. The building lies adjacent to other locally significant buildings, together with structures that have a substantial or slight contribution to the setting and significance of the Conservation Area. The busy roundabout location contributes negatively to the setting of the building. The Site lies within the setting of the building and currently makes a negative contribution to the setting of the locally important building. The overall contribution of the setting to the significance of the structure is **medium**.

Key views of the building can be appreciated from directly opposite the building (on Long Street), where the principal elevation can be appreciated in short views (Plate 31). The building is also visible in kinetic views when moving south along Long Street, where there is intervisibility with adjacent locally important buildings. Views from the building may include the Site (Plate 32).



Plate 31: Principal view of the locally important building, looking west away from the Site



Plate 32: View from the building looking north-west/west, towards the proposed development Site

5.3.2. Group of buildings on Market Place that are of substantial and slight contribution to the Conservation Area

The Conservation Area Appraisal records the buildings along Market Place as having a substantial or slight positive contribution to the Conservation Area (Plate 28). The majority of these buildings are two and three-storey brick-built properties that date from the second half of the 19th century. The row of buildings is currently in poor condition, some of which are vacant and have inappropriate signage. The buildings on the southern side of Market Place lie immediately to the north of the Site.



Plate 33: Group of slight and substantial buildings of importance within the Conservation Area, looking west along Market Place

5.4. Statement of Significance

The statement of significance provides a summary of the Site's relative architectural and historic interest.

- The Site initially lay within the grounds of the 15th/16th-century Middleton Hall, encompassing the hall's gardens and ancillary structures, including a tithe barn.
- The Site was entirely redeveloped in 1882 into Albany Mill. The brick building was four-storeys with a semi-basement (lower ground floor) with corner and centre pilasters. The most interesting architectural detail was perhaps the brick projected pilasters with single recessed panels. The main doorway has stone dressings with a round-arched head. The building was a typical Oldham-style late 19th-century cotton mill, built in a similar style to the extant Warwick Mill. Signage was written in white capital letters in a recessed panel on the stair tower.
- The Site lies immediately opposite Middleton Town Centre Conservation Area which is of high heritage interest.
- One of the nearby character areas within the Conservation Area includes Lodge Mill, which has a robust industrial character. Notable issues within this character area includes the need for new uses/development that are compatible with the particular shape and form of the townscape.
- The Site also borders Market Place, a traditional shopping street.

- A key viewpoint of Lodge Mill chimney has been identified, which looks east from Assheton Way. This viewpoint will be retained and the development will frame this view.
- The Site lies within the setting of eight Listed Buildings, Middleton Town Centre Conservation Area Appraisal, ten locally listed buildings, a locally listed park and buildings on Market Place that have a substantial and slight contribution to the setting and significance of the Conservation Area.
- The Site is currently a vacant plot of land that makes a negative contribution to the setting of Middleton Town Centre Conservation Area. The appropriate redevelopment of the Site could enhance the setting of the Conservation Area. This is explored in Chapter 7.2, p54
- The Site has archaeological potential.

6. Heritage Impact Assessment

The proposed development has the potential to affect the setting of the heritage assets assessed above. The assessment of the impact of the proposed works follows established Historic England guidance on assessing the setting of heritage assets. The Historic England guidance states that the assessment should address the attributes of the proposed development in terms of its: location and siting, form and appearance, wider effects and permanence. Below is an assessment of how these attributes could potentially affect the significance of the assets assessed above.

6.1. Location and Siting of the New Development

6.1.1. Providence United Reform Church

The former church is best experienced from Market Place, in short views from opposite the building and in kinetic views when moving north along Townley Street where there is some intervisibility with Lodge Mill and the Electricity Offices, which is considered to be a key view with the Conservation Area. However, the church has been partially demolished and Listed Building Consent for demolition was granted in August 2016, subject to conditions. The proposed development lies c 80m to the south-west of the former church and may be visible within views from the building, but this will not physically or visually isolate views of the asset.

6.1.1. Royal Bank of Scotland

The former bank is best experienced in views from Market Place / the traffic roundabout, where there is intervisibility with the adjacent locally significant buildings. The proposed development is situated c 90m to the south-east of the Listed Building and will form part of views from and across the heritage asset, though this will not physically or visually isolate views of the asset.

6.1.2. St Leonard's Church

St Leonard's Church is best experienced from Jubilee Park where there is intervisibility with the staircase and exedra by Edgar Wood and in several views from the surrounding streets (Clarke Brow, St Leonard's Street and Morton Street), in relatively short and long views. These viewpoints are highlighted as key views within the Conservation Area Appraisal (2008). The proposed development lies c 320m to the south of the Listed Building and will not be visible within key views of the building. The cemetery is bordered by trees, which mask views between the cemetery and Site.

