Brunswick Place

Bradford Road
Manchester

Heritage Statement

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Prepared for:
Maryland Securities

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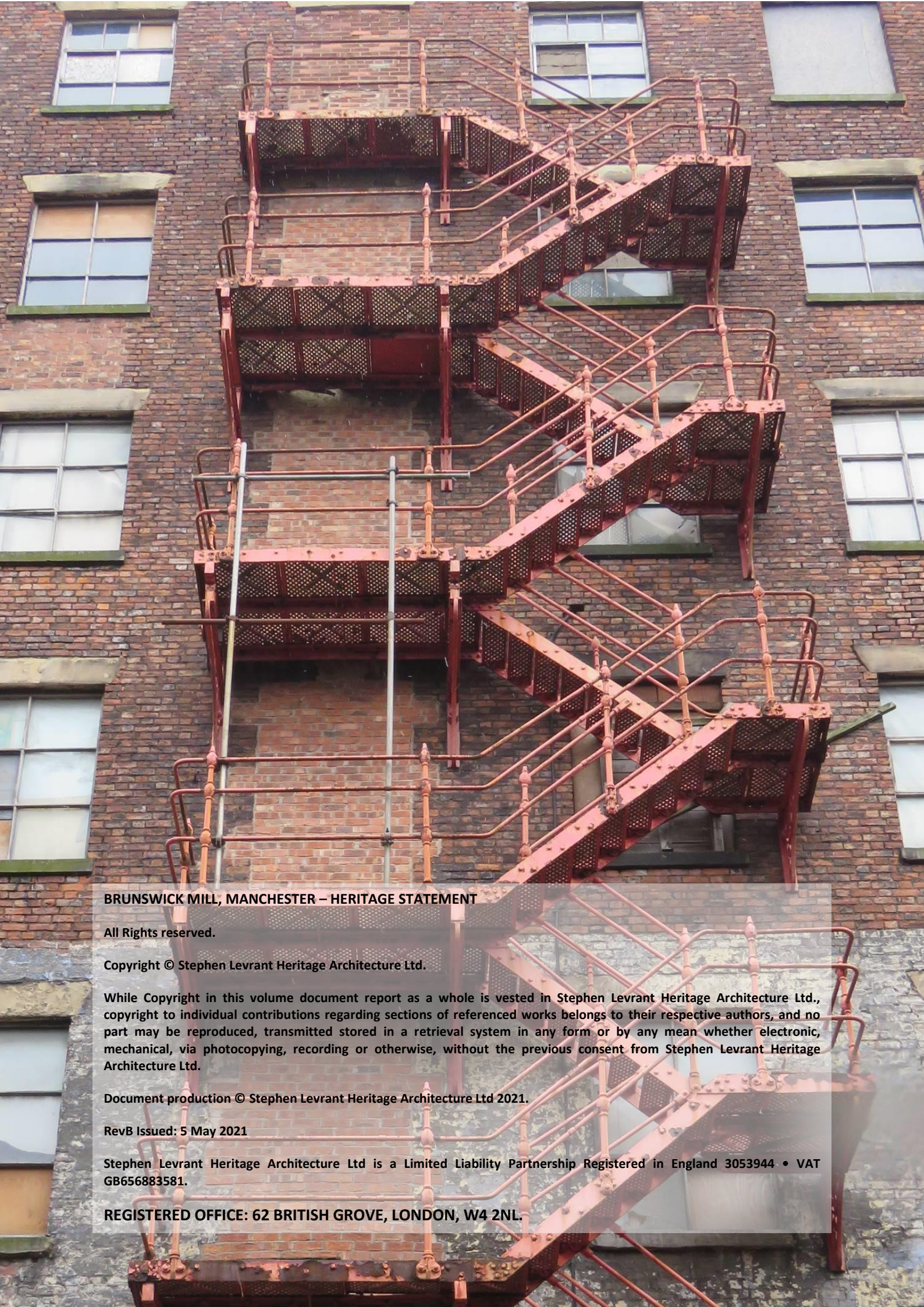

BRUNSWICK MILL, MANCHESTER – HERITAGE STATEMENT

RevB Issued: 5 May 2021

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1 INTRODUCTION

1.1 Purpose

This Heritage Statement has been prepared on behalf of Maryland Securities by Heritage Architecture Ltd, a practice of conservation architects, surveyors, planners and heritage consultants which specialises in the historic environment.

The purpose of this Heritage Statement is to accompany the Listed Building Consent and planning application for the proposed development proposals for the Grade II listed Brunswick Mill and adjacent sites (henceforth referred to as 'the Site').

The proposed development is for the conversion of the Grade II listed building into residential use and for new residential development to the south of the site.

Figure 1, below, illustrates the location of the Grade II listed mill in relation to the wider site.

Figure 1 – A recent aerial view looking east over the site, showing Brunswick Mill to the left (shaded red) and the former site of the now demolished India (Pooleys) Mills outlined red. (Image source: Google).

The **Heritage Statement** is presented in two parts: a significance appraisal of the fabric, character and setting of the Site (**Part 1**), followed by a development impact assessment (**Part 2**). This is because the significance appraisal should be used during the design-development phase of the project to define the fabric and character of the Site in order to understand how it is appreciated and its sensitivity to change.

The content and level of detail of the document accords with the NPPF requirements, as well as Historic England's 2019 guidance on the structure and form of Heritage Statements. The NPPF emphasises that the level of detail submitted in support of applications for planning permission and listed building consent should

be no more than is necessary to reach an informed decision and should be **proportionate to the significance of the heritage asset**(s) affected and the impact on that significance (NPPF, paragraphs 43-44 and 189).

1.2 General Methodology – focus on proportionality.

This Heritage Statement is framed by the requirements of the **Planning (Listed Buildings and Conservation Areas) Act 1990, Section 72**. This is necessary because the 1990 Act requires that the local planning authority must treat the desirability of preserving the character, fabric and settings of designated heritage assets (including conservation areas) as issues which are afforded great weight (rather than simply as material considerations) as defined by **NPPF paragraph 193.**

The Local Planning Authority's assessment of potential harm to the character, fabric or setting of a listed building, or to the character and appearance of a conservation area, must be an evidence-based planning judgment. This is because the weight which the authority applies to determine the degree of direct or indirect impact must be *proportionate* to the relative significance of the identified heritage asset. Thus, *'less-than-substantial'* harm should not be afforded the same weight as that defined as being *'substantial.'* The NPPF also stresses that all analysis and evidence must be **proportionate** to the relative significance of the heritage asset and the impact of the proposed development. This fundamental requirement informs the methodology uses in this Heritage Statement.

Therefore, the analysis of heritage significance and impact in this Heritage Statement accords with the requirements of the **paragraphs 189 and 193** of the NPPF and Historic England's October 2019 guidance, as it presents sufficient and proportionate evidence to enable the Council, *"to reach an informed decision".* The conclusions of this Heritage Statement are thus based on the, *"need to be proportionate to the significance of the heritage assets* [potentially] *affected, and the impact on the significance of those heritage assets".*

The Heritage Statement assessment is based on the definition of ***'heritage assets'*** defined in the NPPF:

> *"a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)".*

It is important to distinguish '***designated heritage assets'*** from '***non-designated heritage assets***' as they are subject to different legislative and policy evaluation requirements at both national and local level. Designated Heritage Assets are defined as:

> *"World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or a Conservation Area designated under the relevant legislation".*

The Heritage Impact Assessment (Part 2) comprises an assessment of both the **direct and indirect heritage impacts,** defined as follows by ICOMOS in its 2011 guidance:

- **Direct heritage impacts** are physical alterations to the fabric or character of the Site arising as a primary consequence of the proposed development. They result in a degree of change to the Site, or alterations to the surroundings in which the heritage asset is experienced (i.e. its setting).

- **Indirect heritage impact** are changes to the experience of the Site, or the setting of other heritage assets. Indirect heritage impacts on setting refers to perceptible visual effects on the experience and/or character of heritage assets beyond the development footprint.

The assessment of relative significance is a comparative process, and for this reason it relies heavily on the analysis of a range of information, including local knowledge. It aims to establish whether a component of the area is of local, regional, national or international significance, and therefore merit appropriate consideration in the Planning process.

The following determination of the importance/significance of the Site is thus based on existing statutory designations and, in the case of non-statutory designations, professional judgement.

1.3 Research sources

This Heritage Statement is the result of an extensive process which synthesises relevant evidence sourced from: documentary research, site analysis, and professional judgment. The documentary research was based upon primary and secondary sources, including maps, drawings and reports.

Consideration has also been given to the historical development of the area and key views to the small number of designated heritage assets within the locality. The purpose is to define the contribution of the built form to the appreciation and understanding of the special interest of the area.

Surveys of the site and surrounding areas were conducted in 2016 and 2020 by visual inspection. The purpose was to identify the surviving heritage components of the site and map out and identify the key views to notable buildings which could be impacted by the development. Full access to all parts of the Site was not possible at the time of the surveys due to inaccessibility and safety.

1.4 Authorship

This report has been prepared by Heritage Architecture Ltd., a conservation practice specialising exclusively in the historic cultural environment.

2. THE SITE AND HERITAGE DESIGNATIONS

2.1 Location

Brunswick Mill and the adjacent empty site located to the south-west side form the subject Site, which is located within the Holt Town area of East Manchester.

The site as a whole is bounded by Bradford Road to the north-west, Northwest Auto Cars garage to the north-east, the Aston Canal and towpath to the south-east, and Beswick Street to the south-west (see Figure 2).

Figure 2 – Recent map of the area surrounding the site, which is outlined in red. Listed buildings on and around the site are numbered and referenced in Section 2.2 below. (Ordnance Survey / Historic England / Heritage Architecture).

2.2 Listed Buildings

Statutory listing means that a building is of special architectural or historic interest and is therefore of heritage significance. Grading of listed buildings reflects their architectural and historic interest; Grade I buildings are of exceptional interest; Grade II* buildings are particularly important buildings of more than special interest; and Grade II buildings are of special interest.

Brunswick Mill (No. 1 on Figure 2) is Grade II Listed and was designated on 6th June 1994. The statutory list description can be found in Appendix i.

The former Pooley's Mill / India Mill (No. 2 on Figure 2), to the immediate south-west of Brunswick Mill, was demolished in c. 2007-2008 and retains only small vestiges of perimeter walls. The former mill remains Grade II

listed on the National Heritage List despite its demolition; as of May 2021, Historic England are reviewing the designation of the site with a view to updating their records accordingly.

There are a further three listed buildings and structures in vicinity of the site, the settings of which could potentially be affected by the proposed development. These all lie directly to the south of the southernmost corner of the site boundary. They are:

- The Ashton Canal Bridge No.5 (Grade II listed, No. 3 on Figure 2)
- Spectator Mill (Grade II listed, No. 4 on Figure 2),
- Hope Mill (Grade II* listed, No. 5 on Figure 2), and
- The Ashton Canal Bridge No.4 (Grade II listed, No.6 on Figure 2)

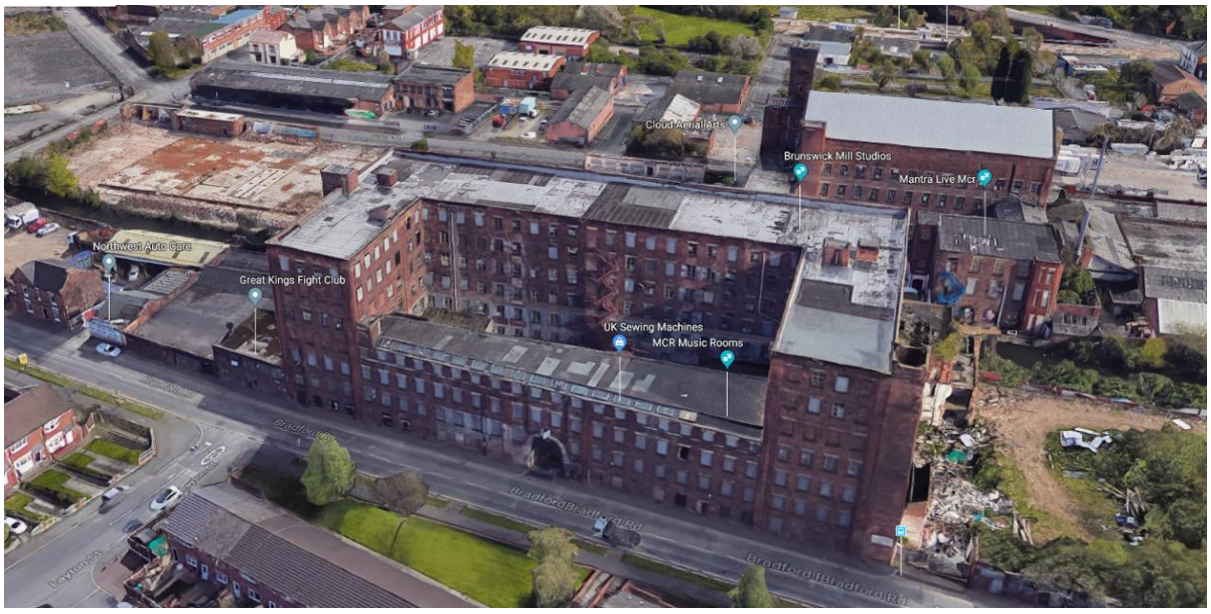


Figure 3 – The Grade II Listed Brunswick Mill from an oblique aerial view looking south-west. The Ashton Canal is behind the building and the site of the former Pooley's Mill can be seen to the right-hand side of the image. (Source: Google Streetview).

2.3 Other Heritage Designations

No other heritage designations are known to affect the Site or its immediate surroundings.

3 LEGISLATIVE AND POLICY FRAMEWORK

3.1 Introduction

In accordance with the 2011 guidance of the International Council on Monuments and Sites (ICOMOS) on 'Heritage Impact Assessments', it is important to test development proposals *"against existing policy frameworks and the management plan for the property and surrounding area"* (para.5-11). Therefore, this section outlines the legislative and Planning policy framework within which the proposals for the Site are based and will be subsequently tested.

The key planning policy documents are respectively, the Planning (Listed Building and Conservation Areas) Act 1990, the National Planning Policy Framework (NPPF) (Feb 2019), and associated local and national conservation area guidance. The relevance of the policy framework to the development of the Site is discussed below.

The scheme is informed by Historic England's guidance on Conservation Principles (2017). This guidance is consistent with the legislative framework and local planning policy is focused upon the need to understand the heritage value of a site and apply policy in a manner proportionate to its significance.

The below evaluation of significance and subsequent conclusions have thus been framed by the methodology outlined in Conservation Principles, and the following:

- the relevant legislation relating to both planning and heritage designations.
- the objectives and policies for the historic environment stated in the National Planning Policy Framework (NPPF), Planning Practice Guidance.
- British Standard 7913 (2013) *Guide to the Conservation of Historic Buildings*.
- The methodologies for the assessment of physical and visual heritage impact as defined in Historic England Guidance (see below).

The relevance of the above legislation and planning policy is considered below.

3.2 Planning (LB & Cons. Areas) Act 1990

The Planning (Listed Buildings and Conservation Areas) Act 1990, is of relevance to the current Proposals to undertake works to the Site as it provides specific protection for buildings and areas of special architectural or historic interest, over and above that provided by development management.

Section 7 of the Act is of particular relevance as it requires the authorisation of works affecting statutorily listed heritage assets (in the form of Listed Building Consent) where works would *"affect its character as a*

building of special architectural or historic interest". It is, therefore, important to understand the special interest of the listed building, and the potential impact of the works on its fabric and setting. This statement provides such analysis.

The legislation also imposes specific requirements to consider the physical and visual impact of any works which may impact on the special architectural or historic interest of the listed building, over and above that provided by development management. The Grade II listing of Brunswick Mill therefore requires evaluation of the impact of the Proposals in the context of **Section 66** of the Act, in terms of the potential impact on the fabric, and/or character and 'setting' of the listed building.

The 'setting' of a listed building is not a heritage designation, it is simply defined in the NPPF as the, *"surroundings in which a heritage asset is experienced"*. Thus, it is important to consider the change resulting from the Proposed Development and the overall impact that this would have on the special interest of the Grade II Listed Brunswick Mill, and any neighbouring designated heritage assets identified. In accordance with the ICOMOS guidance (Jan.2011, para.5-8) on measuring heritage impact, the degree of the material change is defined below on a scale ranging from major- beneficial, through neutral to major-adverse.

The key test, derived from the legislation and subsequent guidance, is whether the proposed changes make any difference to the significant fabric or an appreciation of the special interest of the designated heritage asset. Thus, it is important to determine the degree of change and whether the proposed physical alterations will result in a negative perception of the Grade II listed Brunswick Mill, or diminish its values as a designated heritage asset. This is considered in the Heritage Impact Assessment in Section 7 below.

In accordance with the requirements of **Section 66**, if a negative impact on the identified designated heritage assets is identified, its extent must be defined to determine whether it may be defined as demonstrable 'harm'. This is necessary because limited, or *"less than substantial harm"*, should not be afforded the same weight as that which is deemed to be *"substantial harm"*, and thus requires different considerations in terms of the NPPF and the supporting PPG (which together explain the application of the 1990 Act).

'Substantial harm', under the 1990 Act, is thus interpreted as having a fundamental impact on the significance of the heritage asset by means of: total loss, profound physical harm to its fabric, or the complete compromise of its setting. It follows that *"less than substantial harm"* is a physical alteration or development affecting the setting of a designated heritage asset which may alter but does not fundamentally compromise its *"special architectural or historic interest"*.

Therefore, if a negative (but not fundamental) impact is identified, the Council must determine whether the development is mitigated by its **balancing planning benefits**. This determination must be made having demonstrably applied the statutory presumption in favour of preservation of listed buildings (established in **Section 66)** to the development proposals when making its decision.

Fundamentally, the legislation requires decision-makers to apply **proportionate weight** to the desirability of preserving the significant fabric, architectural character and historic interest of designated heritage assets when determining planning proposals, balanced against identifiable public benefits. This requires appropriate analysis of the Site as a whole, and its physical and visual relationship to neighbouring designated heritage assets. The key Planning consideration is thus whether the Proposed Development would cause any demonstrable, unmitigated '*harm'* or erosion of the values of the identified heritage assets.

The Council must, therefore, use its judgement *(based on relevant material evidence)* to understand and objectively define the impact on the affected designated heritage assets, noting that **change does not necessarily equate to 'harm'**. Therefore, the w*eight* to be applied by the Council must be **proportionate** to the status of the affected heritage asset and the nature of the proposed change.

3.3 National Planning Policy Framework (NPPF) (2018), (amended 2019)

The policies in the NPPF constitute the Government's view of what sustainable development in England means in practice. In these terms, development proposals which fail to give due weight to the conservation of heritage assets are deemed not to be sustainable development, and consequently should not be supported. This is because one of the key dimensions of sustainability is protecting and enhancing our historic environment (NPPF paragraph 8).

The focus of the Government's planning policy guidance is to ensure that account is always taken of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses, consistent with their conservation (NPPF paragraph 185).

It will be clear that development affecting the fabric of a heritage asset will have some impact that it could be either beneficial or harmful. The fundamental design objective is to ensure that the balance of the impact on the heritage asset will minimise any negative impact on its significance. Consequently, development works are required to be justified by clear and convincing evidence of the impact.

The cumulative impact of the proposed development should, therefore, be evaluated against the public benefit of maintaining a viable and sustainable use for the heritage asset in accordance with the requirements of NPPF para. 193.

Planning Policy Guidance: Conserving and Enhancing the Historic Environment (2014, last updated July 2019) provides further information on the implementation of the policies within the NPPF and has been utilised as part of this assessment.

3.3 Local Planning Policy

Manchester's Core Strategy was adopted on the 11 July 2012 and is the key document in the Manchester Local Plan. The relevant, local heritage planning policy maintains the same focus as the NPPF. Manchester City

Council's (MCC) heritage policies focus on the fundamental importance of "preserving or, where possible, enhancing the historic environment". The following policies from Manchester's Core Strategy are of importance to the heritage assets considered within this statement.

Policy CC9 (Design and Heritage) states that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments. The policy also establishes that new development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

Policy EN3 (Heritage) states that Manchester City Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. Development options must be designed to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance.

Proposals for the Site will thus be required to positively addresses the following policy objectives, as established in Policy EN3:

- proposed alterations and extensions should complement the distinctive external aesthetic and original features of the Grade II listed building.
- proposed alterations should enable the sustainable use of the entire listed building, while remaining consistent with the significance of the Grade II listed designated heritage asset.
- proposed works should be designed to support the Council's objective of preserving (and where possible, enhancing) the historic environment, including the architectural character, setting, accessibility of spaces.

The Council's key regeneration objective is tempered by the need to ensure that: *"historic sites and areas of particular heritage value should be both safeguarded for the future and, where possible, enhanced for their own heritage merits and as part of wider heritage regeneration proposals"* (paragraph 12.21, Policy EN3).

The policy thus evidently requires development proposals to be sensitive to the inherent values of the designated heritage asset, with any impact justified by clear, documentary evidence. This report aims to demonstrate how this requirement should be met.

3.4 Historic England's Good Practice Advice Notes

In 2015 Historic England released a series of 'Good Practice' and Advisory documents supporting the implementation of national policy and the related guidance in the PPG. The advice notes do not constitute a statement of Government policy itself, nor do they seek to prescribe a single methodology or particular data sources.

Good Practice Advice Note 2 (GPA.2): ***"Managing Significance in Decision-Taking in the Historic Environment"*** was referenced to gain a full understanding of the relevant issues, alongside the NPPF and PPG. This essentially emphasises the need for decision making to be sensitive to the need for change, with the objective of conserving a heritage asset by continued use.

Section 7 of **GPA.2** emphasises the importance of properly assessing: *"the nature, extent and importance of the significance of a heritage asset and the contribution of its setting"* in order to conceive a successful development. This will also assist the local planning authority make decisions in-line with the 1990 Act and the objectives of the development plan, as well as the policy requirements of the NPPF. Consequently, the guidance in GPA.2 emphasises the importance of understanding the:

- particular nature of the heritage asset's significance (as the best means of conservation).
- extent of the Site's significance (to better understand the adaptability of the heritage asset and the viability and prospects for sustainable conservation).
- the level of significance in terms of the hierarchy of heritage components (as this provides the essential guide to the application of Planning policies and is intrinsic to decision-taking, particularly where there may be conflict with other planning objectives).