6.1.1. Staircase and exedra

The staircase and exedra are best experienced from Jubilee Park, looking east, where there is intervisibility with St Leonard's Church, in relatively short views. This viewpoint is highlighted as a key view within the Conservation Area Appraisal (2008). The proposed development lies c 320m to the south of the structure and will not be visible within key views of the structure.

6.1.2. 83-87 Long Street

The former loomshop at 83-87 Long Street is best experienced from opposite the building (looking west away from the proposed development), where the principal elevation is visible, in relatively short views. The building is also experienced in kinetic and dynamic views when moving along Long Street, where there is intervisibility with the adjacent Methodist Chapel and other buildings of historic interest. The viewpoint looking down (south) Long Street from the Methodist Chapel is noted as a key viewpoint within the Conservation Area Appraisal (2008). The proposed development, which lies c 200m to the south-east of the Listed Building, will not be visible within either of these viewpoints.

6.1.3. Long Street Methodist Church

The Methodist Church is best experienced from opposite the building (looking west away from the proposed development), where the principal elevation is visible, in relatively short views. The building is also

experienced in kinetic and dynamic views when moving along Long Street, where there is intervisibility with the adjacent loomshop and other buildings of historic interest. The viewpoint looking down (south) Long Street from the Methodist Chapel is noted as a key viewpoint within the Conservation Area Appraisal (2008). The proposed development, which lies c 200m to the south-east of the Listed Building, will not be visible within either of these viewpoints.

6.1.4. Warwick Mill

Warwick Mill is best experienced from opposite the building (looking south away from the proposed development), where the principal elevation is visible, in relatively short views. The building is also experienced in kinetic and dynamic views when moving along Oldham Road. The building is also visible in more distant views, from the Market Place roundabout, where it looms over the Tesco superstore, which impairs and isolates views of the building. The proposed development, which lies c 295m to the north-east of the Listed Building is visible in views of Warwick Mill, from the roundabout, which lies on the southern boundary of the Conservation Area.

6.1.5. St Michael's Church

St Michael's Church is best experienced from opposite the building (looking east away from the proposed development), where the principal elevation is visible, in relatively short views. The proposed development, which lies c 400m to the south-east of the Listed Building is not visible in views from the Listed Building.

6.1.6. Middleton Conservation Area

The proposed development is situated within the immediate setting of the Conservation Area, bordering areas identified as having a substantial and slight positive contribution of the designated area's setting and significance. The Site and nearby car park currently make a negative contribution to the setting of the Conservation Area. The proposed scheme may impact key views within the designated area, including the key view that looks west from Market Place and a viewpoint that looks north from Townley Street. A third key view looks north-east from Mona Street, however the proposed development is less likely to be visible within this viewpoint. The appropriate redevelopment of the Site has the potential to enhance the setting of the designated area by bringing a vacant plot of land back into use.

6.1.7. Jubilee Park

Jubilee Park is best experienced within the park, where there is intervisibility with the church, staircase and exedra and locally important library. The park forms parts of a key viewpoint that looks east towards the staircase and exedra, with the church tower visible in the backdrop. The proposed development lies c 320m to the south-east of the locally significant park and will not be visible within either of these viewpoints.

6.1.8. Assheton Arms, Former Bank and Former Police Station

The row of locally significant buildings is best experienced in views that look north from Market Place / the traffic roundabout, where there is intervisibility with the adjacent Listed former bank. The proposed development is situated c 110m to the south-east of the buildings and will form part of views across the heritage assets, though this will not physically or visually isolate views of the asset.

6.1.9. Brookside Mill

Brookside Mill is best experienced in short views that look east from Townley Street, where there is some intervisibility with the adjacent Lodge Mill. Most of the mill complex lies to the rear of the main building, which is masked from view. The proposed development is situated c 90m west of the building and will form part of views from the heritage assets. The proposed development will not physically or visually isolate views of the asset.

6.1.10. Lodge Mill

The mill is best experienced from Townley Street, in short views from opposite the building (looking east) and in kinetic views when moving north along Townley Street where there is some intervisibility with Providence Chapel and the Electricity Offices, which is considered to be a key view with the Conservation Area. The proposed development lies c 90m to the west of the mill and may be visible within views from the building. The proposed development will not physically or visually isolate views of the asset.

6.1.11. The Electricity Offices

The former Electricity Offices is best experienced from Townley Street, in short views from opposite the building (looking west) and in kinetic views when moving north along Townley Street where there is some intervisibility with Providence Chapel and Lodge Mill, which is considered to be a key view with the Conservation Area. The proposed development lies c 115m to the north-west of the building and may be visible within views from and across the building. The proposed development will not physically or visually isolate views of the asset.

6.1.12. Bricklayers Arms and adjacent buildings of slight and substantial contribution to the setting and significance of the Conservation Area

The locally significant building and adjacent buildings that are of some heritage interest are best experienced in short views that look south from Market Place and in kinetic views when moving along the street, where there is intervisibility with heritage assets on the north side of the street (see 7.1.12). The proposed development is situated c 40m to the south of the buildings and will form part of views across and from the heritage asset.

6.1.13. 23-25 Market Place and adjacent buildings of slight and substantial contribution to the setting and significance of the Conservation Area

The locally significant building and adjacent buildings that are of some heritage interest are best experienced in views that look north from Market Place and in kinetic views when moving along the street, where there is intervisibility with the buildings (see 7.1.12). The proposed development is situated c 65m to the south of the building and will form part of views across and from the heritage asset.

6.1.14. 17-21 Long Street

The locally significant building is best experienced in views that look south along Long Street and in kinetic views when moving along the street, where there is intervisibility with other historic buildings (see 7.1.12). The proposed development is situated c 219m to the north-east of the building and will form part of views from the heritage asset.

6.2. Form and Appearance of the Development

The development proposals are for the reconstruction of a storage facility after it was destroyed by fire. The proposals comprise a four-storey building that occupies a reduced footprint that will allow for future residential development to the east and an extension to the Arena frontage, which form part of the masterplan. The development proposals include active frontages, which will introduce pedestrian movement within the Site and nearby vicinity.

The proposed building adopts a contemporary interpretation of the area's industrial architecture and has been influenced by the former Albany Mill building. The proposals show that the building will occupy a similar footprint and height to the westernmost building of Albany Mill shown on the Ordnance Survey map of 1891 (Fig. 4). In addition, the brickwork will reference architectural details of the former mill, notably the brick projected pilasters with single recessed panels. Comparable architectural detailing can be seen on the nearby extant Warwick Mill, which was similar in architectural style to Albany Mill. This reference helps to visually

link and integrate the proposed development into the wider historic townscape.

The building will be four storeys high to account for the reduced footprint. While surrounding buildings within Middleton town centre are generally three storeys in height, there is an identifiable variation in scale, with taller elements and parapets evident along principal streets. In addition, four-storey buildings are extant within the immediate vicinity, including the Arena, Lodge Mill and Warwick Mill, and the previous mill building within the Site was also four storeys. The proposed building will add to the diversity of rooflines. The design incorporates a setback or recessed roofline, hidden behind a parapet, which helps to reduce its perceived height, scale and visual dominance at street level. The design also uses a variety of cladding at varying heights, which visually break up the massing of the building and lessen its apparent scale.

The upper brick elevations include a series of blind openings that reflect historic window apertures which have subsequently been infilled, a characteristic feature of many former industrial and warehouse buildings. This subtle detailing contributes to the building's robust character, introduces visual relief to the elevations, and helps the development respond positively to its historic townscape context. The treatment also reflects the building's intended use as a predominantly storage-based facility, where extensive glazing is neither operationally necessary nor desirable. Rather than introducing inactive windows that would appear artificial, the use of blind openings provides a more authentic appearance.

The large, glazed corner element introduces transparency and creates a strong corner. At ground-floor level, extensive glazing creates an active and welcoming relationship with the public realm, designed to encourage pedestrian activity within the active frontages. The generous floor-to-ceiling height at this level establishes a strong base to the building. The glazed doors and windows will be powder-coated aluminium framed in Anthracite, with internal roller shutters for security. The glazed corner and glazed ground floor openings contrast with the more solid brick elements, producing a balanced composition that responds to both the functional requirements of the building and the surrounding townscape.

The Conservation Area appraisal notes that the predominant mix of materials and colours has a soft 'natural' characteristic (browns and light grey stone and slate are common, with occasional red or orange tiled roof). Brick is the predominant material in the Lodge Mill character area, which lies to the east of the Site. The scheme will utilise Red Multi Brick and copper cladding, which is in keeping with the palette of colours within the Conservation Area. A beige, grey cladding will also be used within the scheme. Glazed brick detailing will be added to the ground floor active frontages to add interest. The use of contrasting metal cladding panels further helps to articulate the building's form and reduce the perceived scale of the elevations. By differentiating between the principal brick-framed elements and secondary façade sections, the design breaks the building into a series of visually distinct components, reducing any impression of excessive bulk.

Mature trees within the Market Place roundabout currently provide some visual screening from the row of heritage assets that occupy the north side of the roundabout. During the winter, when foliage is absent views will be more open, with less screening. During spring and summer months, increased leaf cover will soften and filter views of the building from and across the roundabout, reducing its visual prominence and lessening the impact on views from and across the group of heritage assets. However, it is worth noting that these trees are considered to block views of the heritage assets from the southern end of Long Street, looking into the Conservation Area. The Conservation Management Plan notes that removal of some of these trees would be beneficial (Rochdale Metropolitan Borough Council, 2008, p. 33).