Reference has also been made in the methodology of this report to the 2017 **"Good Practice Advice in Planning Note 3. "The Setting of Heritage Assets" (GPA.3)**.

GPA.3 acknowledges the primacy of the NPPF and PPG and does not constitute a statement of Government policy itself, nor does it seek to prescribe a single assessment methodology. However, **GPA.3** emphasises the following fundamental Planning issues which have informed the design-development and this Statement.

a) Data gathering, and analysis of visual impact should be *proportional* to the status of the Site, and the needs of decision taking.

b) The concept of *'setting'* is not itself a heritage asset, nor a heritage designation. Its importance entirely lies in what it contributes to the significance of the identified heritage asset (or to the ability to appreciate that significance).

c) By definition, all heritage assets have significance. However, their sensitivity to change and the contribution made by setting varies in proportion to the significance, nature and status of the identified heritage assets.

d) An individual heritage asset's setting may be enhanced by development, although it is acknowledged that not all settings have the same capacity to accommodate change without harm to the significance of the heritage asset (or the ability to appreciate it).

e) Conserving or enhancing heritage assets by taking their settings into account need not prevent change; indeed, change may be positive, for instance where the setting has been compromised by poor development.

Therefore, the advice and methodology suggested in Historic England's guidance for the analysis of significance and development impact, has been used in particular as the basis for the consideration of 'setting' and the Visual Impact of the development in this report.

Historical Development

4 HISTORICAL DEVELOPMENT

4.1 Introduction

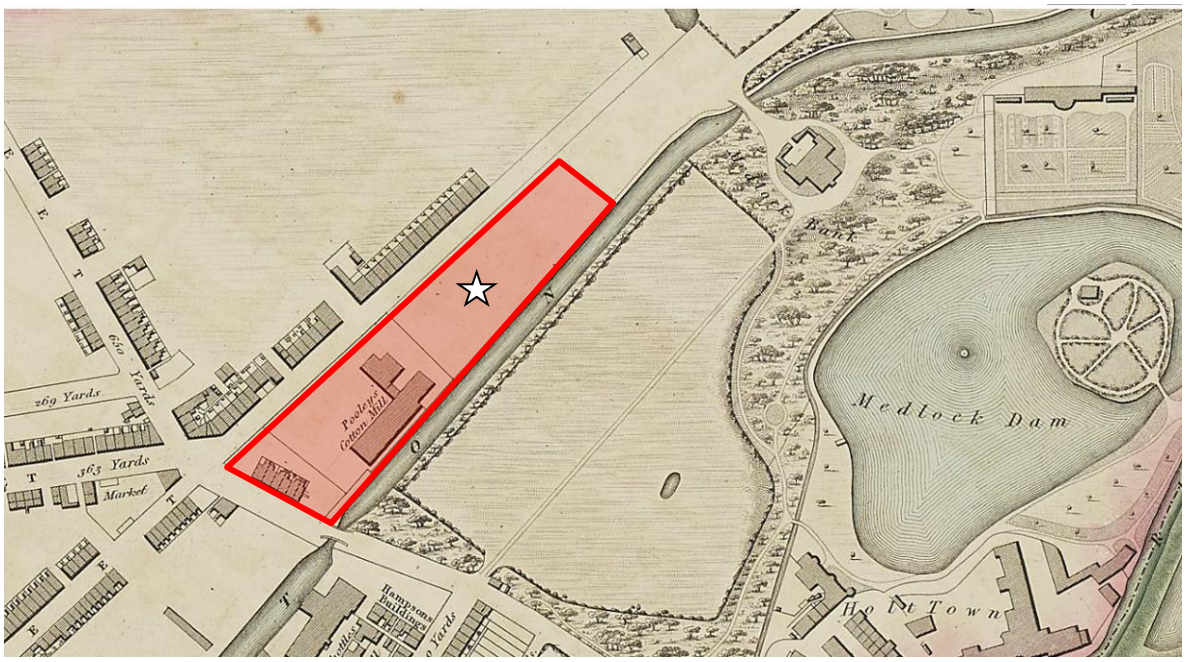
In order to understand the heritage significance of the Subject Site it is first necessary to understand its historical development.

This section of the report analyses and interprets historic maps and primary and secondary information in order to provide a sound evidence base highlighting the main periods of development and inform assessment of the survival and significance of the buildings and wider site.

4.2 Map Regression

This section will chronologically chart the phases of development in and around the site using historic mapping and description. In each case the approximate location of the site is outlined in red.

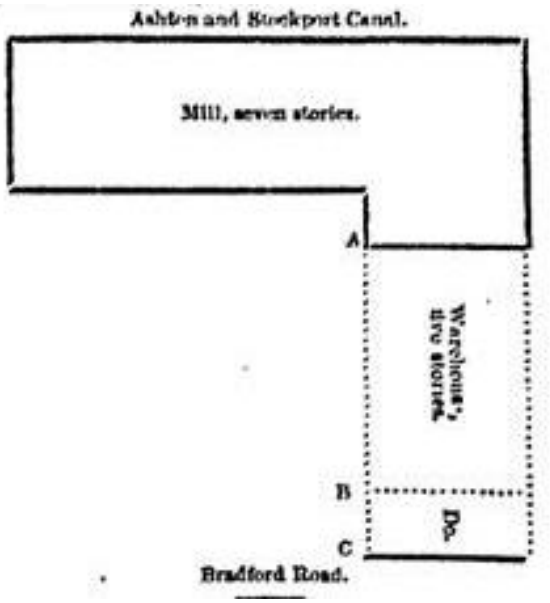
Table 1 – Map Regressison (Site location indicative only)



1832 – This early map shows the future site of Brunswick Mill (denoted by white star) to be undeveloped at this time. To the immediate west (left) of the site is 'Pooley's Mill', which had previously been built in 1826 by the famed millwrights and engineeers, Fairbairn & Lillie for cotton spinner Charles Pooley. The site to the west (left) of Pooley's Mill contained 6 small, terraced houses, fronting Beswick Street.

The large, landscaped grounds to the right of the site formed what is believed to be the only known example of a factory colony in Manchester, which was established by the cotton manufacturer David Holt in 1785 as a mill complex with 27 dwellings for the workers and manager forming his purpose-built "Holt Town", seen below his resavoir. Holt's mansion, Medlock Bank, can be seen to the north-west of the reservoir and was home to William Fairbairn during the 1830s.

Table 1 – Map Regression (Site location indicative only)



10th July 1841 - Manchester Guardian article – This hand-drawn plan lookinf south across Brunswick Mill is the earliest known depiction of the building and shows its original 1839 planform as first built for Messrs Kelly & Gilmore.

The plan interestingly shows that the mill was not built in a single phase, instead, the building originally comprised a seven storey wing (top), running parallel with the Aston Canal (which still exists), and a shorter, three storey warehouse wing (right) extending northwards towards Bradford Road (since collapsed and rebuilt).

Between 1840 and 1841, this shorter wing was heightened by two storeys, and also extended northwards to reach the line of Bradford Road by a short five storey extension. It is likley that this plan is indicative, and does not show the mill's chimney or engine house, which must have existed at this date.

1843 Pigot & Slater – This map shows the early footprint of Brunswick Mill following reconstruction of the collapsed wing in 1841 (circled). The map shows the mill's boiler house next to the Ashton Canal, and chimney next to Bradford Road, and illustrates that the mill has not yet been extended north-eastwards to form its present quadrangle form.

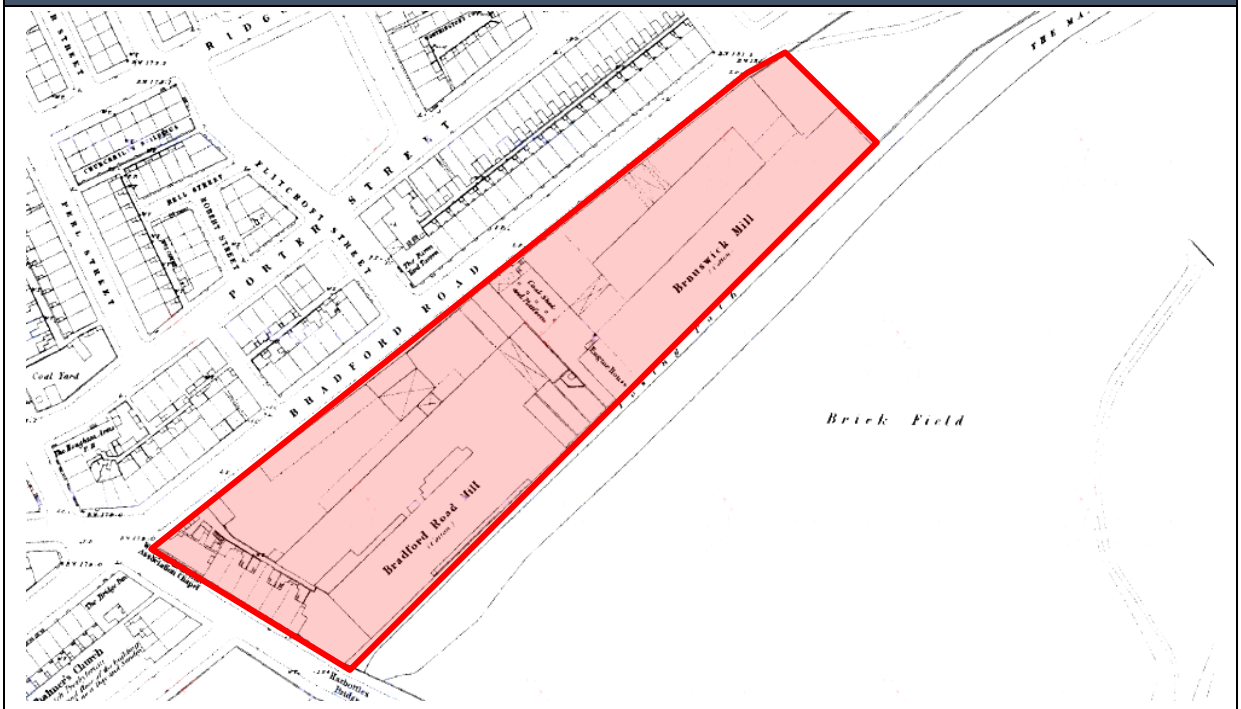
Table 1 – Map Regression (Site location indicative only)

1845 – By 1845 Brunswick Mill has reached its final, and present configuration/planform. The map shows that by this date the building had been extended north-eastwards (right) to form the present quadrangle arangement.

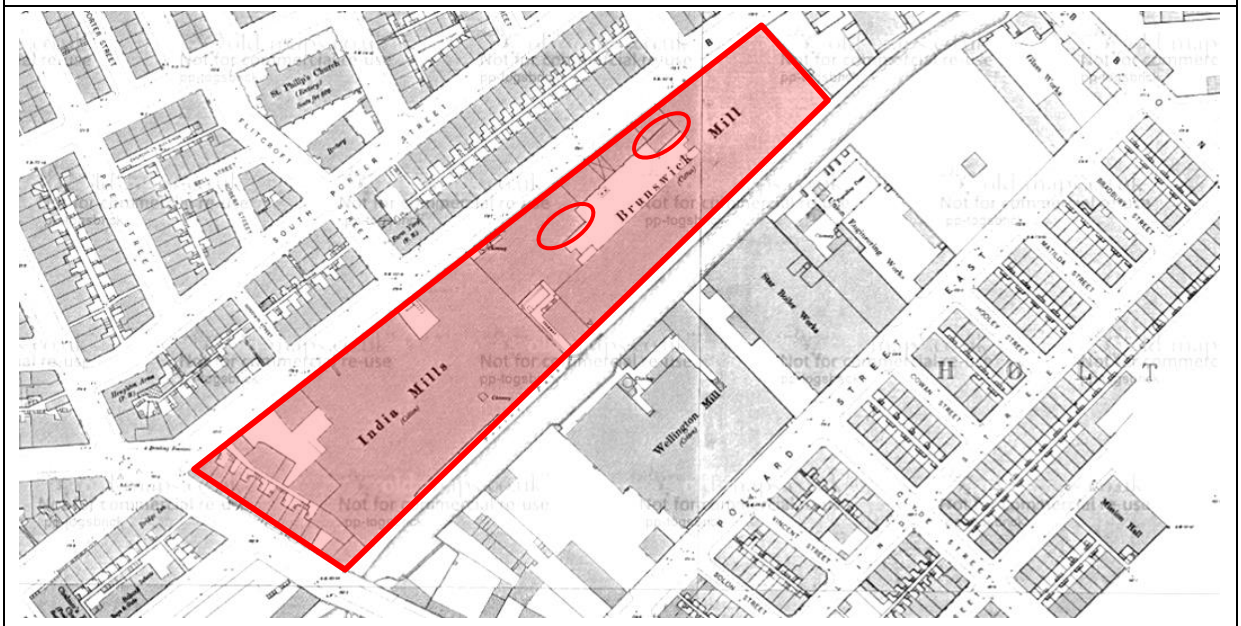
To the south-east corner of the building (right) can be seen a small attached building which formed the 'Waste House' constructed in 1844. The neighbouring Pooley's Mill (left) has now been extended northwards towards Bradford Road.

1850 Adshead – Adshead's map of the site shows a clearer representation of the wider site, and shows the recognisable footprint of Brunswick Mill, marked on this map as "Kelly & Gilmore's Brunswick Mill".

Table 1 – Map Regression (Site location indicative only)



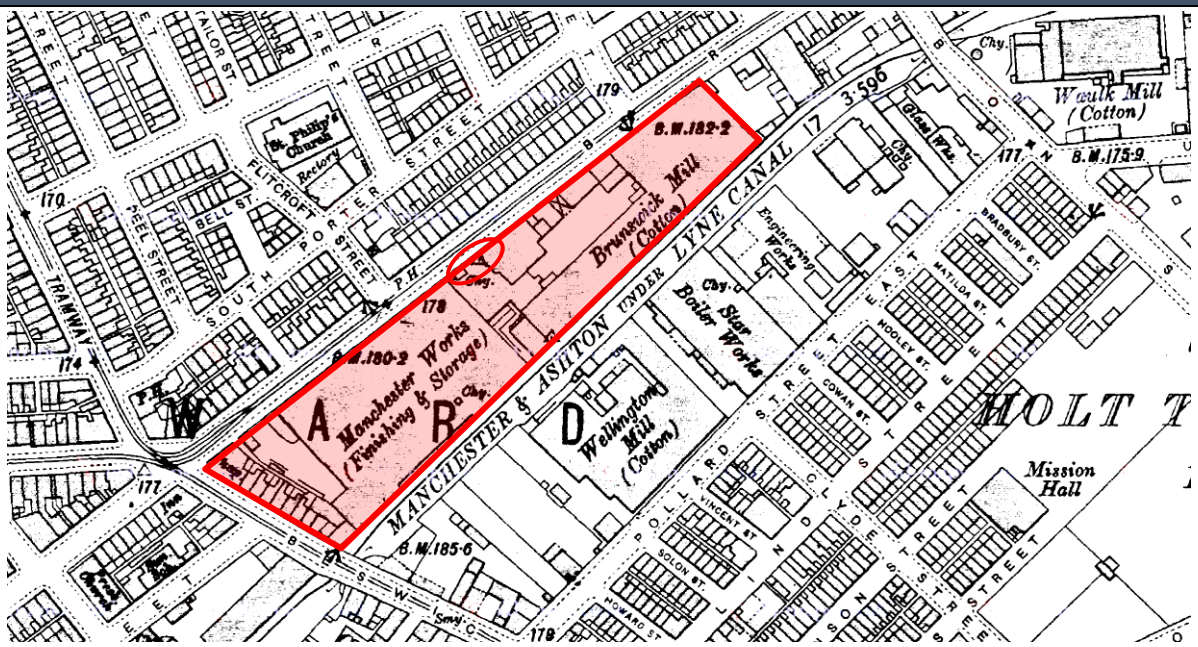
1851 OS – The 1851 map shows the small building to the south-west of Brunswick Mill (left) marked as "Engine House", which is located within a yard area containing the mill chimney, a coal shed and a platform parallel with Bradford Road next to the original location of the mill's boilers which were housed within the ground floor of the short west wing behind the current arched openings.



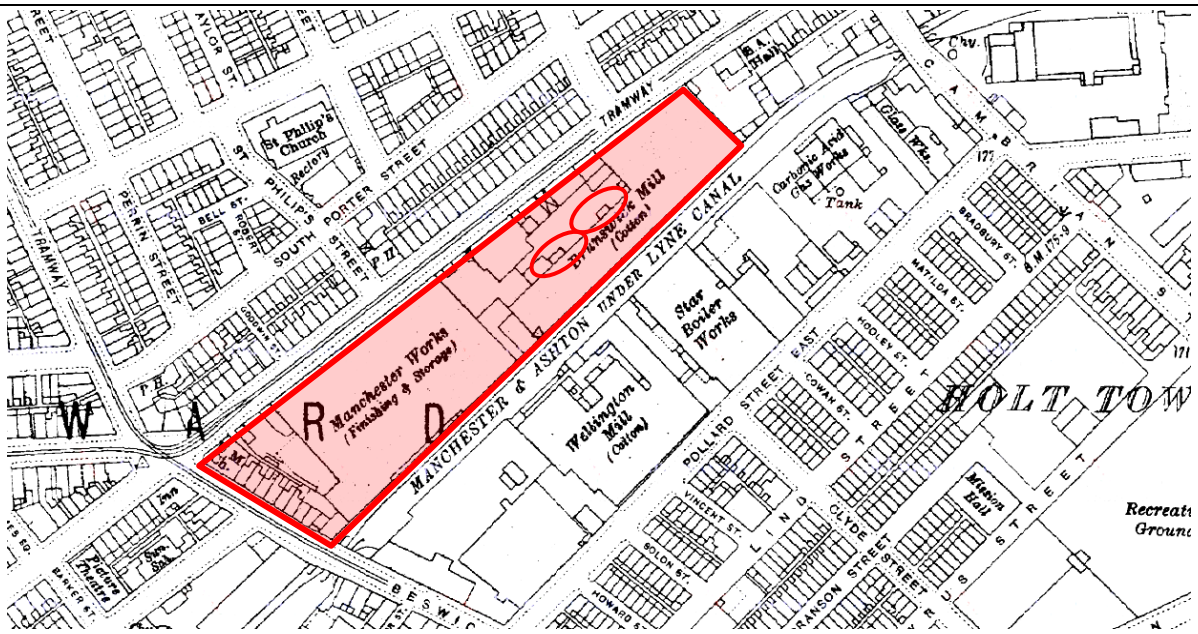
1891 OS – By 1891, two new extensions can be seen to the north-east and north-west corners of the internal courtyard (circled). A large new extension can also be seen to have been constructed from the eastern elevation of the mill (right).

Pooley's Mill is now known as 'India Mills (Cotton)' and can be seen to have been extended with single-storey sheds extending northwards to Bradford Road.

Table 1 – Map Regression (Site location indicative only)



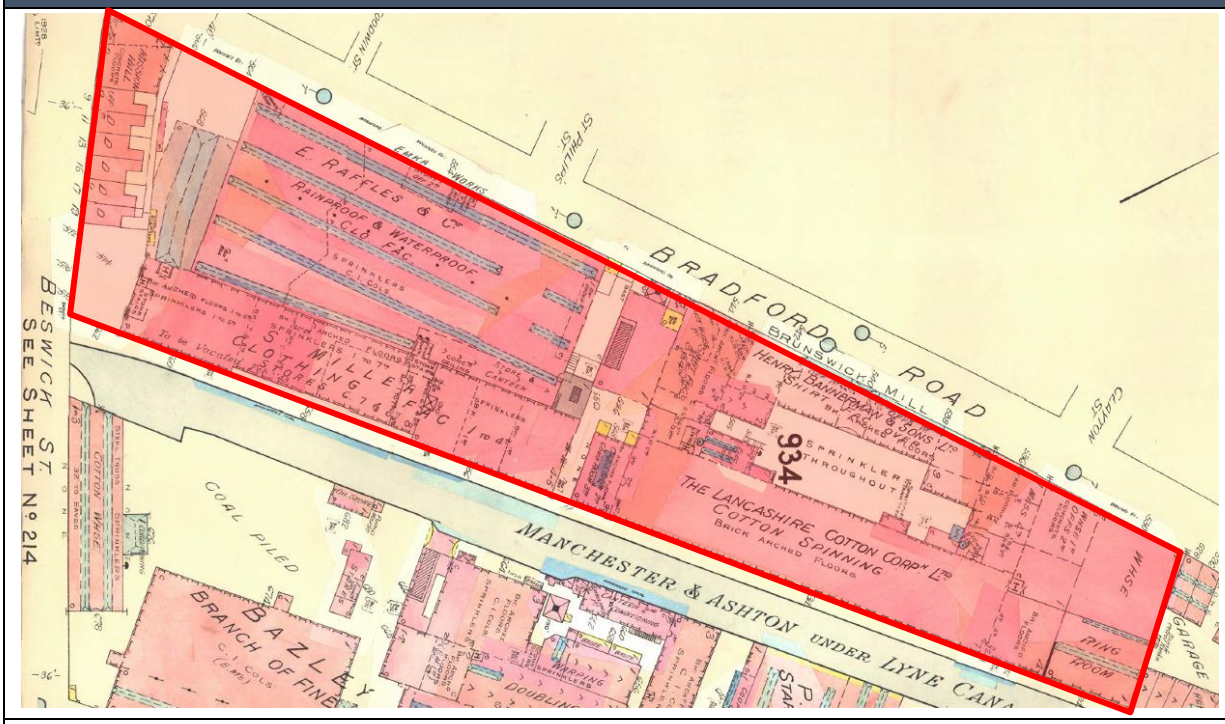
1908 OS – This map shows the Brunswick Mill site little altered since 1891, except for the construction of a new dust chute, located to the north-west corner of the mill. The map shows the neighbouring India Mill to the west now being marked as 'Manchester Works (Finishing & Storage)'.