Overall, the proposals combine contemporary design with references to the area's industrial heritage, resulting in a building that is functional and distinctive, whilst remaining sympathetic to the nearby Conservation Area.

6.3. Wider Effects

The proposed development will result in a vacant plot of land being brought back into use after the previous

storage facility was demolished due to fire damage. The redevelopment will comprise the same use (storage facility) but will introduce an active frontage along Old Hall Street. The active frontage will enhance street-level vitality, natural surveillance, and visual interest, responding positively to the town centre context and strengthening pedestrian engagement. The Conservation Area Appraisal (2008) identifies a need for development in this part of the town centre to introduce greater activity and purpose. In addition, the Site falls within the masterplan's cultural quarter (Rochdale Borough Council, 2022, p. 21; 48), where there is the opportunity to “*elevate Middleton Arena as the centre of a cultural hub in the town and as the basis of an evening economy*”. The proposed active frontage responds directly to this objective by enlivening the street and reinforcing its role within the wider townscape with the opportunity for bars and restaurants to occupy the ground floor units.

The masterplan (Rochdale Borough Council, 2022, p. 20) notes that large footprint buildings create barriers within the town centre. The proposed building will occupy a smaller footprint than the previous facility, with an increased height, resulting in a change to the skyline. The smaller footprint will allow for future development opportunities, such as the extension of the Middleton Arena frontage to the south and for the residential redevelopment of the eastern part of the Site.

There will be temporary adverse effects during the construction phase, including noise, dust and vibrations.

6.4. The Permanence, Longer Term or Consequential Effects of the Development

The proposed development constitutes a permanent, long-term development that will impact the setting of the aforementioned heritage assets, but one that should be viewed as positive due to its public benefits.

6.5. Visual Impact Assessment

6.5.1. Visual Assessment Summary

In line with the ICOMOS guidance, the assets have been assessed as being of **high**, **medium** and **low** value (See Appendix 1). The works to the Site are classed as being of **minor** magnitude of impact, as they constitute ‘Change to setting of an historic building, such that it is noticeably changed’ and **moderate** magnitude of impact ‘Changes to the setting of an historic building, such that it is significantly modified’.

The significance of impact can either be:

- **Beneficial** – proposals that preserve, enhance, or better reveal the significance of a heritage asset and / or its setting;
- **Neutral** – proposals that result in no change, or there is an equal balance of benefit and harm;
- **Adverse** – Proposals that cause harm to the significance of a heritage asset or its setting, through loss, alteration, or disruption.

The resulting levels of the significance of the impact of the proposed works upon the settings of the heritage assets, and therefore the significance of the assets, is detailed in the below table (Table 5). An impact of **major adverse** would equate to substantial harm, however the resulting impacts demonstrated in Table 3 fall below this threshold and are therefore considered to result in less than substantial harm.

ASSET	VALUE OF THE ASSET	MAGNITUDE OF CHANGE/ IMPACT	SIGNIFICANCE OF THE IMPACT
Providence United Reform Church	Low	Minor	Slight (Neutral)
Royal Bank of Scotland	Medium	Moderate	Moderate (Neutral)
St Leonard's Church	High	Negligible	Slight (Neutral)
Staircase and exedra at Jubilee Park	Medium	No change	Neutral (Neutral)
83-87 Long Street	Medium	Minor	Slight (Neutral)
Long Street Methodist Church	High	Minor	Slight (Neutral)

Warwick Mill	Medium	Minor	Slight (Neutral)
St Michael's Church	Medium	Minor	Slight (Neutral)
Jubilee Park	Medium	No change	Neutral
Assheton Arms	Low	Moderate	Slight (Neutral)
Former Police Station	Low	Moderate	Slight (Neutral)
Former Bank	Low	Moderate	Slight (Neutral)
Brookside Mill	Low	Moderate	Slight (Beneficial)
Lodge Mill	Low	Moderate	Slight (Beneficial)
Electricity Offices	Low	Moderate	Slight (Beneficial)
Bricklayer Arms	Low	Moderate	Slight (Neutral)
23-25 Market Place	Low	Moderate	Slight (Neutral)
17-21 Long Street	Low	Minor	Slight (Neutral)
Middleton Conservation Area	High	Minor	Moderate (Neutral)

Table 3: Impacts of the proposed development upon designated heritage assets within the setting of the proposed development

6.5.2. Impact on the archaeological resource

The development proposals will involve ground-breaking works across the Site, which have the potential to impact archaeological remains. Archaeological mitigation may be required to offset the harm on the archaeological resource. Advice should be sought from the Heritage Management Director at Greater Manchester Archaeological Advisory Services (GMAAS), who may recommend that an Archaeological Desk-based Assessment is undertaken.

7. Conclusions

7.1. Summary

The redevelopment provides an opportunity for high-quality contemporary design that respects local scale, materials, and grain, potentially enhancing the character, appearance and setting of the nearby heritage assets, including the Conservation Area. Overall, the proposal secures the beneficial reuse of a damaged site, supports town centre regeneration objectives, and delivers social, visual, and economic benefits.

The development proposals take reference from the former Albany Mill that occupied the Site. This includes details such as fenestration, the colour palate and materiality (such as brick cladding), height and the recessed brick pilasters in order to design a building that is appropriate for the setting of the nearby heritage assets and Conservation Area. In addition, the current layout of the scheme has been developed in order to retain a key viewpoint of Lodge Mill chimney from Assheton Way (Plate 28). The development will frame this viewpoint.

The heritage impact assessment finds that the appropriate new development of the Site will result in **neutral**, **slight** and **moderate** levels of impact upon the significance of the heritage assets, though this is yet to be finalised, and is based on the scale of the structure, and its location and siting.

7.2. Mitigation included to minimise harm to heritage assets

The recommendations below have been incorporated into the design to minimise the harm to heritage assets.

From the outset, the proposed development has incorporated historic references to the former Albany Mill building within its design, such as the brick pilasters and recessed panelling. It will also occupy a similar footprint and height to the westernmost building of the former Mill. In addition, comparable architectural detailing can be seen on the nearby extant Warwick Mill, which was similar in architectural style to Albany Mill. This reference helps to visually link and integrate the proposed development into the wider historic townscape.

The scheme has taken into account a traditional 'soft natural' colour palette for the cladding, with Anthracite used for the windows and doors. The materiality of the scheme will be high quality, including Red Multi Brick.

The design team has explored how the perceived massing and height of the building can be reduced (without reducing height). This has been articulated by using cladding at various heights, the use of various materials, setting back the roofline behind a parapet and incorporating recessed panels to 'break-up' the building.

The proposed development incorporates internal shutters rather than external shutters for security.

The development shows the opportunity for future mixed-use development to the east and allows for the extension to the front of the Middleton Arena.

The Site falls within the masterplan's cultural quarter (Rochdale Borough Council, 2022, p. 21; 48), where there is the opportunity to "*elevate Middleton Arena as the centre of a cultural hub in the town and as the basis of an evening economy*". The proposed active frontage responds directly to this objective by enlivening the street and reinforcing its role within the wider townscape with the opportunity for bars and restaurants to occupy the ground floor units.

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Appendix A – ICOMOS guidance

Introduction

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 6).

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.

Table 4 Assessing Value of Heritage Assets, 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 (Table 7). 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.

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.
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Table 5 Assessing Magnitude of Change or Impact, 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 (Table 8). 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 199-200. Other assessments of adverse impact would equate to less than substantial harm as defined in the NPPF paragraph 202.

Value of Heritage Asset	Scale and 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

Table 6 Assessing the Significance of Impact, adapted from ICOMOS Guidance on Heritage Impact Assessments (2011)

Appendix B - Figures

Figure 1 – Site location

Figure 2 – Site boundary superimposed on modern mapping

Figure 3 – Site boundary superimposed on the Ordnance Survey 1851 town plan

Figure 4 – Site boundary superimposed on the Ordnance Survey 1891 town plan

Figure 5 – Site boundary superimposed on the 1910 Ordnance Survey 6-inch to 1-mile plan