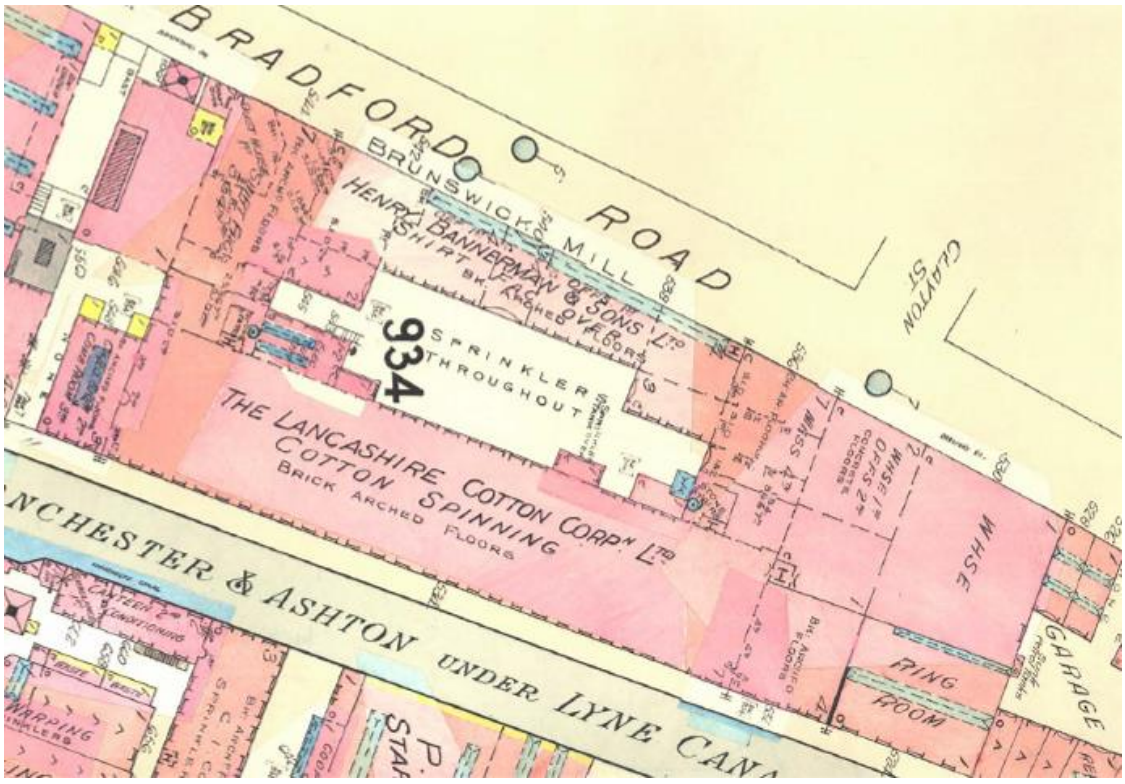
1922 OS – This map shows the Site following the introduction of electric power (previously in 1908), which resulted in the construction of two narrow "electric towers" to the south elevation of the courtyard (circled) containing electric motors that distributed electricity to each mill floor.

To the immediate left of the western tower is a further building which was built at the same time as the towers in 1908 and formed an electric transforming station. The introduction of electric power to the Site meant that the use of the original engine house could be harnessed for cotton manufacturing.

Table 1 – Map Regression (Site location indicative only)



1928 (updated to 1943) Goads Fire Insurance Plan – This plan shows that the addition of an additional floor level above the north entrance block, and waste house, had been completed (between 1928 and 1943). The plan shows that the mill was occupied by the Lancashire Cotton Corporation Ltd (to the south) and partly by Henry Bannerman & Sons Ltd (entrance block). To the east (right) of the mill is a single-storey "Ring Room", with a large warehouse adjoining it to the north. Note that this map is not geographically aligned, due to the arrangement of the original document. Below is a more detailed view of Brunswick Mill.



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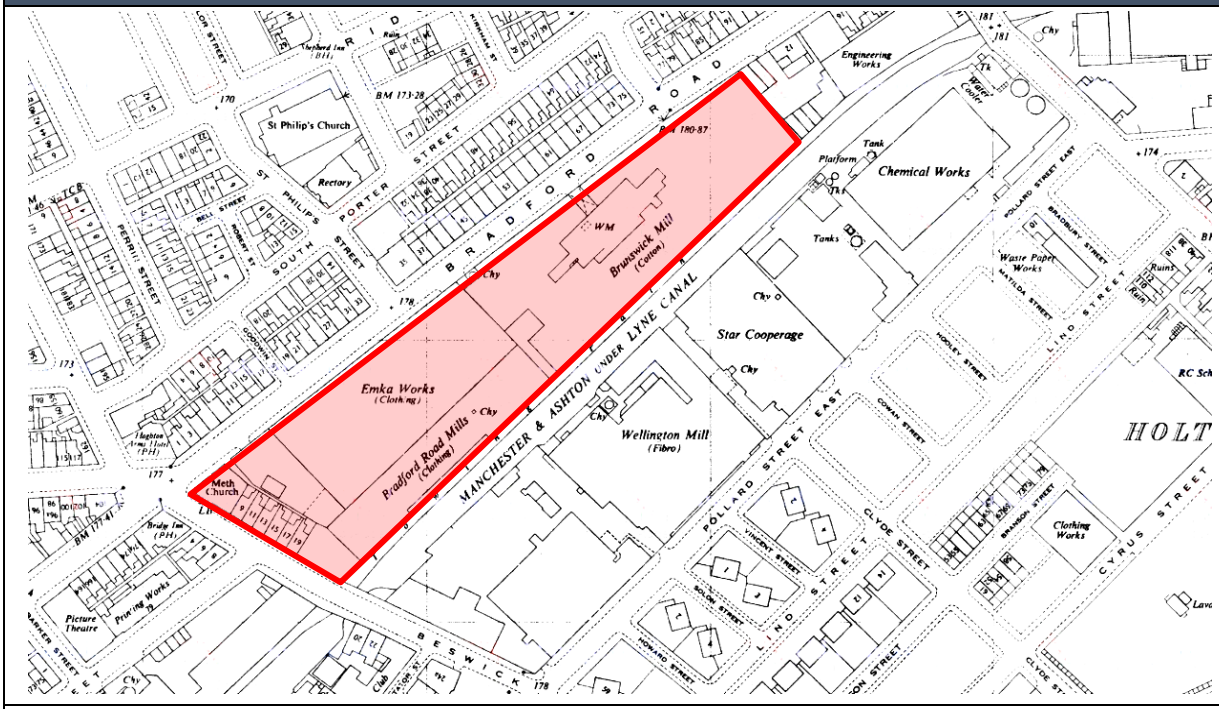
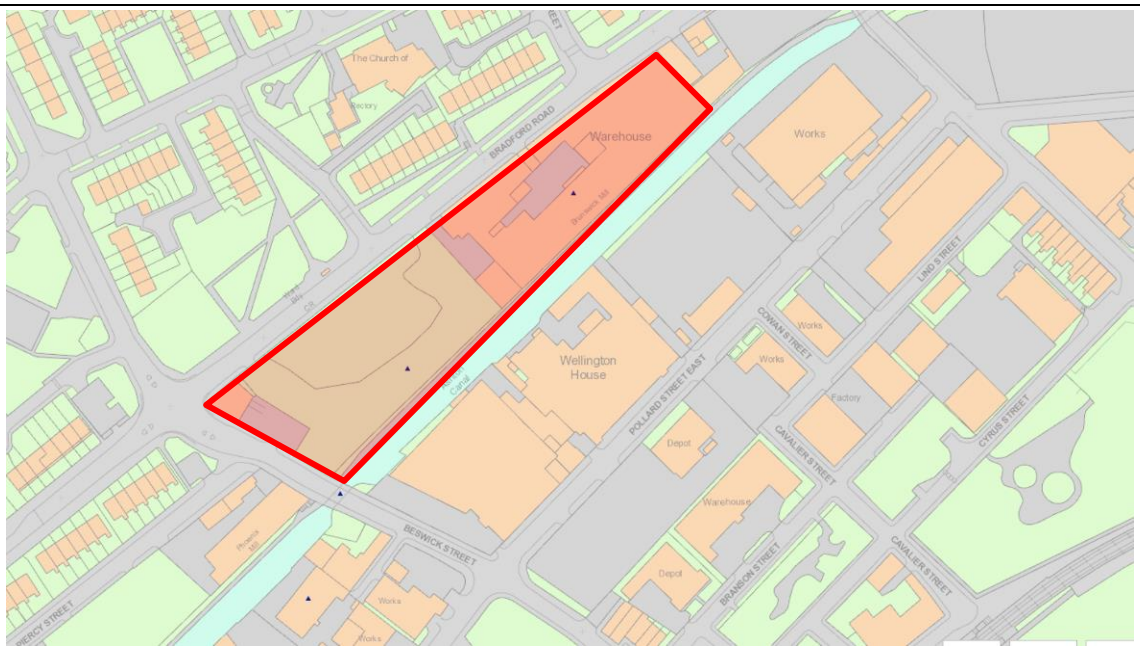


1948 OS – By the late 1940s Brunswick Mill is marked simply as a 'Cotton' mill. The adjecent India Mill is now marked as 'Emka Works (Clothing)' with the southern part of the site being marked as 'Bradford Road Mills (Clothing)'.



2018 – This recent Ordnance Survey map of the site shows the site as at present, with the former Pooley's Mill / India Mill demolished.

4.3 Historical Development of the Site

Figure 4 – An 1893 etching of the principal north front of Brunswick Mill as seen from Bradford Road. To the left can be seen the Waste House, whilst to the right is the engine house and chimney. Note the original form of the projecting cornice around all eaves of the buildings.

Brunswick Mill was constructed in 1839 for Messrs Kelly and Gilmore, cotton spinners. Kelly and Gilmore had been independent cotton spinners in Ancoats during their youth, and had formed a partnership with cotton spinner Charles Pooley to form 'Charles Pooley and Company'. This original company was dissolved on the 30th June 1837, and Kelly and Gilmore then formed their own partnership in 1839, immediately commencing with the construction of their own mill, now Brunswick Mill.

Originally, the site of Brunswick Mill was transferred to Messrs Charles Pooley, Alexander Kelly and James Gilmore from David Worthington in January 1837. Charles Pooley had already constructed his own cotton mill on the site immediately to the west in 1826 known as 'Pooley's Mill', which was designed by the famed millwright William Fairbairn.

The construction of Brunswick Mill for Kelly & Gilmore started in 1839, the partnership intending to occupy the mill for their own cotton spinning. An article in the Manchester Guardian dated the 10th July 1841 records the original building as being constructed by builder Mr Ker. However, it is likely that design input was provided by the famed mill designer William Fairbairn who was brought in as part of the later 1840-1 construction works, along with his partner James Lillie, who provided the new iron beams.

The mill originally formed an 'L' shaped footprint, with the longest part of the 'L' forming a long, seven-storey mill block running parallel with the line of the Ashton Canal, whilst a shorter three-storey warehouse wing, with internal boiler house to the ground floor, extended northwards from the mill, stopping approximately 28ft from the line of Bradford Road.

In April 1840 the three-storey warehouse wing was altered by builder William Haile (also spelt Hale). Messrs Kelly & Gilmore intended this shorter wing to be heightened to seven storeys in the future, matching the existing height of the adjacent mill wing.

James Lillie, millwright, and his partner, William Fairbairn were consulted on these new proposals, with Lillie providing the iron beams for supporting the new upper floor levels. However, whilst nearing completion in 1841, the warehouse wing, which had been heightened to five storeys, and extended to meet with Bradford Road with a five-storey extension of approximately 28ft, collapsed killing four people.

Following the collapse an article in the Manchester Guardian dated the 10th July 1841 (see Figure 6) *reported that "…the workmen resumed their labours as soon as the place was deemed safe"*, and were helped by an estimated total of over 200 men, including police who helped to clear bricks, ironwork and timber from the site by the end of the same afternoon. It was initially thought that the accident was caused by wet weather causing the *"mortar to the new brickwork failing or being complexly washed away"*.

By 1842 the mill had been rebuilt and extended to form the present quadrangle plan that remains today. An article in the Bath Chronicle and Weekly Gazette, dated the 11th August 1842, recorded that "*…the New Brunswick Mill, Bradford Road, belonging to Messrs, Kelly and Gilmour".*

An article in the Manchester Guardian, dated the July 14th 1841, mentions Fairbairn's involvement with the scheme, stating that *"William Fairbairn, joiner, 54, Mill Street, said, I am employed by Mr James Lillie, of Store Street, millwright, who did the fireproof work at the new end of the mill".*

At the official inquest, Fairbairn apportioned blame for the collapse onto Mr Hale, the builder, due to not securing the arches of the new mill building adequately, explaining that he did not blame the failure of the beam-boxes holding the arched ceilings, stating *"The new building was substantially built, and just the same as the old mill".* (The Manchester Guardian July 14th 1841)

Fairbairn went on to say *"…I consider Mr Kelly is a good judge of work; but he might not be aware of the immediate danger. He and Mr Gilmore were there, I believe, every day. Before I began my work, I had examined the foundations of the iron pillars and of the walls, and found them quite sufficient….Last Friday…the cap of one of the pillars, which was next but one to the outer wall, broke, and we repaired it, and put it in again as perfect as ever. I took it out by two screw jacks which I used to lift up the superincumbent weight, until it was done."* (The Manchester Guardian July 14th 1841)

After a seven hour inquest, the jury found that *"the fall of the building was caused by one or more of the caps of the beam-boxes breaking; but that no blame was attributable to any one, and that the deceased came to their death accidentally".* (The Manchester Guardian July 14th 1841)

At the time of construction of Brunswick Mill, William Fairbairn was living next to the Site at a villa called Medlock Bank, and had already had input into the design of a strikingly similar cotton mill known as Orrel's Mill in Stockport (See Figure 5 below) five years earlier.

A record held by the Historic Environment Record maintained by the Greater Manchester Archaeological Advisory Service records the *'Specification of Sundry Works intended to be done in the erection of a seven storey Fireproof Mill for Messrs. Kelly and Gilmour in Bradford Road, February 1839'*. Fairbairn's role in the construction appears from this document to have involved structural matters and probably also involved architectural design, which is the reason he would have been called back to oversee the construction of the new wing in 1840-1.

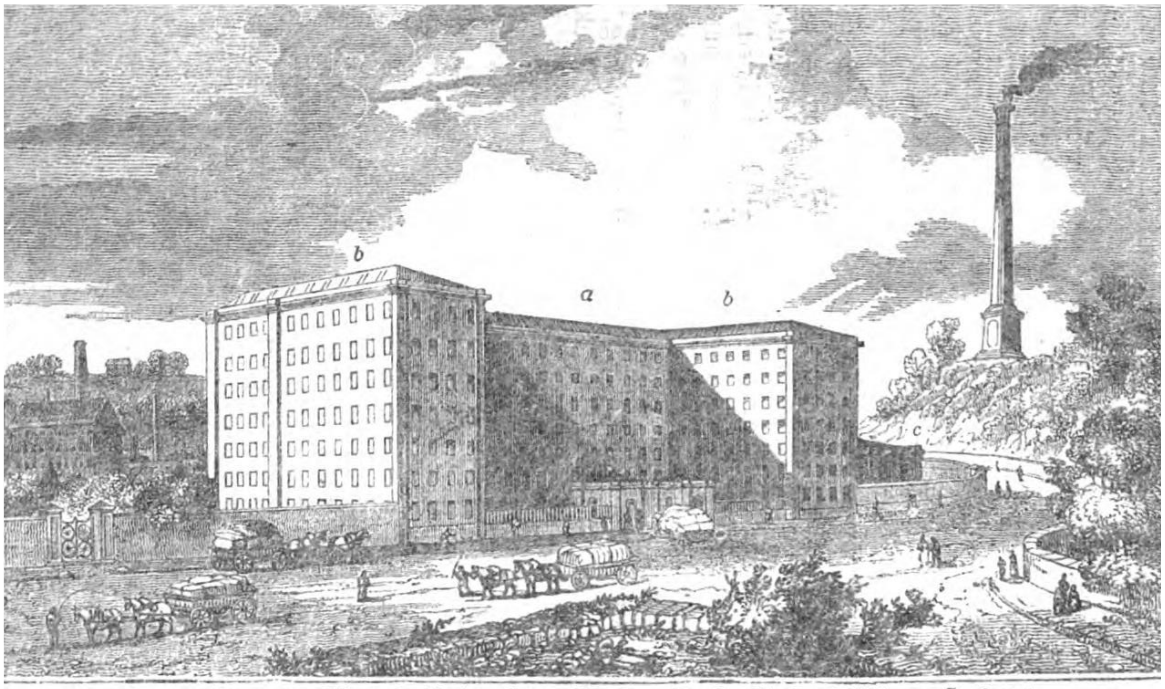


Fig. 21.—Perspective View of a Modern Cotton Factory. Mr. Orrell's Great Mill, near Stockport.

Figure 5 –Mr Alfred Orrell's Mill, Heaton Norris, Stockport 1834, showing a very similar design to Brunswick Mill.

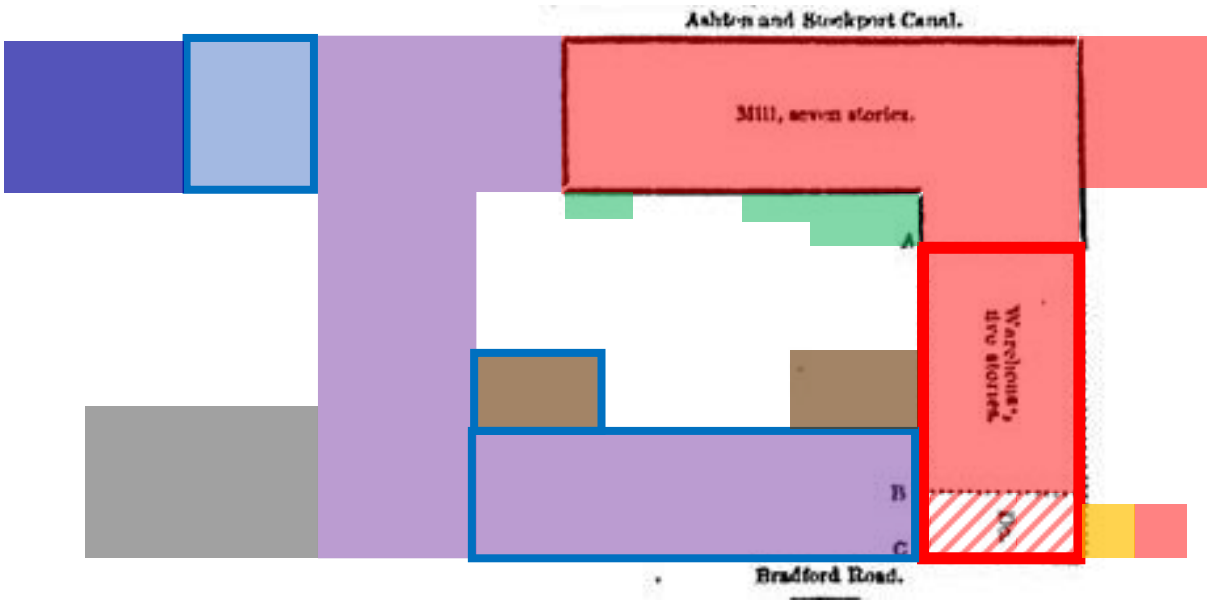


Figure 6 –Morphological plan of Brunswick Mill using the plan included in the Manchester Guardian (10th July 1841)

1839 - The original extent of the mill shaded red.

1840-1 - The area hatched was constructed, extending to Bradford Road.

1841 - The area outlined red collapsed and was reconstructed in that same year.

1841-1842 - The area shaded purple was constructed soon after the 1841 collapse.

1844 - The area shaded blue denoted the new waste house.

c1880s - The two brown shaded areas within the courtyard denote the current two-storey extensions.

c1890s - The building shaded brown between the original mill and chimney denoted the dust chute.

c1880s/90s - The dark blue shaded building to the top left forms a single-storey shed.

1908 - The original locations of the two, now demolished electric towers and existing transforming station.

c1920s - The blue outline denotes the extent of the additional floor level.

1950s - The grey shaded building forms the new office.

In 1865 Brunswick Mill was bought by Henry Bannerman & Sons, and the site appears to have remained largely unaltered.

In 1884 Henry Bannerman & Sons undertook a renewal of machinery at Brunswick Mill, which was combined with a reduction in wages. This resulted in the workforce in the mule spinning department going on strike. At that time the mill had had 11 strikes in 8 years.

The Managing Director, Charles Macara, then hired a new workforce to replace the striking workers, resulting in violence and damage to the building. The workers, in time, asked to be taken back on their old terms, to which Macara refused.

Figure 7 – c1910s Henry Bannerman & Sons advertisement (Source: Graces).

Figure 8 –Henry Bannerman & Sons Limited advertisement from 1928, showing a depiction of Brunswick Mill to the top-left corner. (Source: Skinners Directory)

In 1889 the mills belonging to Bannerman's were made into a private limited company under the name 'Bannerman's Mills Company', and in 1894 Brunswick Mill was recorded as having nearly 80,000 spindles. On the 4th November 1892 a fire broke out in the "side wing" (Manchester Courier), and on the 31st October 1902 a fire broke out on the top storey.

At some time during the c1880s/90s, the original stuccoed cornice around the eaves of the mill buildings (Figure 9) was removed and rebuilt at a slightly lower level in red brick with decorative brick mouldings (Figure 10). It is likely that this was undertaken due to the original stucco-covered cornice failing as is now seen on the surviving last parts of the original cornice to around the former engine house.

Figure 9 – 2016 – A view of the last remaining part of the original cornice, seen here around the perimeter of the former engine house.