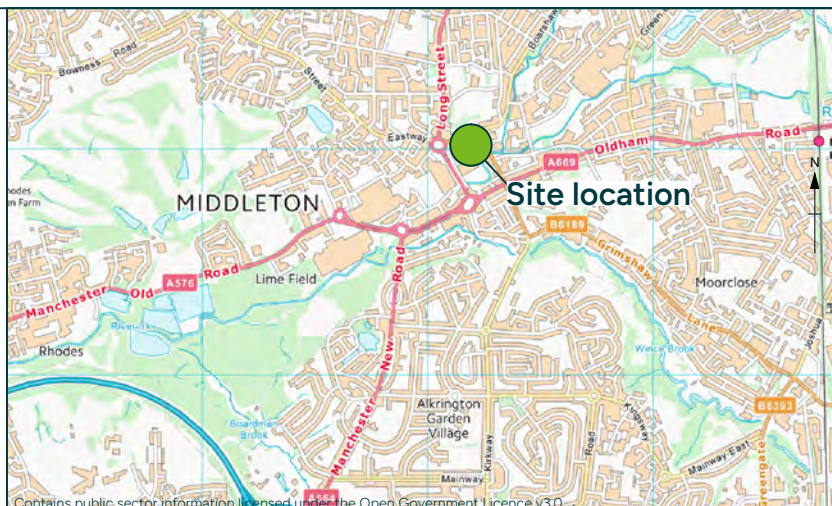
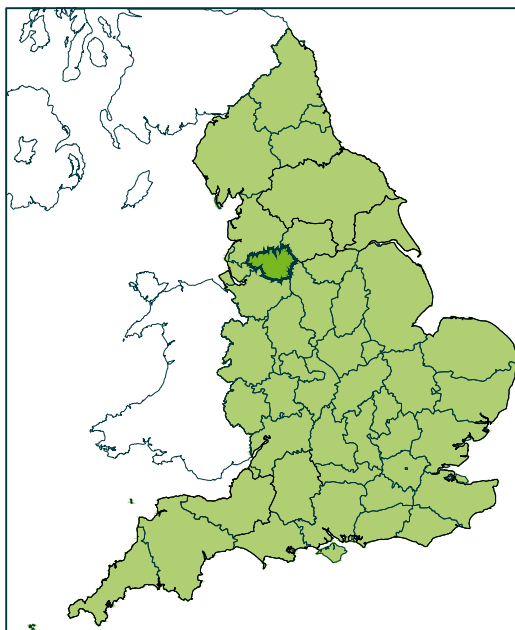
Figure 6 – Site boundary superimposed on the Ordnance Survey 1922 25-inch to 1-mile plan

Figure 7 – Site boundary superimposed on the 1934 Ordnance Survey 25-inch to 1-mile plan