When first built, this cornice extended around the whole of the building, using curved bricks which were then coated with stucco to form the appearance of stonework.

Figure 10 –2016 – A example of the current cornice that now surrounds the entire building (except former engine house).

The original stuccoed cornice was removed during the c1890s and replaced with decorative red brick. This redesign was probably undertaken due to the deterioration of the stuccowork.

Figure 10a – An example of a replacement late-19th century casement.

Figure 10b – An example of a further replacement window type.

Figure 10c – The sole surviving part of an original multi-pane 1840s window (to the courtyard elevation of the entrance block), which can be seen to have had its lower two-thirds replaced with a modern casement.

Figure 10d – A visual reconstruction of the likely original appearance of the mill windows, as seen with a central pivot window (Heritage Architecture).

Originally the windows across the mill would have each consisted of a number of small glazed panes (approximately 49) with a central opening pivot window (Figure 10d). By the late-19th century all but one window appears to have been replaced with plainer versions comprising 6 glass panes, some with top or middle opening lights.

During the c1890s a seven-storey dust chute was constructed between the mill chimney and west wing, and a large, single-storey shed constructed to the north-east corner of the building.

4.3.1 1908 Electrification

In 1906 plans were drawn up for the construction of a new, traditional engine house to be built in the south-west corner of the courtyard to either supplement or replace the original engine house to the south-west of the building. The new engine house would comprise a single-storey building with rope-race structure above (see Figures 10a & 10b)

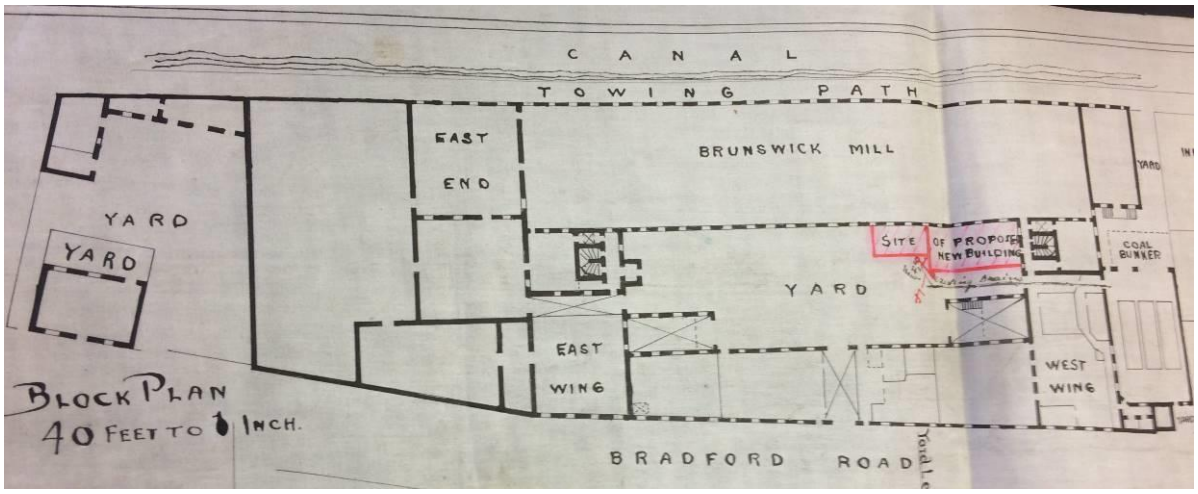


Figure 10a – 1906 ground floor plan of the Site (looking south), showing the intended location for the new engine house, which was not built (outlined red).

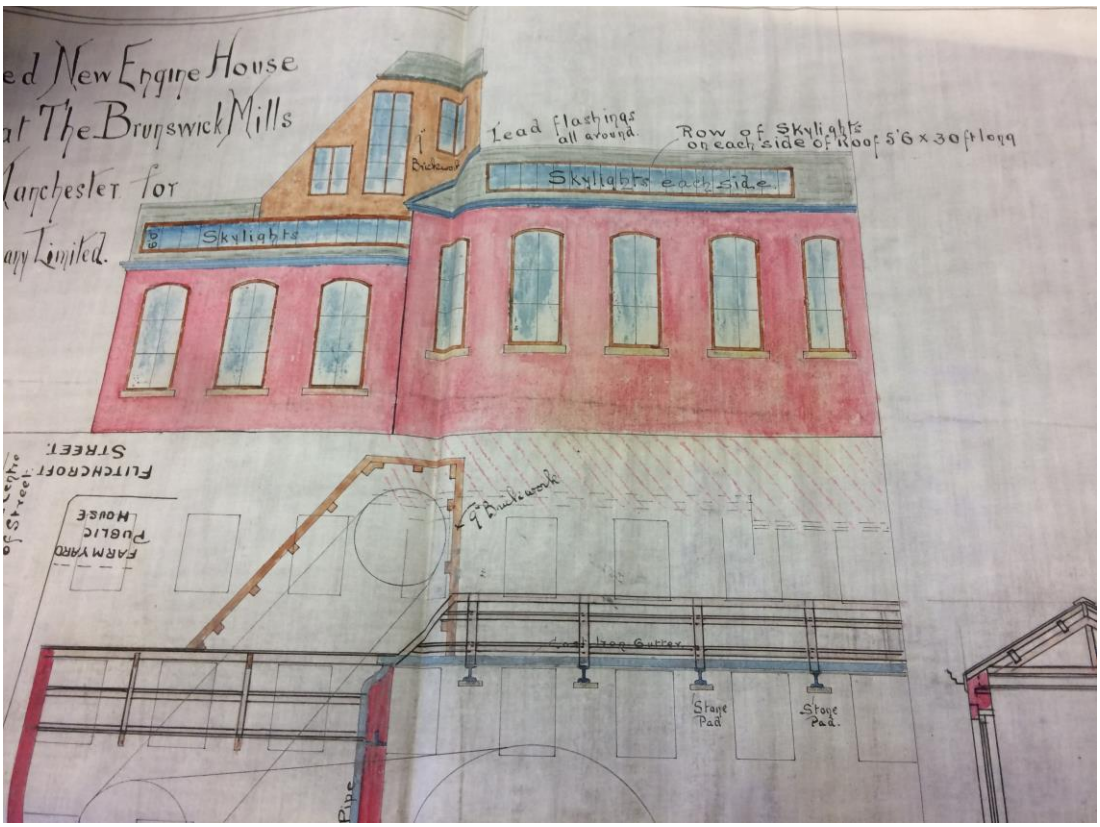


Figure 10b – 1906 proposed drawing of the principal elevation and section of the proposed (but not built) engine house to the courtyard.

However, these plans were scrapped as it appears that the idea of converting the mill from steam to electricity quickly took precedent, as these plans were scrapped and in August of 1907 the Manchester Courier reported that Brunswick Mill is about to be equipped with a *"complete electric lighting and power-generating plant"*, and consequently in 1908 Brunswick Mill became the first mill in Manchester to become powered by electricity.

The directors of Bannerman's Mills considered that *"It required considerable courage practically to place the continuity of the running of the mill in the hands of an outside source of power"* (Illustrated London News - Saturday 10 July 1909). The electrification was carried out by the British Thompson-Houston Company Ltd of Rugby, under the general supervision of the City Electrical Engineer Mr. S. L. Pearce.

The power system previously installed in the mill used 2 steam engines, a two-crank beam engine and a single-crank horizontal engine, powering 100,000 mule and ring spindles. The new electric system replaced this earlier steam technology with 37 three phase motors working on 400-415 volts.

In order to distribute this power throughout the mill buildings, two "motor towers" constructed from steel, with glazed panels were built on the inside face of the central courtyard, rising the entire seven floors of the building. Adjecent to the west tower a small, one and a half-storey "transforming station" building was constructed in order to reduce the voltage before entering the mill.

To each of the five spinning floors of the mill there were four pairs of mules and ten ring-frames, so each of the two new motor towers contained 10 motors, 2 to each tower floor in order to power each spinning room.

Through various subsequent modernisations of facilities in the mill, and the use of the mill changing from cotton manufacturing to light industry, no original equipment or motors remain from the c1908 electrification of the mill, and both "motor towers" were also demolished during the mid-to-late 20th century. The remaining c1908 "transforming station" to the courtyard comprises a simple brick structure of two walls and shallow pitched roof located to the corner of the courtyard, with all equipment and associations with the introduction of electricity also having since been removed.

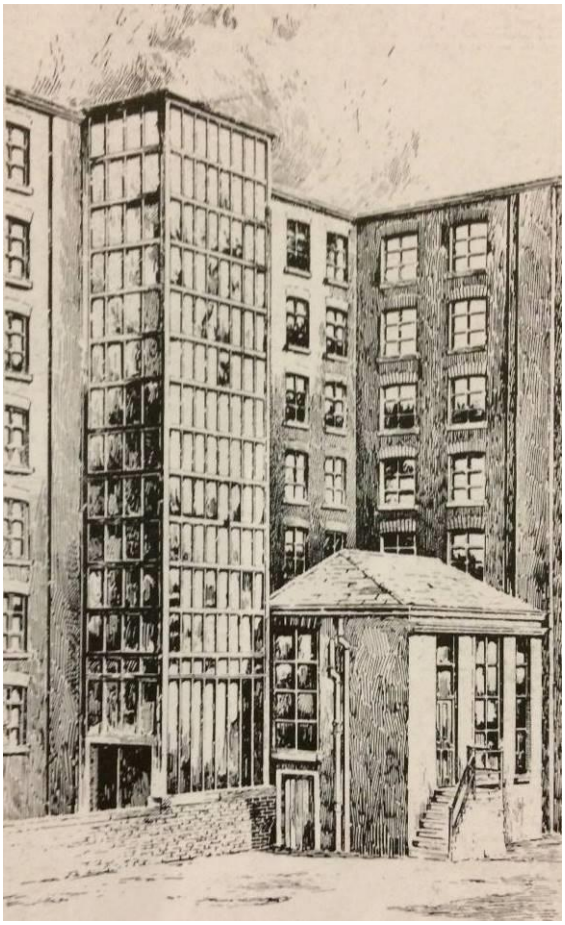


Figure 11 – One of the two motor towers as seen in 1909 (now demolished) (Source: Illustrated London News – 10th July 1909)

Figure 12 –The same view as seen in 2016, showing the removal of the c1908 "motor tower".

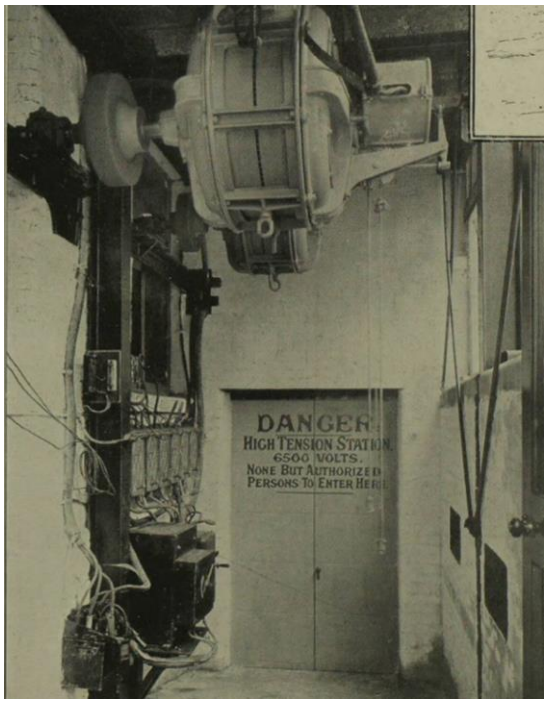


Figure 13 –The Mule Room and Ring Frame motors inside the "High Tension Chamber" (now demolished) (Source: Illustrated London News – 10th July 1909)

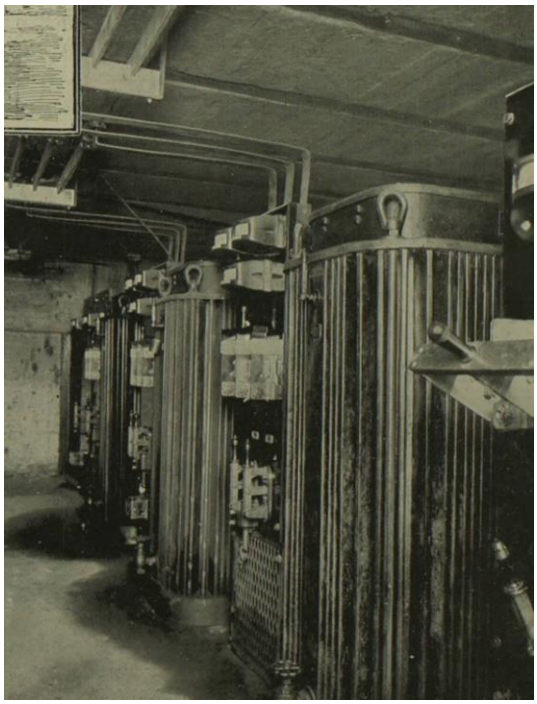


Figure 14 –The "Power House" inside the High Tension Chamber. All equipment now removed. (Source: Illustrated London News – 10th July 1909)

Figure 15 – The remains of the simple and functional 1908 transforming station as seen in 2016.

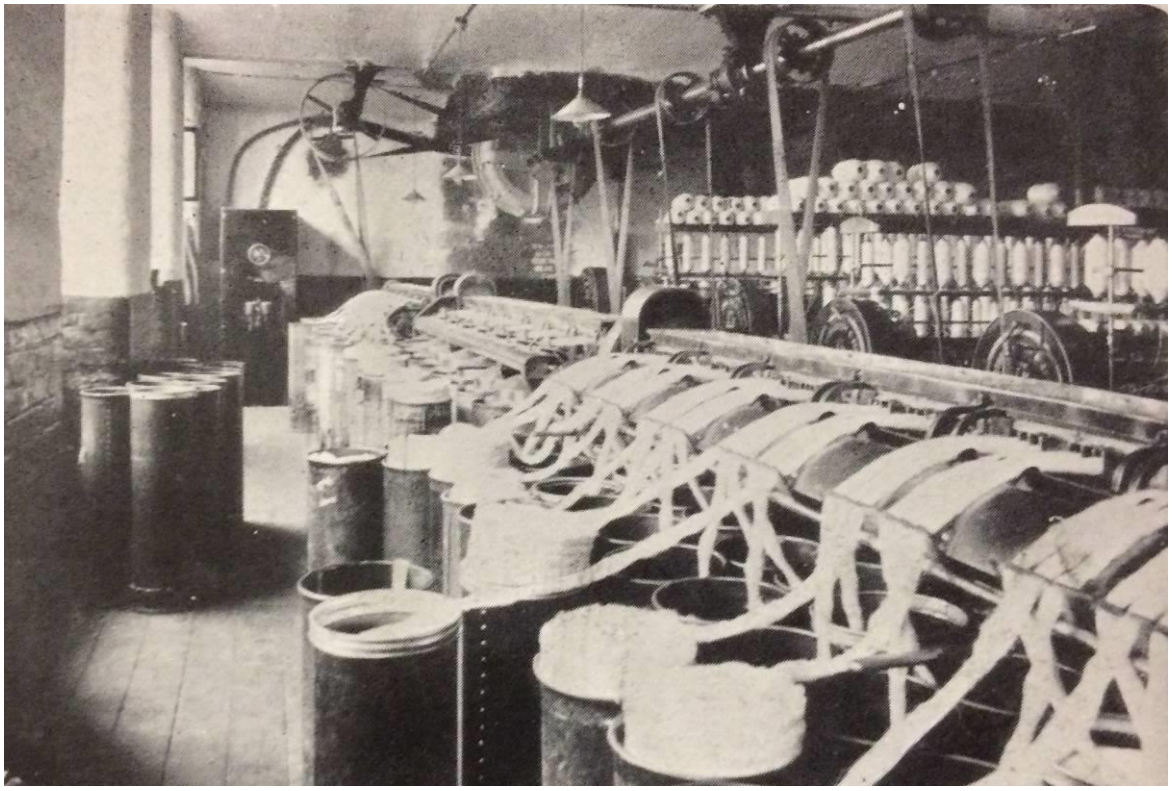


Figure 16 –In the Frame-Room *"The machines, driven by electricity, that produce the thickness of the slivers of cotton"* (now all removed) (Source: Illustrated London News – 10th July 1909)

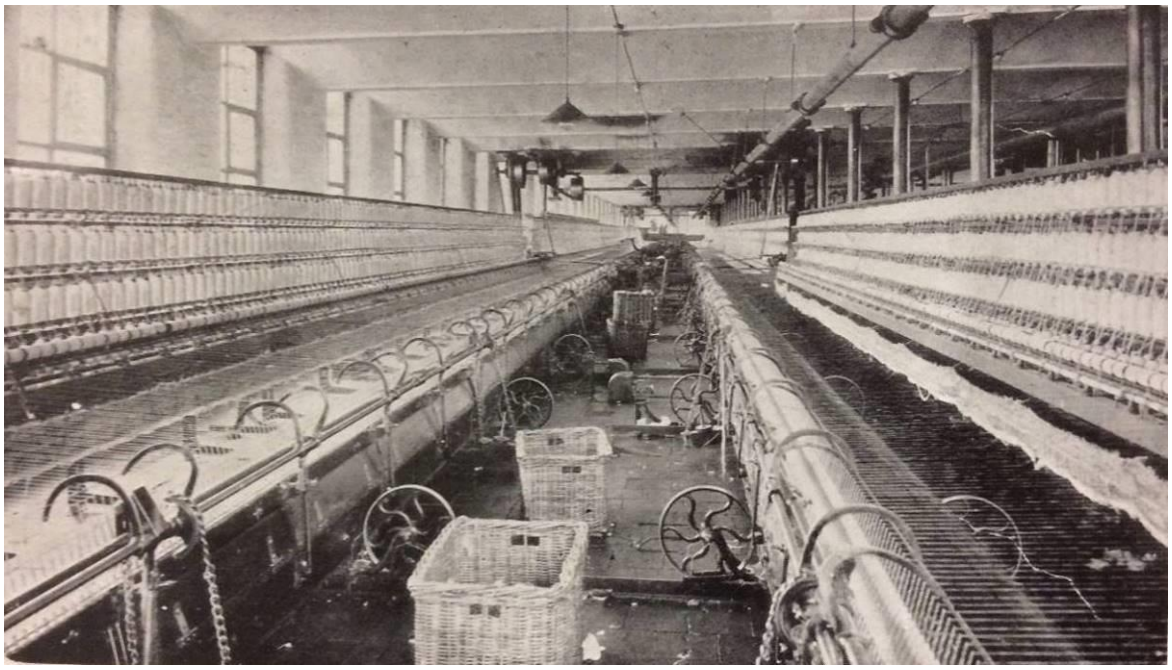


Figure 17 –One of the mule spinning rooms, driven by electricity (now all removed) (Source: Illustrated London News – 10th July 1909)

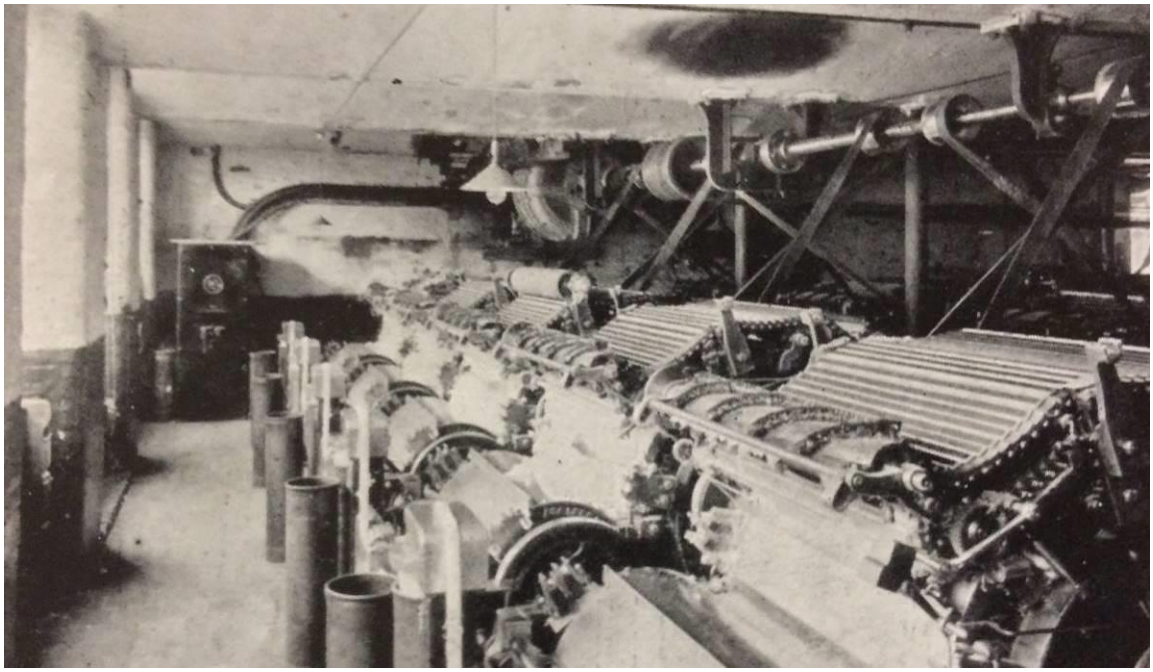


Figure 18–Part of the Card Room "The machines, driven by electricity, that make the fibres of the cotton parallel" (now all removed) (Source: Illustrated London News – 10th July 1909)

At the same time as converting the mill looms to electricity, the mill was also fitted with electric lighting and a water sprinkler system. The water tank was placed on the top of the eastern motor tower, the supply of which used an electrically driven pump.

The 1912 magazine, "Electricity in India", describes the works undertaken - *"There is a well arranged plant at the Brunswick Mill owned by the Bannerman Mills Company of which Sir Charles Wright Macara is managing director. This mill is being driven throughout by electricity from the mains of the Manchester Corporation, and contains both ring and mule spindles…driven by means of 37 three-phase motors"*

The directors of the mill stated that a larger production was obtained from the same machinery when transferred over to an all-electric system.

4.3.2 Later Developments

In c1919 the Carron Company Ltd of Falkirk fitted "electrical" kitchens at Brunswick Mill, Bannerman's warehouses on York Street, and Bannerman's mill at Stalybridge. An article entitled "Electric Cooking and the Textile Industry" featured in The Electrical Journal on the 20th February 1920, explained that employers were finding it necessary to adopt a system of welfare in their factories.

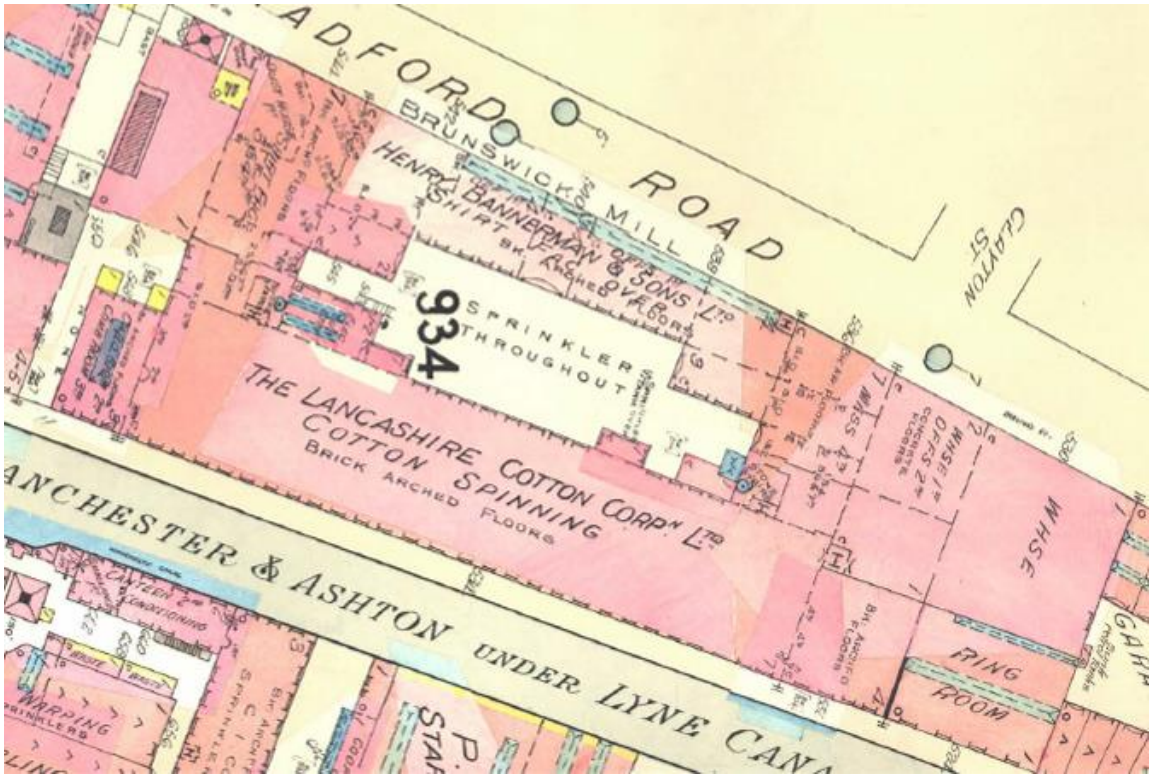


Figure 18 –1928 Goad Fire Insurance Plan with revisions to 1943 – Showing the c1880s building to the bottom right of the plan as the "Ring Room" with a range of earlier buildings above it marked as "Warehouse and offices" These were replaced by the current building in the 1950s. (Source: Goad's Fire Insurance Plan)

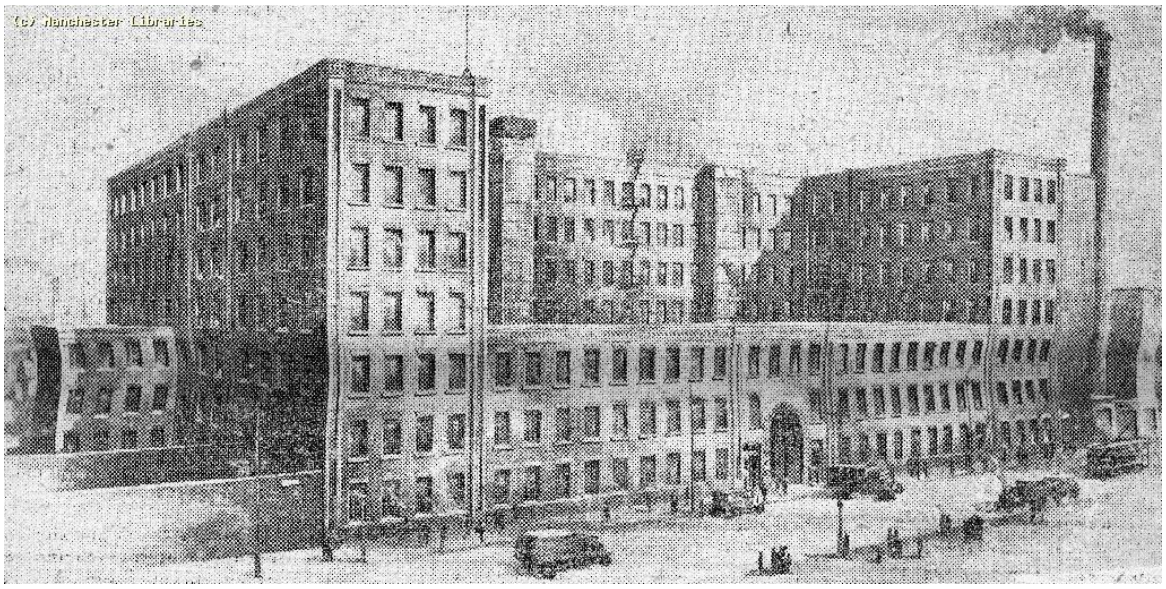


Figure 19 – This early 1920s view of the mill illustrates the building shortly before the current top floor of the entrance block and top floor of waste house were constructed.

This view shows the 7-storey dust chute between the mill and the chimney (right). Note the two electric motor towers to the inner courtyard, the tower to the left (east) contains a large water tank at roof level, which supplied water via an electric powered pump to the fire sprinkler system. (Source: Manchester Local Image Archive)

The article suggests that *"One of the most satisfactory ways in which this can be done is to establish a canteen, so that the workers can obtain an adequate and well-cooked meal in the middle of the day"*. It goes on to say that one of the recent uses of electricity to power a new factory canteen was at *"Messrs Henry Bannerman & Sons, the well-known Manchester textile firm, whose head, Sir Charles Macara, takes a great interest in the welfare of those employed under him"*.

The article records that at Brunswick, Carron Company installed a three-oven range, boiling table, a griller and a hot cupboard, the latter of which being arranged so that it formed a counter over which food was able to be served. It appears that the works canteen and kitchens were located to the north-east corner of the third floor level of the east wing, and marked as 'Mess' during the 1920s-40s. The rooms retain its 1910s green and white glazed tiling to the four perimeter walls of the room, although no original kitchen facilities survive.

The article finished stating *"We understand that a very tasteful and varied menu is provided, and arrangements are made whereby workers obtain their meals by relays, so that the running of the machinery is not interfered with. The organisation of this scheme has been in the hands of Mrs Alice Macara* [the managing Director's wife]*, who states that "our experience of electrical cooking is very satisfactory, especially as regards the cooking of the food, cleanliness and the health of the staff."*

FIG. 4.—THE VIEW OF KITCHEN AT BANNERMAN MILLS.

Figure 20 – 1920 – *"The first electrical cooking apparatus employed by this firm was installed at the Brunswick Mill, Ancoats, about 18 months ago by the Carron Company"* (Source: The Electrical Journal, 20th February 1920)

Figure 21 –Looking south-east across the former canteen in 2016, showing the Edwardian glazed tilework. (Heritage Architecture)

Figure 22 – Looking east across the northern end of the former canteen in 2016, showing the Edwardian glazed tile. (Heritage Architecture)

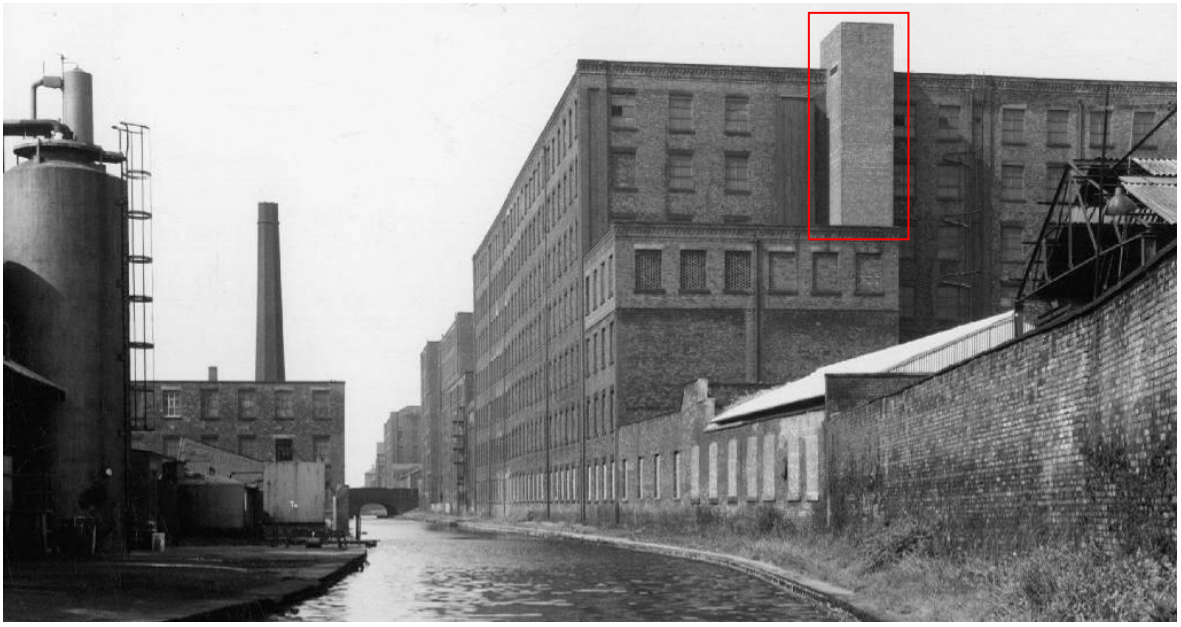


Figure 23 –1960, showing the recently constructed hoist tower raising above the roof level of the east wing. (Source: Manchester Local Image Archive)

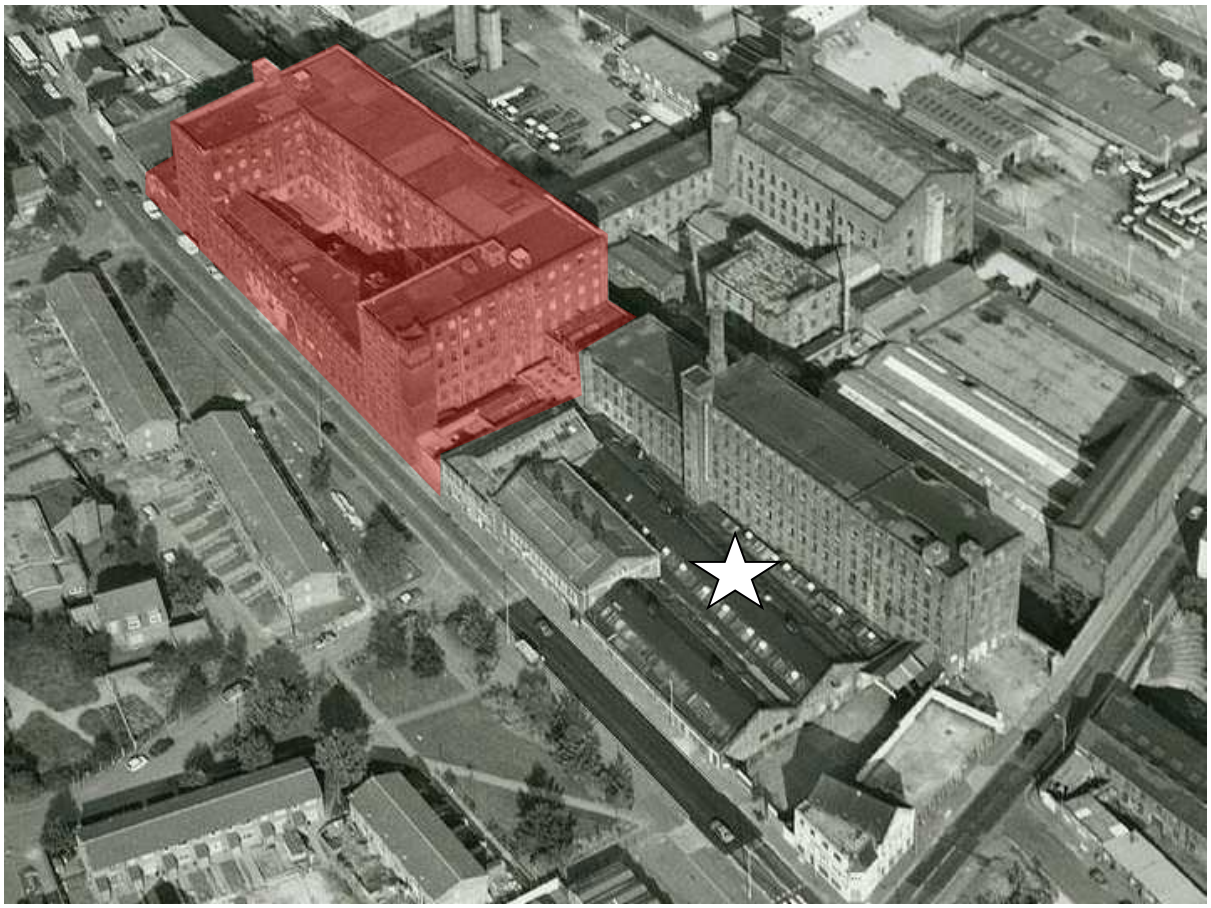


Figure 24 –A view looking over the wider site during the mid-1980s, showing the now demolished (in c2008) Pooley's Mill/India Mill marked with the white star, and Brunswick Mill shown shaded red.

During the 1950s the 19th century buildings attached to the east wing (parallel with Bradford Road) were demolished and the present office building constructed. Also during this period, a new, brick-built hoist was constructed adjoining the Waste House, which included a series of new corridors joining the hoist to the main mill and new offices (see Figure 23 above).

During the mid-1960s Brunswick Mill ceased the production of cotton, and was henceforth used for various light industrial uses and warehousing. During the c1970s the original mill chimney was taken down, and in 2008 the former India Mills to the west of the site was also taken down.

Building Description

5. BUILDING DESCRIPTION

5.1 Introduction

Please refer to the marked-up significance floorplans and elevation of the building on pp. 59-67. All photographs in this section: Heritage Architecture Ltd 2016 and 2018.

Figure 25 –The principal north entrance front of Brunswick Mill

The mill buildings are constructed in plain red brick, with higher quality soft red/orange brick forming the pilasters. The building rises to seven storeys within the principal rear spinning block which faces the Ashton Canal, and its two projecting wings of the same height, which are linked by a lower level entrance block, forming an enclosed internal courtyard.

The entrance block rises to four storeys and was formerly used as offices and warehousing. The uppermost floor of this wing represents an addition of the 1920s, forming one of relatively few alterations to the complex since its construction.

The four wings enclose a central cobbled courtyard to which access is gained through the entrance block by means of a single monumental round headed stone cartway, with two pedestrian portals either side. The

result is an austere, prison-like neo-classical composition facing Bradford Road, which is rarely seen in mill architecture.

In particular, the monumental entrance with rusticated stone dressings bears some comparison with contemporary neoclassical prison buildings (e.g. the exactly contemporary Pentonville Prison of 1840-1842) and with the architectural drawings (largely of prisons and related buildings) of the Italian artist Giovanni Battista Piranesi (1720 – 1778).

Beyond this, the exterior of the mill is plain and forbidding, with the only form of ornamentation being the shallow, recessed brick pilasters to each corner of the building; a feature that was repeated on several of William Fairbairn's mills.

Originally the mill's windows would have comprised timber fixed casements, with a central opening pivot, and containing many small panes of glass. It appears that only part of one original window now survives (see Figures 10c and 10d) and can be found to the courtyard elevation of the front entrance block. At some point in the late-19th century the original windows were replaced with the current, six-pane casements. The window openings retain their original buff stone sills and flat-arch lintels.

At some time during the c1880s/90s, the original stuccoed cornice around the eaves of the mill buildings was removed and rebuilt at a slightly lower level in red brick with decorative brick mouldings. It is likely that this was undertaken due to the original stucco-covered cornice failing as is now seen on the surviving last parts of the original cornice to around the former engine house.

The original roofing material was noted in 1841 as comprising asphalt covered flat roofs, and the roofs are still covered in asphalt and other modern roofing materials.

The mill complex has relatively few outbuildings but amongst these are the engine house contemporary with the original construction attached to the south-west corner, which contains impressive full height round headed arched openings (partly blocked), and a "waste" house dating to 1844 to the opposite (south-east) corner. Both buildings are contemporary to the first phase of the mill site, and illustrate the original functions and operations of the site.

Within the courtyard there are a series of later buildings, notably two c1880s extensions to the north-east and north-west corners, and a c1908 electric transforming station to the south-west corner, which is representative of the Brunswick Mills status as being the first mill to be converted to electrical power within Greater Manchester.

The c1880s extension to the north-west corner is of two stories with a large loading bay entrance to its eastern side, whilst the mirrored building in the north-east corner was extended by a further floor level at some point during the c1920s.

5.2 Exterior

Figure 26 – The north front of the mill, showing the rusticated entrance gateway and two pedestrian portals either side, and blocked ground floor windows. The top floor level was added during the 1920s.

Figure 26 – The eastern pedestrian portal and shoe scrape

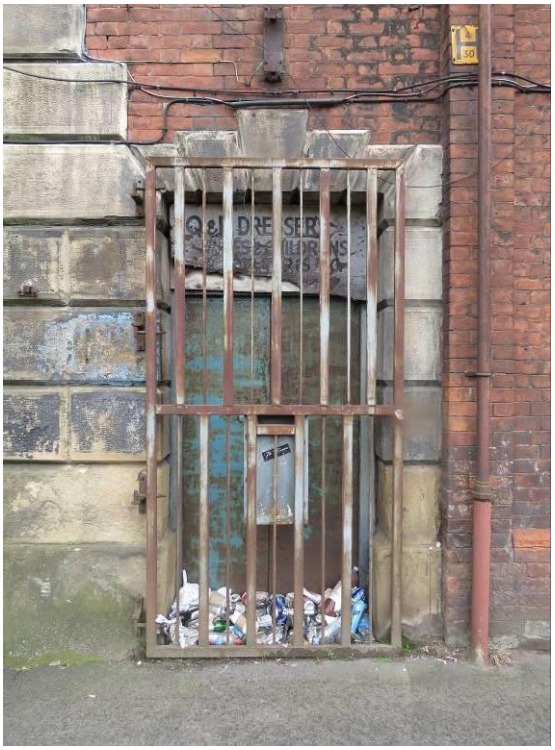


Figure 27 – The western pedestrian portal

Figure 28 – Looking up to the inside, courtyard face of the eastern wing, showing the 1920s extension forming the third floor level above the north block. The blocked windows to the far left of the east block denote the former glazed tile dining room.

Figure 29 – The long rear elevation fronting onto the Ashton Canal. To the right is the 1844 waste house, the top storey of which was added in the 1920s.

Figure 30 – A closer view of the east wing and 1844 waste house, showing the added c1920s top floor.

Figure 31 – Looking west along Bradford Road, showing the 1950s extension to the left.

Figure 32 – A view of the former location of the original mill chimney. This view shows the original engine house to the rear, denoted here by two round-headed windows. To the left of the view is the tall, brick dust chute.

Figure 33 – A view of the former engine house, used to power the mill between 1839 and 1908. The building was inaccessible at the time of survey.

Note this is the last remaining part of the complex to retain the original stucco and brick cornice around its perimeter, and also retains stucco faced brickwork forming faux stone banding between the windows.

5.3 Interior

The mill complex was constructed using fireproof construction methods, consisting of shallow brick-arched floors supported with cast iron columns and brick walls.

Internally the mill buildings are typically plain with an open-plan to each floor around which are distributed cast iron columns supporting plastered brick jack arches with iron reinforcement tie rods. Some floors have since been subdivided with partition walls to form business units.

To the main mill wing to the south, each floor contains 54 cast iron columns constructed in two rows of 27 columns, whilst in the east wing there is a single row of 4 columns to the centre of each floor, and the west wing has a central row of 6 columns to each floor.

At fourth floor level of the east wing is the highly decorated canteen which has been fitted out throughout in green and cream glazed tiling of c1919.

During the 1920s new cotton spinning machinery was installed in the mill, and due to their increased weight certain floors had to be strengthened by means of clamping steel braces to the columns and a network of metal tie bars at ceiling level.

During the 1930s/1950s each floor level of the mill had new toilets constructed to the rear of the two original staircases. The new toilets were located in the location of the original toilets. The location of these spaces is expressed externally by the use of pairs of brick pilasters to the outside and inside faces of both the east and west wing. The pilasters to the outside face of the east wing retain small decorative brick openings which would have allowed for ventilation.

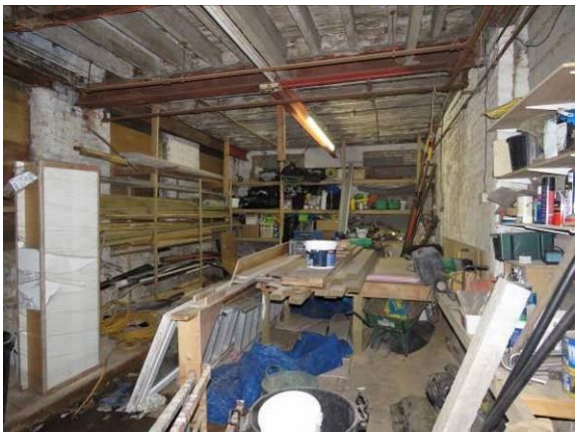


Figure 34 – The ground floor former boiler room.