Figure 8 – Site boundary superimposed on the 1954 Ordnance Survey 1:1250 plan

Figure 9 – Site boundary superimposed on the 1968 1:2500 & 1970 1:1250 plans

CIVIC



Old Hall Street, Middleton

Project Code: 61392

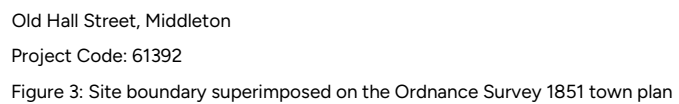
Figure 1: Site location

CIVIC

Carver's Warehouse
77 Dale Street, Manchester, M12HG



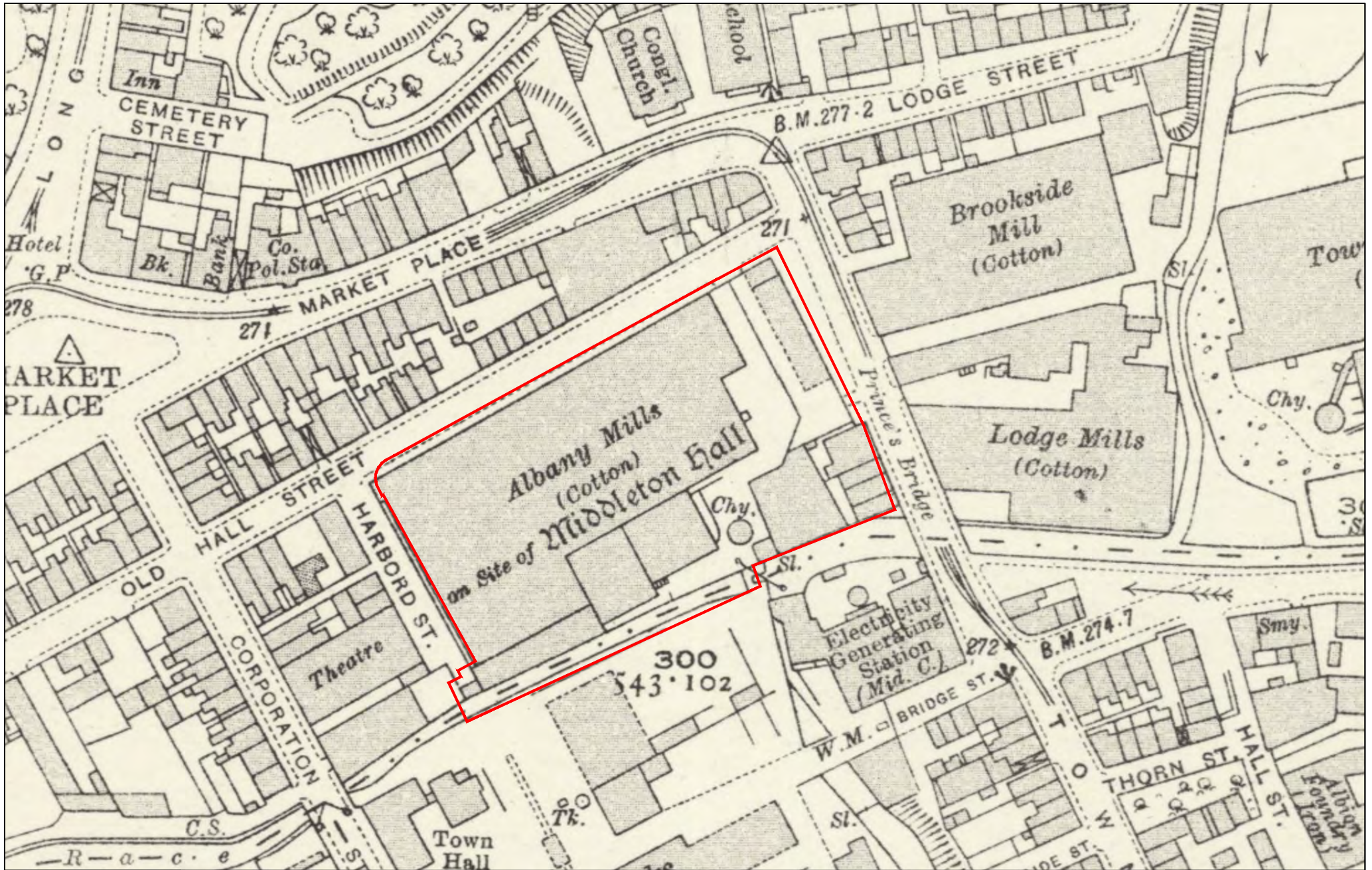