Figure 35 – A typical storage room in the east wing of the ground floor, showing later partitions.

Figure 36 – The wide corridor to the rear of the staircase in the east wing, showing the narrow passage into the staircase hall to the right, and a now blocked hoist/chute to the left. Note the original stone flags to the floor.

Figure 37 – The c1880s "ring room" showing the open pitched roof structure now boarded over.

Figure 38 – The rear of the wide corridor above, constructed in the 1950s

Figure 39 – The unaltered fifth floor of the main mill building, parallel with the Aston Canal. This view illustrates the original open-plan design of each floor level, and retains terracotta quarry tile flooring and 1930s paint scheme.

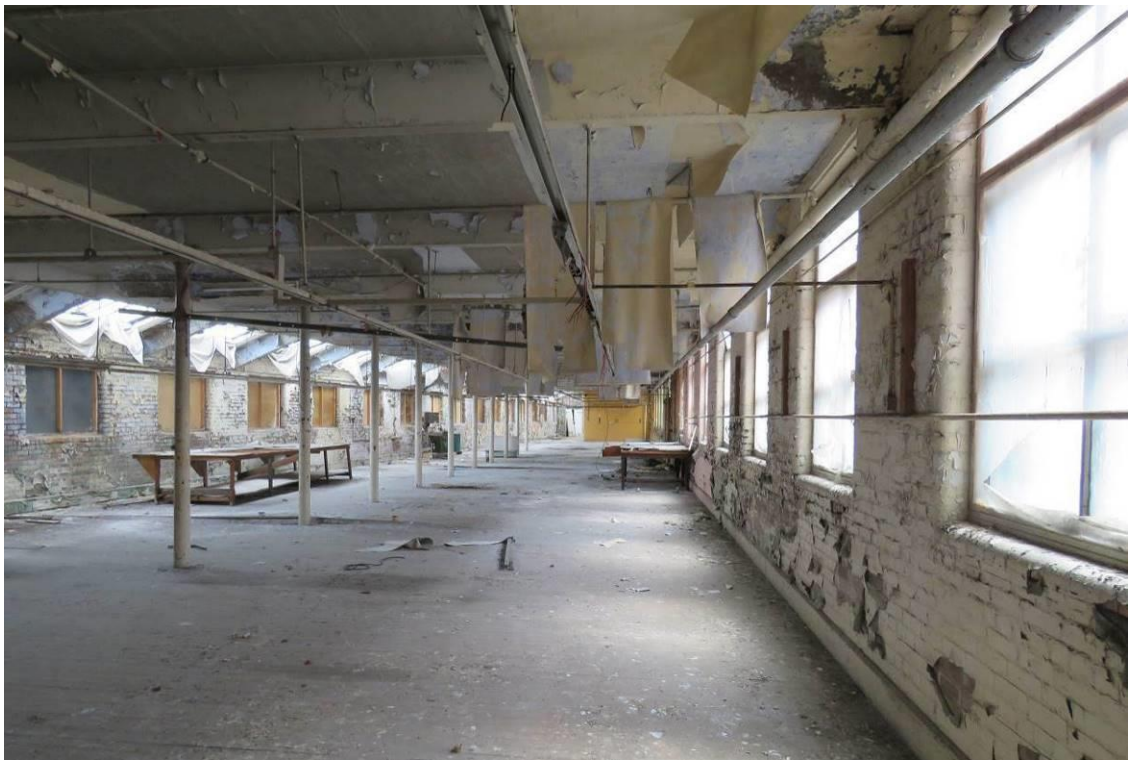


Figure 40 – A view looking east across the inserted 1920s third floor level of the entrance block, showing the long roof light to the left.

Figure 41 – A view looking west across the 1920s third floor level, showing a clearer view of the roof lights.

Figure 42 – The doorway between the canteen and the kitchen, on the third floor of the east block, showing the green and white Edwardian glazed tiling.

Figure 43 – A view looking west across the sixth (top) floor level of the main mill building

Figure 44 – An example of the 1930s/50s inserted toilets behind each staircase on each floor level

Figure 45 – A typical example of a functioning textile manufacturer within the main mill

5.3.1 Staircases

Two notable and highly significant original features of the mill complex are the principal staircases, which extend the full seven storeys of the complex, each reaching a striking bull-nosed termination block at the 7th floor. The staircases form a dramatic access route through the building and use triangular stone steps supported by a central brick wall. The original slender iron handrail can still be found retained within the walls of the staircases in most places.

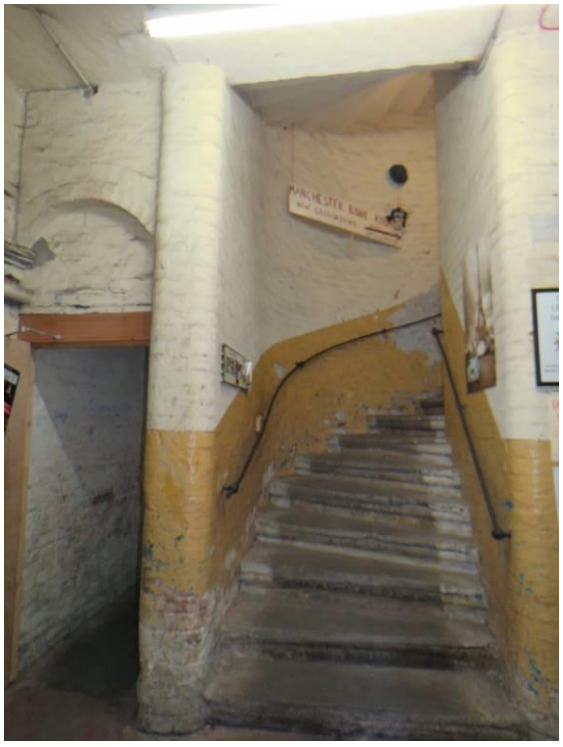


Figure 46 – The staircase hall of the original stairs in the east block. Note the original iron handrails and stone treads. The narrow door to the left leads into the rear staircase hall, which originally houses the toilets and a link into the northern end of the east block.

Figure 47 – An example of one of the upper floors of the east block, showing the link corridor between the main mill and the eastern wing.

Figure 48 – An example of an upper floor of the east block, showing the full form and articulation of the original staircase.

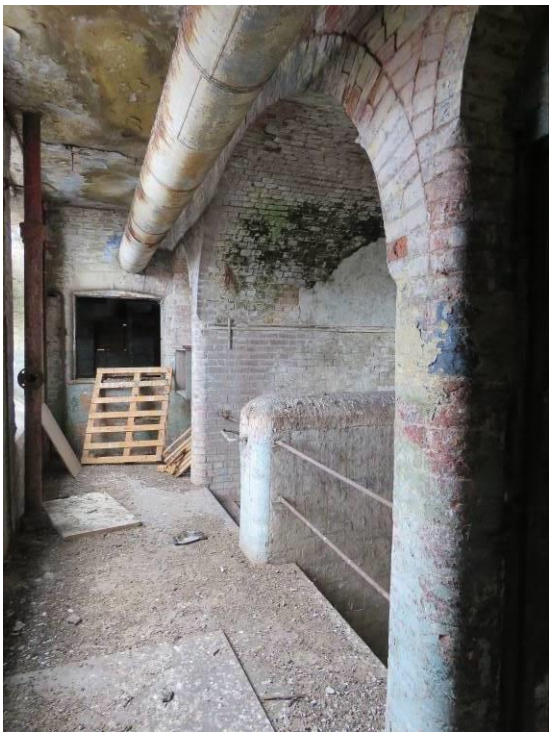


Figure 49 – The top (seventh) floor staircase hall of the east wing, showing the staircase's termination in the form of an unusual domed, semi-circle.

Figure 50 – A closer view of the termination of the staircase with its half-domed ceiling.

5.4 Courtyard

Within the central courtyard, the cobbles are original throughout, as are the two timber entrance doors, and these add considerable character and interest to the space.

Figure 51 – Looking east across the internal courtyard, showing the entrance block to the left, and main mill building to the right. The three-storey building in the left-hand corner was built in the c1880s, and heightened by one storey in the 1920s.

Figure 52 – Looking west across the internal courtyard.

Figure 52a – The south courtyard elevation, showing the late-19th/early-20th century cast iron fire escape stairs.

Figure 52b – The north courtyard elevation, showing the late-19th/early-20th century cast iron fire escape stairs and originally central covered entrance.

Figure 52c – Looking north-east across the courtyard.

Figure 52d – The original cobbled courtyard.

Significance Assessment

6. SIGNIFICANCE ASSESSMENT

6.1 Introduction and Methodology

The below analysis of the significance of the Site, its individual components, and the setting of any identified surrounding heritage assets, allows for an assessment of the current integrity, sensitivity and authenticity of those heritage assets and their components. This has been used to inform and justify the capacity for change across the Site, and the development of the Proposals. The focus is on providing necessary and proportional amount of information, in order to justify any proposed alterations, based on the perceived level of heritage significance.

The following assessment of significance will inform the subsequent Heritage Impact Assessment in Section 8, which considers the effects of the Proposals, in heritage terms, upon the significance of the physical fabric and settings of those identified heritage assets that form the Site and those in its immediate environs. This in turn allows for, in a policy context, the extent of "harm" upon any heritage asset incurred by the proposals to be established within the terms defined by the NPPF. The assessment of significance accords with the requirements of the NPPF and takes account of Historic England's guidance set out in the revised guidance Setting of Heritage Assets (as reissued December 2017).

Statutory criteria, as set out in the 'Principles of Selection for Listing Buildings', DCMS, 2018, provides a list of principles for assessing significance based on architectural and historic interest, age and rarity, aesthetic merits, selectivity and national interest. Historic England's criteria outlined in 'Conservation Principles, Policies and Guidance, 2008' have also been considered.

The key criteria for statutory listing of buildings and structures are special historic or architectural interest. Consequently, in order to determine the significance of a certain component of a heritage asset; the sum of its architectural and artistic, historic, or archaeological interest needs to be disaggregated and determined.

Consequently, the significance of a heritage asset is determined by an analysis of the relevant aspects of the following:

Archaeological interest   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.
Architectural and artistic interest   These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

Historic Interest

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.

The assessment of the significance is based on both desktop research and on-site visual surveys. The following assessment of significance sets out and ascribes areas of relative significance across the Site using the following levels of significance.

The following hierarchy of significance, **Table 2**, is used to outline individual features and building elements across the Site.

Table 2 Definition of significance terms for fabric and components of the site
High heritage significance relates to those parts or elements of the Site deemed to be of ***particularly special interest.*** These components are **fundamental** to the understanding of the Site's design concept and play a major role in reflecting its archaeological, architectural, artistic or historic interest. The loss of such elements (through demolition removals or alterations) could potentially cause a **major adverse impact** on the special interest of the Site.
Considerable heritage significance relates to those components of the Site deemed to be of ***special interest***. They are **important** to the understanding of the Site's design concept and play a considerable role in reflecting its archaeological, architectural, artistic or historic interest. The loss of such elements (through demolition removals and/or alterations) could potentially cause a **moderate adverse impact** on the special interest of the Site.
Low heritage significance relates to those components of the Site deemed to be of more ***modest interest***. They make a relatively negligible contribution to the understanding of the Site's architectural design concept and retain a slight role in revealing the Site's archaeological, architectural, artistic or historic interest. The loss of such elements (through demolition, removal or alteration) may cause a **minor adverse, negligible adverse** or **neutral impact** on the special interest of the Site.
No significance /Detrimental features and elements that ***do not contain any special interest***. These can detract from the significance of the Site's character or fabric and maybe evidence of poor craftsmanship or ad-hoc refurbishments. The loss of such elements (through demolition removal or alteration) could potentially have a neutral or **beneficial impact** on the special interest of the Site.

The following marked up floorplans and elevations (Figures 53 - 62) visually illustrate and describe the locations of key features/elements of significance throughout the building, using the above assessment of significance.

All illustrations in the following section: Heritage Architecture Ltd 2018.

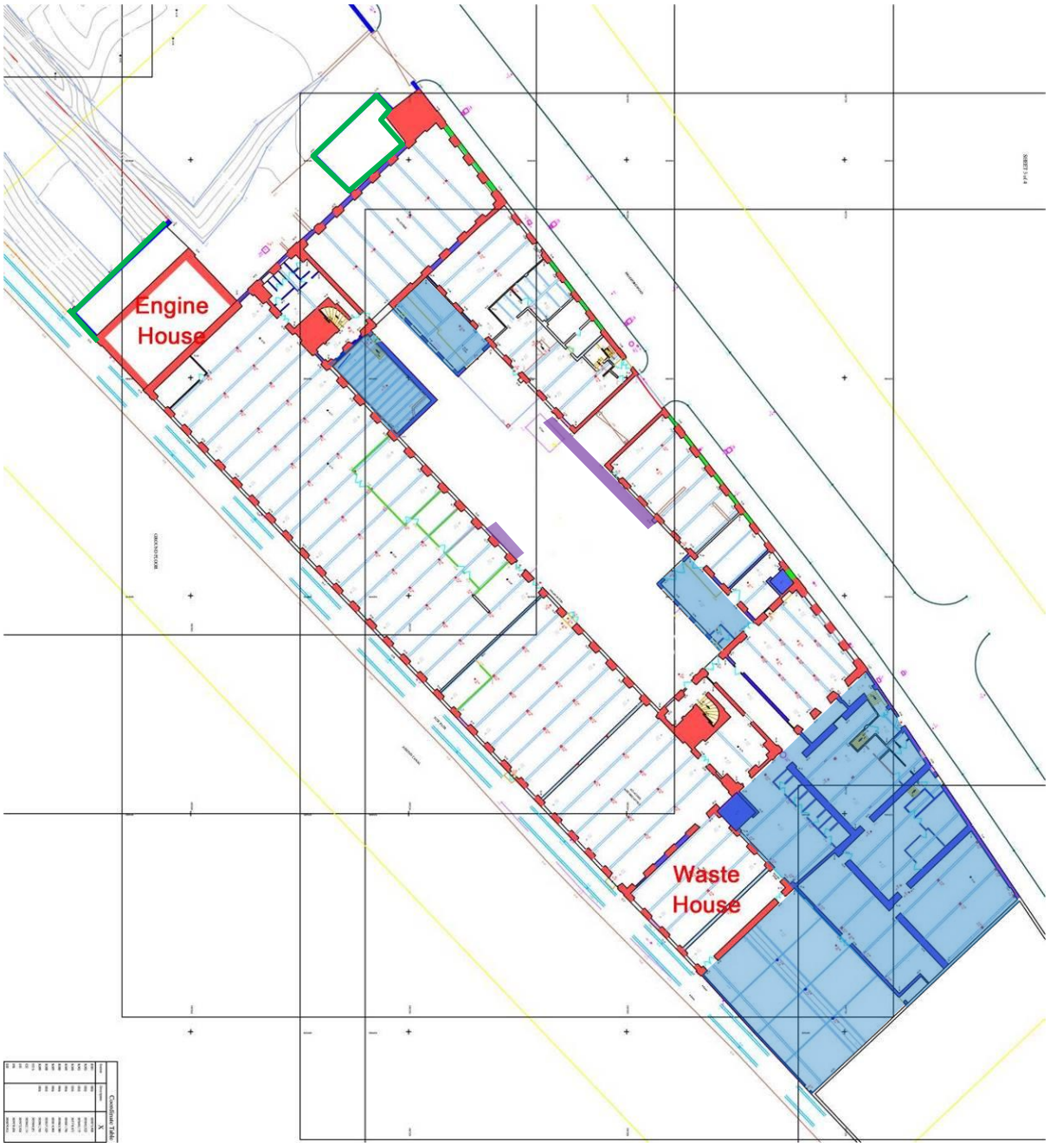


Figure 53 - Ground floor significance plan.

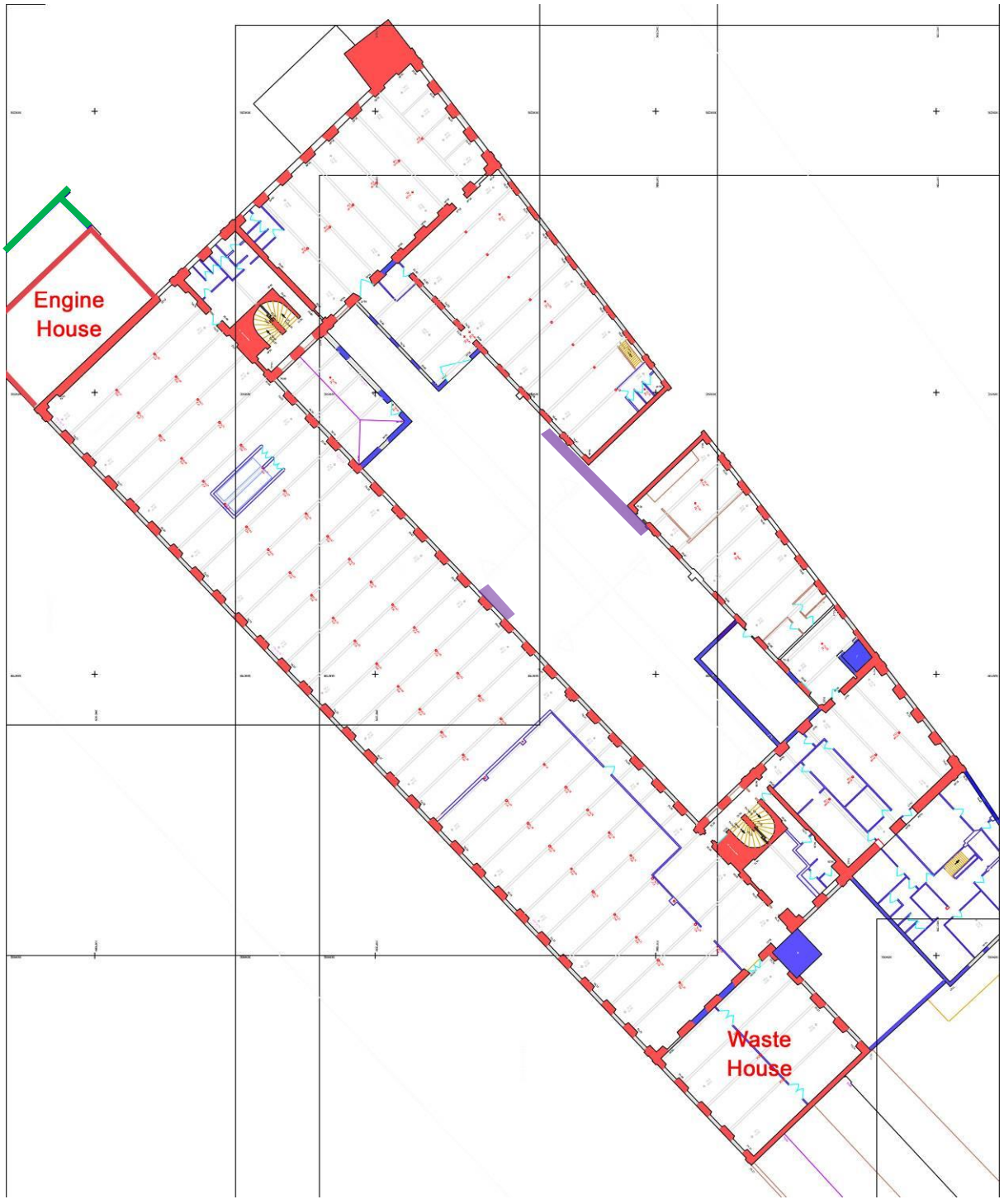


Figure 54 - First floor significance plan.

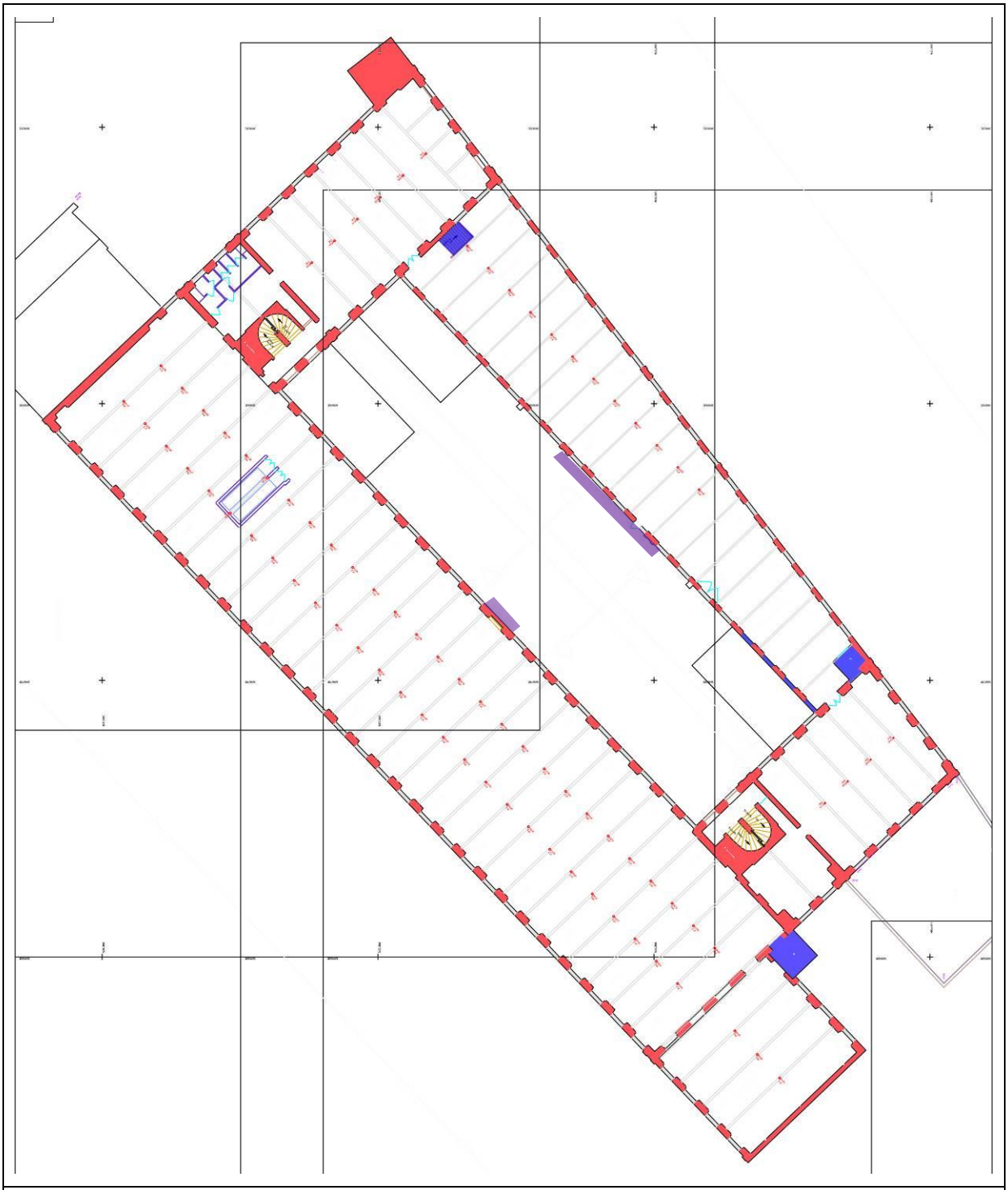


Figure 55 - Second floor significance plan.

Figure 56 - Third floor significance plan.

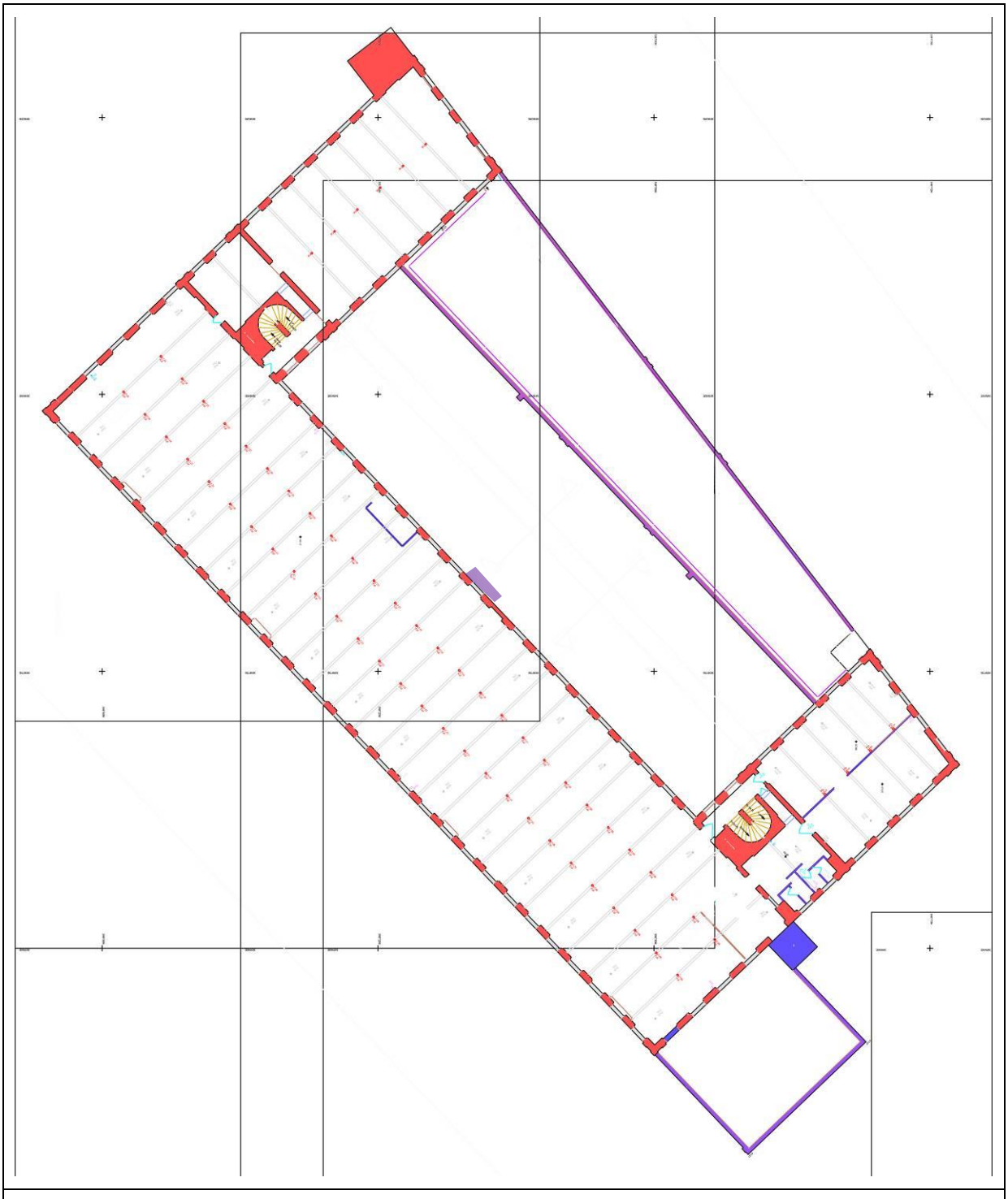


Figure 57 - Fourth floor significance plan.

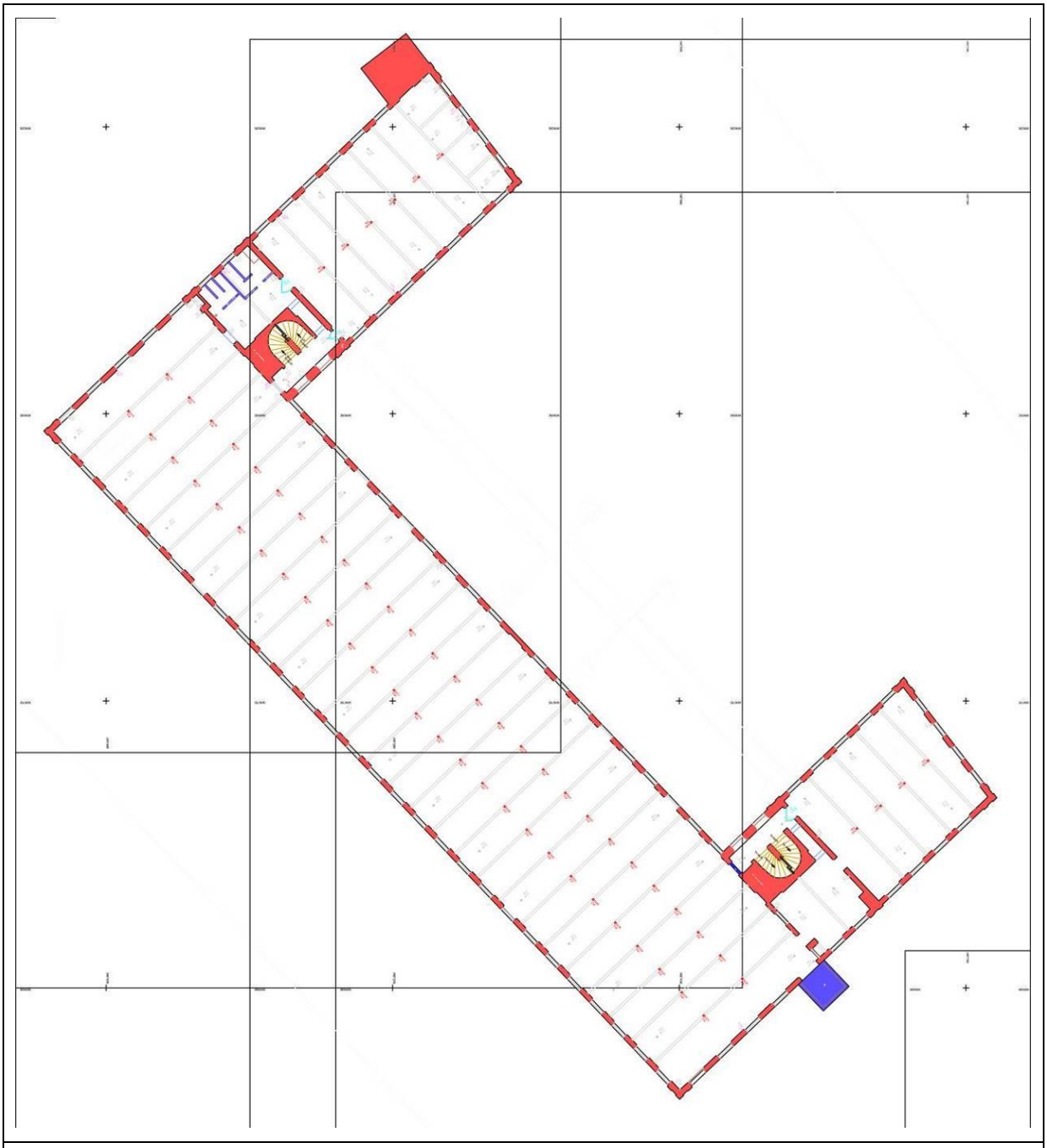


Figure 58 - Fifth floor significance plan.

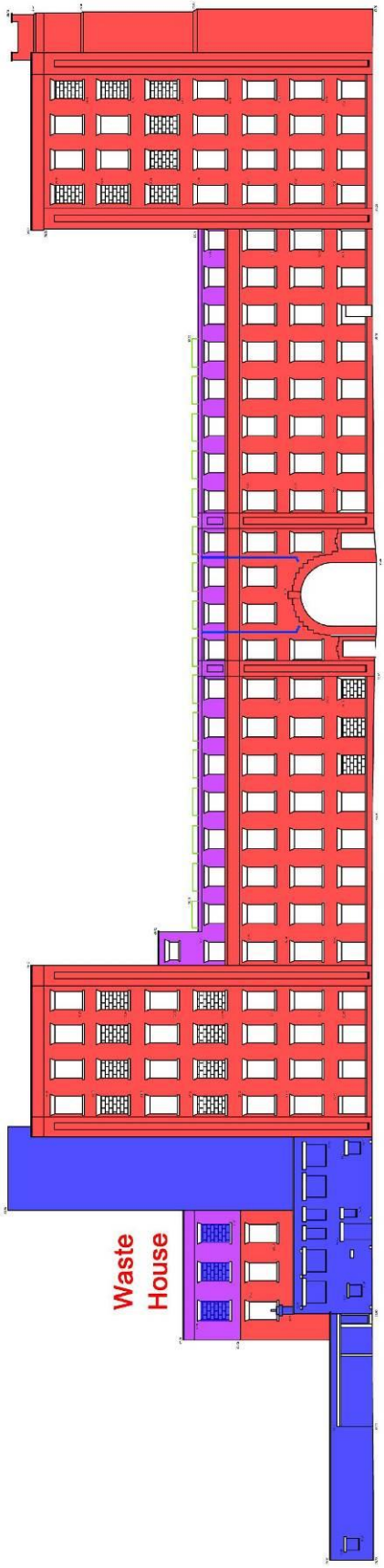


Figure 59 – North elevation significance.

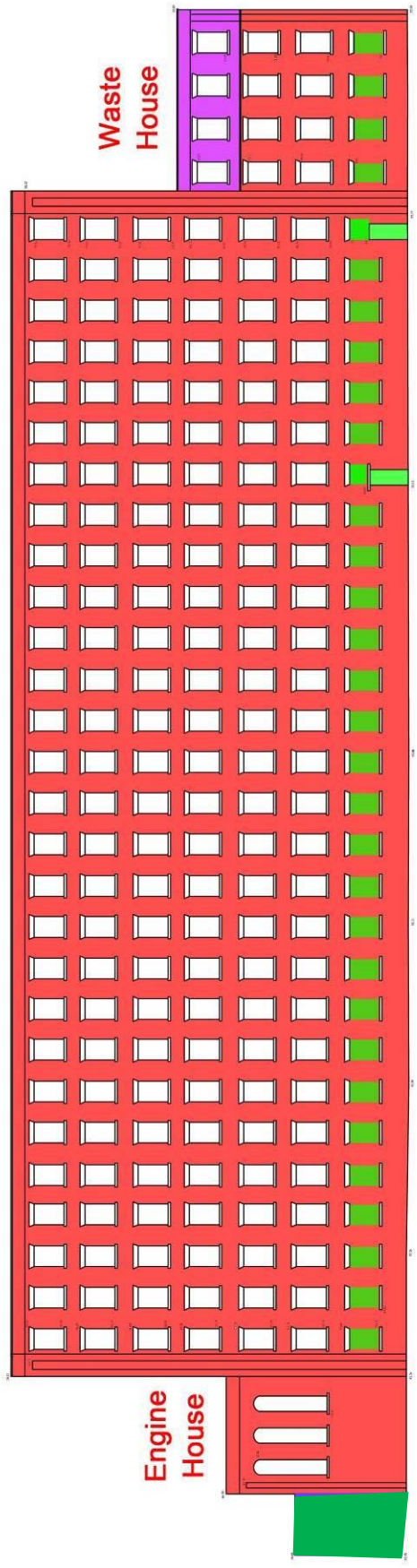


Figure 60 – South elevation significance.

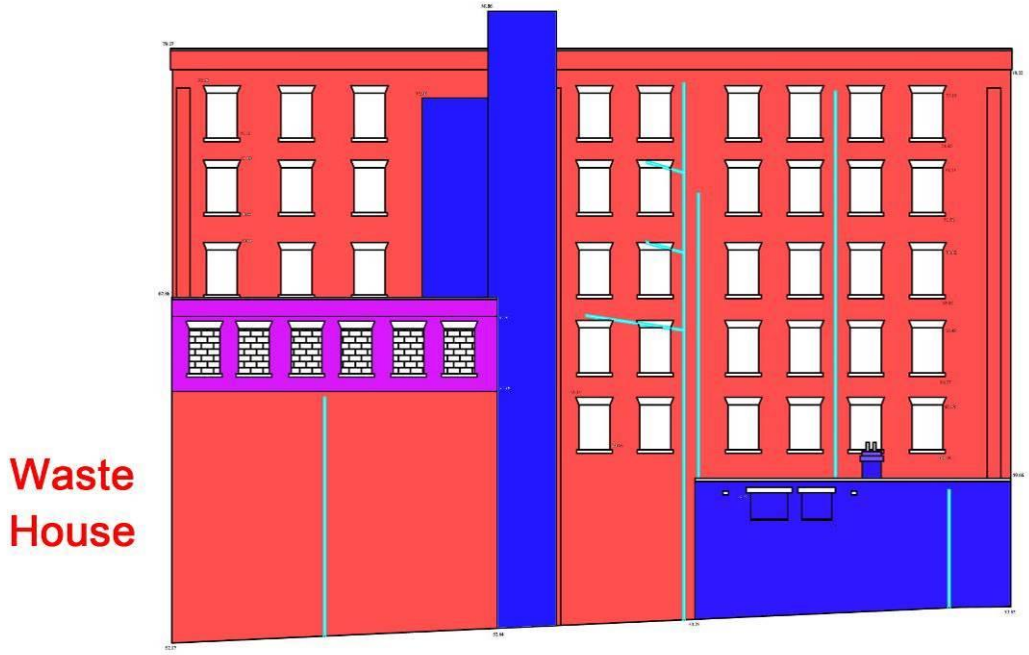


Figure 61 – East elevation significance.

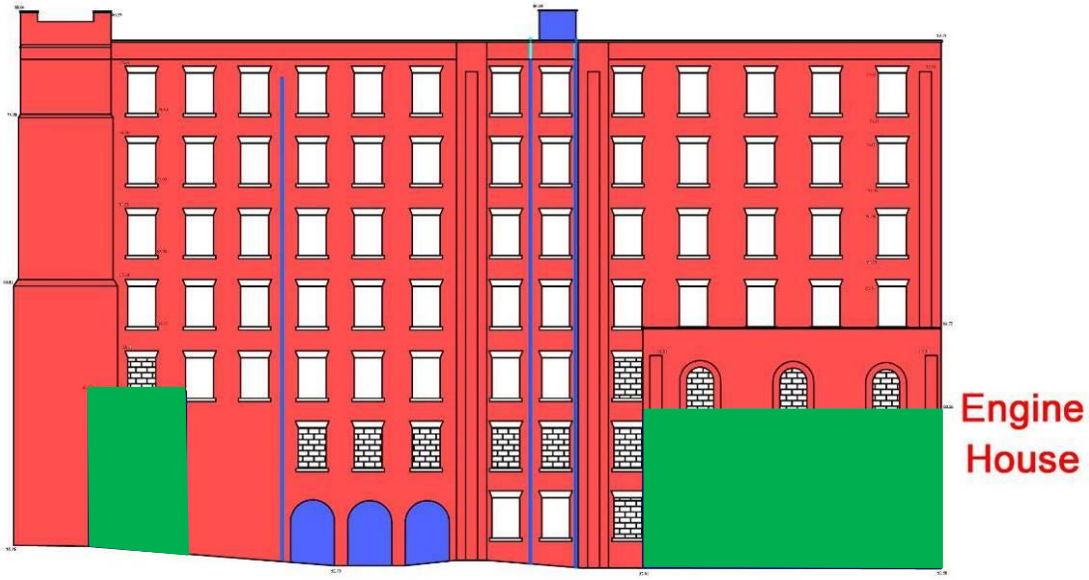


Figure 62 – West elevation significance.

6.2 Statement of Significance

The special architectural and historic interest of the former Brunswick Mill is recognised by its Grade II Listed designation.

The significance of the building / site primarily lies in it being a distinctive example an early Victorian spinning mill, being structurally and technologically innovative, and also in being an example of a mill adapting to suit changing technologies, both in relation to power supply (the first mill in the region to be converted to use mains electricity) and spinning technology (the structure adapted to take ring spinning machinery). It is also significant through its association with notable millwrights.

In terms of significance, Brunswick Mill's tightly coherent original design gives little room for disaggregation into separate parts. Areas of **high significance**, which are of particularly special interest, and fundamental to the understanding of the Site's design concept, include:

- the original form and structure of the mills four wings, which are largely unaltered and retain original architectural detailing such as stone sills and flat arches to windows, rusticated entrance portal and pedestrian gates to the north entrance block, and brick pilasters to all sides of the building,
- the cobbled courtyard, which retains its original cobbles (in all areas except those containing later extensions),
- the engine house, which forms a smaller building to the south-west of the Site, which would have had large, triple-height, round-headed windows to all sides illuminating the original steam engines,
- the waste house, which although is slightly later in date still forms part of the original/early design concept and functions of the building,
- the two original stone staircases including steps and iron handrails, which are unusually well designed and architectural for their place in a 19th century cotton mill, showing that design and quality was in the forefront of the owner's minds,

These features/elements play a major role in reflecting the Site's architectural, artistic or historic interest as a good example of an early cotton mill.

Areas of **considerable significance**, which relate to those components of the Site deemed to be of special interest, include:

- the 1910s canteen tiling to the third floor level of the east wing, which forms a largely intact example of an Edwardian decorative scheme relating to the introduction of staff canteen facilities,
- the 1920s addition of a top floor level to the north entrance block and waste house, which forms a later additional mill space,

- the late-19th/early-20th century iron fire escape staircases to the internal courtyard, which are industrial in their design and appearance, and were necessary for improving fire safety in industrial buildings at that time,

- the surviving terracotta tiling to the mill floors, which would have formed fireproof mill floors which could be easily cleaned,

- the surviving late 19th century casement windows, which replaced the building's original multi-pane windows. Although these later windows date to the late-19th century, they are not of a high quality design and do not survive as a complete scheme.

These features/elements are important to the understanding of the Site's design concept and play a considerable role in reflecting its architectural, artistic or historic interest as an early cotton mill.

Areas of **low significance,** which relates to components of the Site deemed to be of more modest interest, include:

- the two c1880s loading bays to the courtyard, which were constructed much later and impede into the spatial quality of the courtyard,

- the remains of the 1908 electric transforming station to the south-west corner of the courtyard, which forms an altered, utilitarian structure originally containing transformers for reducing electric voltage, now removed,

- the c1950s buildings to the east of the site, which form a slightly incongruous extension to the original mill building but demonstrate its mid-20th century development.

These elements/components make a relatively negligible contribution to the understanding of the Site's architectural design concept, function and use, and play a slight role in revealing the Site's architectural, artistic or historic interest.

Regarding the contribution of the building's setting to its significance, although the survival of the adjacent Ashton Canal contributes to the mill's setting, by allowing its former industrial use to be understood, Brunswick Mill today stands largely in isolation shorn of its historic context following the redevelopment of the area for low-rise residential development in the mid-20th century. Although contemporary industrial buildings to the east survive, which provide group value, the fragmented urban grain, lack of active uses, poor pedestrian environments, and sense of dereliction to the area have a detrimental impact. In c2008 a fire destroyed the adjacent Pooley's Mill, leaving that plot cleared (now forming the west of the Site). Overall, the setting of the Site has a **detrimental** impact on the special interest of the Grade II Brunswick Mill and there is a clear capacity for change to enhance the setting.

High Historic Interest is yielded through:

- The mill complex being a well preserved early Victorian cotton mill, which provides illustrative evidence of mill production and social aspects of working conditions.
- Having associative links with famous names in mill building and technology such as: William Fairbairn, James Lillie, and David Bellhouse.
- Being the first mill in the Greater Manchester area to be powered by electricity (although all electrical components have since been removed).

High Architectural/artistic interest is yielded through:

- The complex remaining largely intact, and its structure having been little altered. Where new additions have been inserted, these can be easily removed and reversed.
- The sheer scale and dominance of the building in the streetscape and in relation to the Ashton Canal.
- The original, open-plan floorplans being largely unaltered to the upper floors.
- The survival of the two original staircases, which are intact and of an unusually high quality design being half-domed terminations to the top storeys.