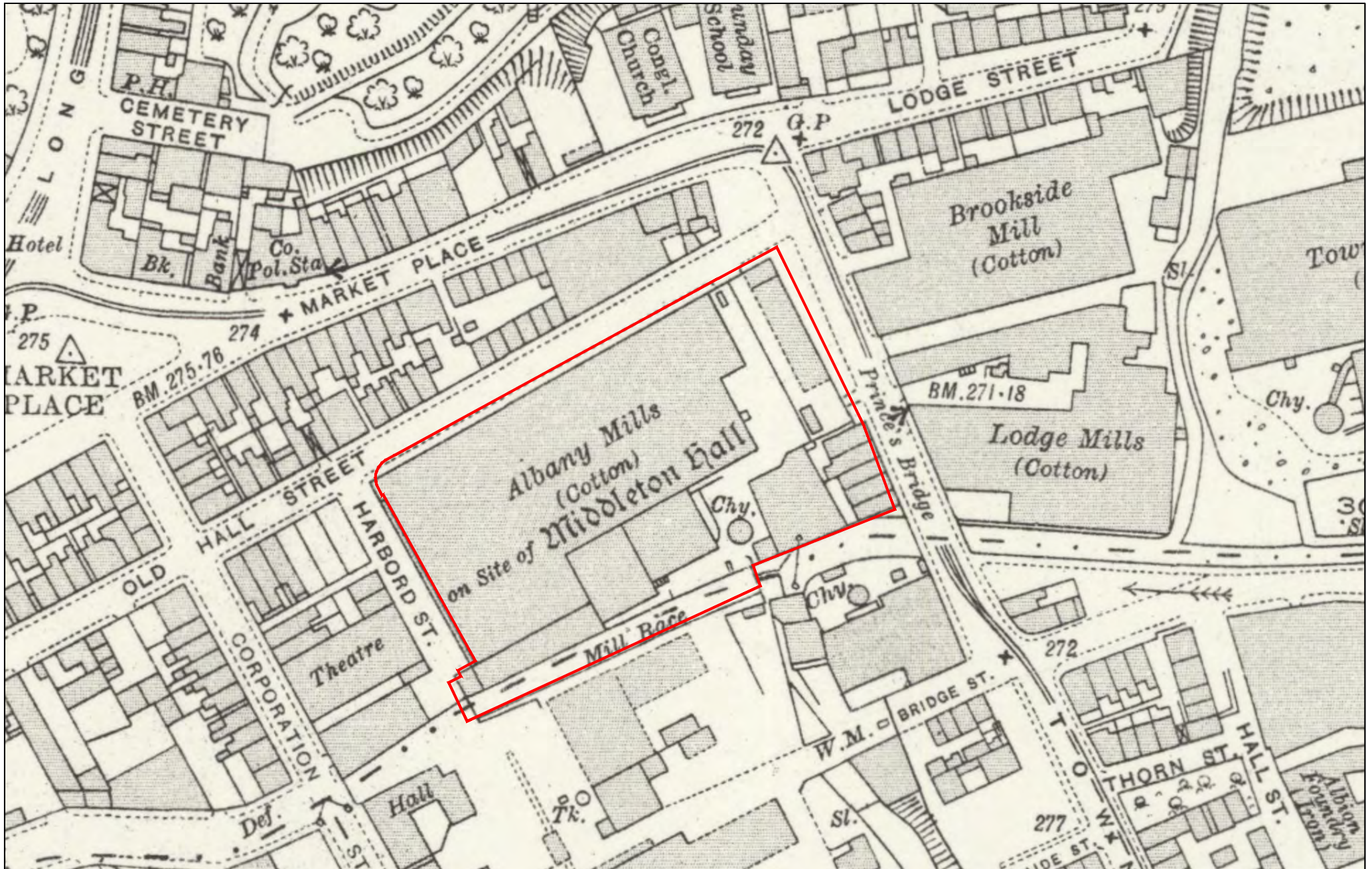


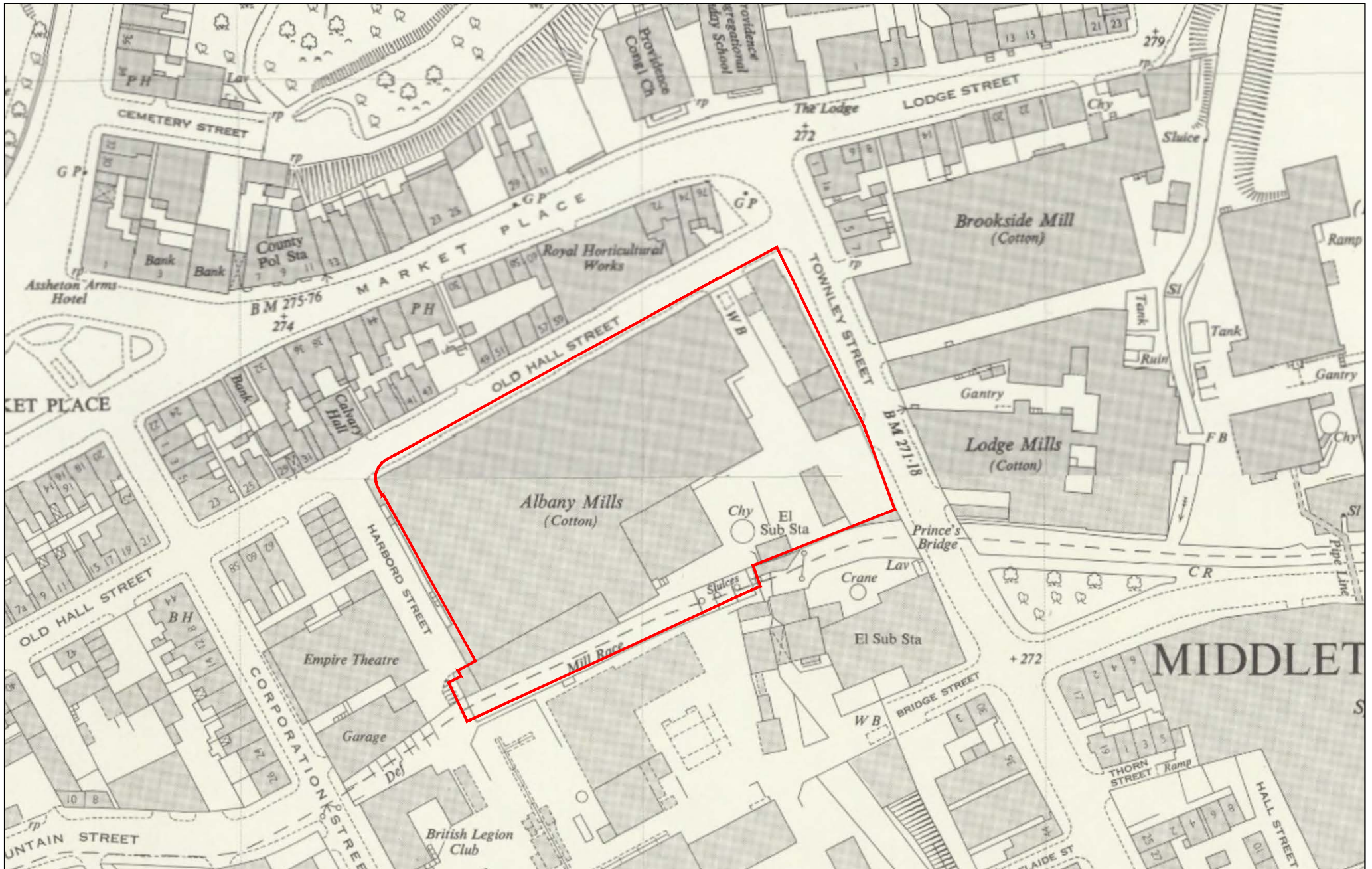
Key:  Site boundary













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Carver's Warehouse
77 Dale Street, Manchester, M1 2HG

0 50 m

Scale at A4 1:1250

Old Hall Street, Middleton

Project Code: 61392

Figure 9: Site boundary superimposed on the Ordnance Survey 1968 1:2500 & 1970 1:1250 plans



Key: Site boundary