Low Archaeological interest is yielded through:

- The complex largely surviving in its original form, with few buildings removed. However, there is likely to be the remains of lost elements, such as the mill chimney surviving below ground.

7. IMPACT ASSESSMENT

7.1 Scope of Potential Impact

The aim of this assessment is to demonstrate the cumulative impact of the proposed alterations to the building as a whole. Cumulative heritage impact derives from both direct (physical) and indirect (visual) change. Thus, the key purpose of the impact assessment is to consider individual changes and the cumulative impact that the proposals will have on significance. In accordance with planning policy, the proposals aim to balance the degree of change, to deliver both a continued and sustainable use while contributing to wider conservation objectives established in national and local policy.

The proposals aim to provide an active, viable use of the heritage asset, which would allow for regular maintenance and upkeep. A summary of the potential impact of the proposals on the Grade II Listed building is provided below (Section 7.3 and 7.4).

There is no recognised standard methodology for the appraisal of impact on listed buildings. Therefore, the method used below is a synthesis of the Historic England's guidance on *"Conservation Principles"* (2008), the policy requirements of the NPPF (which requires that new development should be demonstrably 'sustainable') and the ICOMOS methodology for evaluating impact.

The current proposals aim to minimise the loss or compromise of the building's significance. However, it is evident that (in accordance with Historic England guidance) the sustainable re-use of a building requires a degree of intervention and change. Consequently, in evaluating the overall impact of the works, careful consideration has been given to the balance of benefits in order to reach a proportionate and justifiable conclusion.

The proposals are designed to put the Grade II listed building in sustainable, active use. These works will see the minimal amount of alterations necessary and ensure the areas which contain architectural features of interest are preserved and or enhanced.

7.2 Assessment methodology

The impact of the proposed development is essentially an evaluation of the change or alteration which would occur to the fabric, setting, character or appearance of the defined heritage asset, measured against the relative significance of the component. The impact assessment thus records where there is any change or alteration to the historic fabric and/or character of the designated heritage asset, and concludes whether the result will have an adverse, neutral or beneficial impact. Please refer to **Table 3**, **below.**

The physical and visual impacts are outlined below and utilise a version of the tests set for the evaluation of impact on setting, as described in Step 3 of the Historic England guidance on *"The Setting of Heritage Assets"*

(Dec.2017), with reference to Conservation Principle (2008) and *"Making Changes to Heritage Assets. Historic England Advice Note 2"* (2016).

It is important to consider whether the proposed physical works will cause any demonstrable harm to heritage significance. This is a planning judgment having regard to the circumstances of the case. However, the heritage impact conclusions must be proportionate to the significance of the Site, not because change does not equate to harm, and may be beneficial, particularly where the existing site/context has been compromised.

The assessment of heritage impact should thus focus on the degree and nature of the proposed development's impact, both **physical and visual**. It is understood that the assessment of the degree of impact has regard to the need for considerable and proportionate weight to be placed on any findings of harm to heritage assets. The methodology used below for the appraisal of impact on Conservation Areas is a synthesis of the Historic England guidance set out in their 2017 guidance on "Conservation Principles" and "Setting."

The effects are rated as: **Major, Moderate, Minor, Negligible or Neutral**, and can be direct or indirect, adverse or beneficial (see **Table 3, below,** for full definitions). This follows the recommended approach to evaluating heritage impact derived by ICOMOS (2011) and the tests set by Historic England in the 2017 guidance on the evaluation of: "The Setting of Heritage Assets" *(Historic Environment Good Practice Advice in Planning. Note 3).*

The criteria for assessing significance of impact is set out in **Table 7 (Appendix ii).**

Mitigation in respect of any adverse impact upon the setting, and / or the context of the identified listed buildings is formulated upon the overall benefits of the Proposed Development. Benefits relate to both the place in which the development will be constructed, as well as benefits to the wider community or society as a whole. Discussion of such benefits fall outside the scope of the Heritage Statement and are expounded in the wider Planning Statement (provided by Deloitte).

Table 3: Criteria for defining the effect and degree of direct and indirect heritage impact.		
Definition of magnitude and nature of heritage impact.	**Direct heritage impacts** **(physical alteration or change to the site's character)**	**Indirect heritage impact** **(visual change to the experience or setting of the site and its context).**
Major adverse Impact. *Substantial harm of this nature, which results in total loss of significance or fundamentally affects the significance of defined heritage assets, should normally be avoided.*	Development resulting in demolition of a significant historic fabric component which results in total loss of significance, or fundamental compromises the setting of a designated heritage asset.	Substantially harmful change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development severely erodes the heritage interest of the identified heritage assets in the view, or the ability to appreciate those values and thus results in total loss of

		significance.
Moderate Adverse Impact. *Less-than-substantial harm will need to be demonstrably mitigated and justified by clear public benefits.*	Development resulting in extensive harmful alterations (but not total demolition) of a designated heritage asset or its setting.	Less than substantial harm to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a clearly discernible extent the heritage interest of the heritage assets in the view, or the ability to appreciate those values.
Minor Adverse Impact. *The negative impact on the setting or overall character will need to be clearly balanced by appropriate mitigation.*	Development resulting in alterations to a designated heritage asset which result in minor compromise of its fabric or erosion of its character.	Minor compromise to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a minor extent the heritage interest of the assets in the view, or the ability to appreciate those values.
Negligible adverse impact. *This does not mean that there will be no physical or visual change, rather that the resultant difference would not diminish the value of the heritage assets' significant physical fabric, their settings or significance to any appreciable degree.*	Development resulting in negligible direct impact on a designated heritage asset which results in the removal of a minor, original fabric component, but avoids diminishing its character and its special architectural or historic interest.	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would alter, but not diminish, the intrinsic interest of the identified heritage assets, or the experience and appreciation of the buildings or the designated area to any appreciable degree.
Neutral Impact. *This does not necessarily mean that there will be no physical or visual change, rather that the resultant difference will be imperceptible or appropriately balanced.*	Development which comprises an imperceptible physical impact resulting in no apparent change or achieved by removing a component of no heritage value which detracts from the special interest of the building fabric.	Imperceptible change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. A neutral impact occurs when the development does not affect the interest of the heritage assets in the view, or the ability to appreciate its significance.
Negligible beneficial impact. *The resultant difference will be imperceptible but have a positive impact on the understanding or appreciation of the heritage asset.*	Development resulting in a negligible beneficial direct impact on a designated heritage asset which results in the removal of a minor non-original fabric component which is detracts from the character and its special architectural or historic interest.	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would imperceptibly enhance the intrinsic interest of the identified heritage assets, or the experience and appreciation of the buildings or the designated area.

Minor Beneficial Impact. *The proposed change would result in a demonstrable improvement to the overall character or setting of a heritage asset.*	Development resulting in alterations to a built heritage asset which deliver a minor beneficial physical impact or enhancement of the site's special interest.	Minor enhancement to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development enhances to a minor extent the interest of the heritage assets in the view, or the ability to appreciate its significance.
Moderate Beneficial Impact. *The proposed change would result in a considerable improvement to the overall character and appreciation of a heritage asset with clear beneficial enhancement of its heritage values.*	Development resulting in alterations to a built heritage asset resulting in moderate beneficial physical impact, or an enhancement of the site's character.	Evident improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in an enhancement of its cultural heritage interest. Moderate enhancement to the setting of the built heritage asset. Where the development will enhance to a clearly discernible extent the heritage interest of the heritage assets in the view, or the ability to appreciate its significance.
Major beneficial Impact. *The proposed change would result in substantial improvement to the overall character and appreciation of a heritage asset, revealing and/or enhancing important characteristics of its heritage values.*	Development resulting in restoration or alterations to a designated heritage asset which comprises substantial restoration of its fabric and historic character and an enhancement of its cultural heritage values.	Substantial improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in a significant enhancement of its heritage interest. Substantial restoration or enhancement of the setting of the built heritage asset where the development will enhance to a fundamental extent the heritage interest of the heritage assets in the view, or the ability to appreciate its significance.

7.3 Direct heritage impact (physical and character change)

The following section sets out in tabular form each of the proposed interventions/works to each part of the building, setting out the proposed impact of each intervention and any mitigating circumstances. Please refer to the accompanying drawings and Design and Access Statement by Hodder & Partners, and the Structural Appraisal and Construction Methodology reports by CIVIC for further details.

Table 4: Direct impact assessment		
Building element	**Proposal**	**Impact/Explanation**
Exterior		
Rainwater goods	Replace all modern rainwater goods (gutters/downpipes) with painted cast iron.	**Minor/moderate beneficial** Replacing the modern rainwater goods will in part return the exterior back to its original design concept.
Windows	Replace all existing windows non-original late-19th century replacements mixed with later windows) with new, W40, powder coated aluminium casements to the same late-19th century six-pane design.	**Minor/ moderate adverse** Although this intervention will remove historic fabric, the surviving windows date to a later phase and no longer form a complete scheme due to many later replacements and other alterations/removals. The replacement windows will enhance the appearance of the building and reintroduce uniformity.
Blocked window openings	Reopen all examples of blocked window openings to all elevations of building, including courtyard.	**Minor beneficial** This intervention will help return the exterior back to its original design concept.
Round-headed openings to ground floor of west elevation	Remove later infill from six original ground floor door openings and replace with new W40 powder coated glazed windows and door.	**Minor beneficial** This intervention will help return the exterior back to its original design concept.
Window openings to single-storey extension (south-east corner of mill)	Remove modern blockwork from ground floor window openings and replaced with reclaimed brick from site deconstruction.	**Minor beneficial** This intervention will enhance the external appearance of the single storey extension.
Window openings to former engine	Remove blocked window openings to the north, south and west elevations. Drop all window sills down to original,	**Minor beneficial** This intervention will help return the exterior

house	lower heights, and replace remnants of timber windows with new W40 examples, using original multi-pane light design.	back to its original appearance.
Window/door openings to courtyard	Form new door openings and restore original window openings (since converted to door openings or in-filled) to north, east, west and north sides of internal courtyard. Glaze two original round-headed openings to east and west elevations.	**Neutral** This intervention will rationalise the inappropriate door opening interventions carried out in the 20th century.
Blocked window openings to 1920s extension of waste house.	Remove brick in-fil to top (third floor) level of waste house (south-east corner of building) and introducing matching new glazed windows.	**Minor beneficial** This intervention will help return the exterior back to its earlier appearance.
Exterior elevations	Clean brickwork and remove modern paint, mortar and bitumen layers where present. Remove modern cement mortar and replace with lime mortar. Replace all areas of missing, replaced and deteriorated brickwork, stonework and terracotta vent details. Repair later brick eaves pediment around main mill building.	**Moderate beneficial** Replacing unsuitable materials, removing later layers from brickwork and replacing lost sections of stone and brick will help to return the exterior back to its original/early appearance.
Gates to Bradford Road	Replace modern security gates to principal central covered cartway with new painted steel gates	**Minor beneficial** Installing high quality gates to the original entrance portal will help to establish this as the principal entrance into Brunswick Mill.
One bay c1920s extension to third floor roof of north entrance block roof.	Demolish small, one bay link room between third and fourth levels to entrance block.	**Minor beneficial** Removing this small later addition will help to rationalise the appearance of the entrance block.
Roof to north entrance block.	Re-cover 1920s flat roof with new roof membrane and ballasted insulation. Insert four teme coated steel cased termination boxes to apartment vent and extract.	**Neutral** The addition of new penetrations will only be seen at roof level and will not affect the character of the building from street level.

1920s skylights to roof of north entrance block	Replace 1920s glazed skylights along northern perimeter of 1920s third floor extension, with modern examples.	**Neutral** Extending the 1920s rooflights will allow the new proposed new apartments to the entrance block to receive additional natural light.
Roof of original mill	Re-cover modern flat roof coverings with new roof membrane and ballasted insulation. Insert two access hatches, ten teme coated steel cased termination boxes to apartment vent and extract, and two turret vents.	**Neutral** The addition of new penetrations will only be seen at roof level and will not affect the character of the building from street level, whilst the recovering of the roof will replace modern coverings.
Roof to former engine house	Replace current flat roof and roof lantern with new roof membrane and ballasted insulation.	**Minor adverse** Although the original roof and skylight are largely now lost and deteriorated, the addition of a new flat roof will remove the original skylight.
Surviving original areas of painted stucco to upper parts of engine house	Repair and replace original and lost areas of stucco finish to moulded eaves and banding between windows of the original engine house.	**Moderate beneficial** Restoring the stuccoed banding and eaves decoration will allow the last area of original stucco decoration to be retained.
c1950s extension to north-east corner of building	Demolish later building and replace with new boundary wall to Bradford Road using reclaimed historic brick and lime mortar, including two new areas of metal railings. Reform and replace lost original window openings, door openings and terracotta vent details to original design to the east elevation of mill.	**Moderate beneficial** Removing the 1950s extension will open up the original yard to the east of the mill building and will remove an inappropriate later addition.
Modern extension to north-west corner of mill	Demolish brick structure and reopen/replace lost window and door openings to east elevation of mill to original design.	**Moderate beneficial** Removing the ad-hoc modern structure will allow the western elevation of the mill to become exposed again.
Later brick extension to west elevation of former engine house	Demolish later, modern structure and expose original external elevation of engine house. Insert new louvered doors to ground floor level, giving access to proposed transforming station.	**Moderate beneficial** Removing the ad-hoc modern structure will allow the western elevation of the engine house to become exposed again and will allow the dimensions of the original windows

		to be re-established.
Later extensions to courtyard	Demolish two c1880s, one c1908 brick extensions and modern 20th century metal canopy to the corners of the courtyard.	**Minor beneficial** Although the removal of these three low significance later brick extensions will result in the loss of some historic fabric, their removal allows for the original dimensions and appearance of the courtyard space to be re-established and restored. The remains of the c1908 electricity transforming station structure now only comprises two simple external brick walls and a shallow pitched roof, neither of which retain any evidence of the structure's original purpose. Similarly, no vestiges of the original sub-station function survives internally.
Fire escapes to courtyard	Remove two late-19th/early-20th century decorative cast iron external fire escapes from south and north elevations of courtyard.	**Minor/moderate adverse** The removal of the fire escape staircases will remove elements of the mill's industrial appearance and dynamism.
New entrance to north courtyard elevation	Create modern, concrete entrance structure to centre of south courtyard elevation (giving access to new concierge reception).	**Minor adverse** The introduction of a small new concrete entrance continues the industrial appearance and use of the building in a modern, non-pastiche manner.
Cobbled courtyard	The existing stone cobbles will be carefully removed and stored, to be re-laid to accommodate the new garden rooms and feature detail bands.	**Minor adverse** This intervention will alter the original appearance of the courtyard.
New openings to south elevation	Return two modern door openings back to window openings and create two new door openings to ground floor level of south (canal towpath) elevation to allow for emergency exit from proposed ground floor commercial units.	**Neutral** The insertion of two door openings will rationalise the ad-hoc, and unsuitable of previous c20th century openings.
Return door opening to	Return modern door opening back to window opening to western end of	**Minor beneficial** This intervention will return this elevation

window opening	north elevation (Bradford Road).	back to its original appearance.
Pedestrian entrances to Bradford Road	Reopen blocked original door opening to east of cartway and insert new W40 door and replace modern door to opening to west of cartway with W40 door.	**Minor/moderate beneficial** Removing later infill and unsuitable modern security door will allow this principal part of the overall mill composition onto Bradford Road to be restored and reused as pedestrian entrances.
c1960s brick lift tower to east elevation	Demolish modern brick lift tower and reform and replace lost original window openings and terracotta vent details to original design.	**Moderate beneficial** The removal of the modern tower will help restore the east elevation back to its original appearance.
Building element	**Proposal**	**Impact/Explanation**
Interior – General		
New vertical risers	Introduction of 16 new vertical penetrations across the building, servicing all proposed apartments.	**Minor adverse** Although the introduction of openings throughout the building will result in the removal of areas of historic fabric, this is necessary to allow the building to be successfully used for residential purposes.
New lifts	Construct a new lift to the rear of each original staircase (east and west wings)	**Minor adverse** Although the construction of two new passenger lifts to the rear of the east and west staircases will remove small areas of historic fabric, their introduction is necessary to allow the building to be used as apartments.
Raised access floors	Construct new raised access floor throughout mill to allow for a consistent level floor and to be able to conceal services within. The new floors will encapsulate the remaining terracotta tiled floors and will create an additional step to the top of each staircase landing. Due to the original cast iron columns not having a moulded base, the new floor will not conceal any such detailing.	**Moderate adverse** The introduction of new floor levels to each floor of the mill will alter the original height of each space, conceal floor coverings and create an additional step at each staircase landing.

Original staircases	Repair original stone steps, remove layers of later paint and redecorate bare brickwork, retain, and redecorate original iron handrails, add additional horizontal iron bars to landing balustrade.	**Moderate beneficial** Repairing the two original high significance staircases/staircase halls will help return these features back to their original appearance.
Jack arches	Remove later plaster layer and replaster.	**Neutral** The removal and replacement of the later plaster coverings with new plaster will maintain the late-19th appearance of the mill floors.
Internal perimeter walls	Remove later paint layers from external brick walls and expose original brickwork.	**Moderate beneficial** Removing later paint layers will allow the bare brick walls to be returned to their original appearance.
Columns/internal structural beams	Retain all columns/beams, remove later paint layers and apply intumescent paint/decorate.	**Minor beneficial** Repainting the metalwork will return it to their original appearance.
Structural ties	In areas where new partitioning is proposed, existing structural ties are to be boxed in.	**Minor adverse**
Building element	**Proposal**	**Impact/Explanation**
Interior – Ground Floor		
Remove 20th century internal walls/stud walls of no/low significance throughout	Remove modern, 20th century walls etc.	**Minor beneficial** Removing modern interventions.
Create 15 commercial units to ground floor level	Rationalise the ground floor level to create 15 commercial units, accessed through new door openings to courtyard. Includes areas of new stud wall between units, and the introduction of new staircases linking ground with first floor levels of the 6 units to the northern, (courtyard) side of the	**Negligible beneficial** Creating new commercial units to the ground floor will rationalise the current ad-hoc workshop units and provide active uses to these areas where the heritage interest of the building can be appreciated.

	southern block. Insert two new emergency escape door openings to ground floor of the rear (south) elevation onto the canal tow path.	
New staircases to north, entrance block.	Create two new staircases/staircase halls linking ground with first floor levels accessed through the two original doorways onto Bradford Road (either side of the original covered entrance into the courtyard).	**Minor beneficial** Introducing two new staircases in these locations will allow the two original doorways onto Bradford Road to become hallways and destination points.
New concierge reception	Create new concierge reception area and cycle storage (for 40 cycles) to the centre of the southern block.	**Neutral**
Commercial and residential waste store	Form new commercial and residential waste store to ground floor level of waste house	**Neutral**
Single storey to south-east corner	Demolish c1880s shed structure and retain external (south) wall to tow path.	**Minor adverse**
Building element	**Proposal**	**Impact/Explanation**
Interior – First Floor		
Remove 20th century internal walls/stud walls of no/low significance throughout	Remove modern, 20th century walls etc.	**Minor beneficial** Remove modern interventions.
New apartments	Create 24 apartments to first floor level, including the creation of new rooms using studwork, and the introduction of new kitchen and bathroom facilities. Create new apartment to first floor level of former engine house via introduction of new doorway between mill and engine house. Use north-east corner of engine house as bedroom for adjecent apartment via new doorway between.	**Minor/Moderate adverse** Although the introduction of new apartments, corridors and associated facilities, fixtures and fittings will result in a number of alterations and additions to the historic fabric and special character of the former mill floors, these are necessary in order to convert the building to residential uses and are reversible.

Building element	Proposal	Impact/Explanation
Interior – Second Floor		
New apartments	Create 32 apartments to second floor level, including the creation of new rooms using studwork, and the introduction of new kitchen and bathroom facilities. Create new apartment to first floor level of former engine house via introduction of new doorway between mill and engine house. Use north-east corner of engine house as bedroom for adjecent apartment via new doorway between.	**Minor/Moderate adverse** Although the introduction of new apartments, corridors and associated facilities, fixtures and fittings will result in a number of alterations and additions to the historic fabric and special character of the former mill floors, these are necessary in order to convert the building to residential uses and are reversible.
Building element	**Proposal**	**Impact/Explanation**
Interior – Third Floor		
New apartments	Create 31 apartments to third floor level, including the creation of new rooms using studwork, and the introduction of new kitchen and bathroom facilities.	**Minor/Moderate adverse** Although the introduction of new apartments, corridors and associated facilities, fixtures and fittings will result in a number of alterations and additions to the historic fabric and special character of the former mill floors, these are necessary in order to convert the building to residential uses and are reversible.
Former canteen	Retain Edwardian glazed tiles to north-east corner of the third floor and use as feature walls within apartments. Form new openings through tiling to original (blocked) openings to Bradford Road. Repair areas of missing/broken tiles with salvaged tiles.	**Minor beneficial** The retention of the former canteen glazed tiles will create character spaces within the apartments to the north-east corner of the third floor level.
Building element	**Proposal**	**Impact/Explanation**
Interior – Fourth Floor		
New apartments	Create 21 apartments to third floor level, including the creation of new rooms using studwork, and the introduction of new kitchen and	**Minor/Moderate adverse** Although the introduction of new apartments, corridors and associated

	bathroom facilities.	facilities, fixtures and fittings will result in a number of alterations and additions to the historic fabric and special character of the former mill floors, these are necessary in order to convert the building to residential uses and are reversible.
Building element	**Proposal**	**Impact/Explanation**
Interior – Fifth Floor		
New apartments	Create 22 apartments to third floor level, including the creation of new rooms using studwork, and the introduction of new kitchen and bathroom facilities.	**Minor/Moderate adverse** Although the introduction of new apartments, corridors and associated facilities, fixtures and fittings will result in a number of alterations and additions to the historic fabric and special character of the former mill floors, these are necessary in order to convert the building to residential uses and are reversible.
Building element	**Proposal**	**Impact/Explanation**
Interior – Sixth Floor		
New apartments	Create 22 apartments to third floor level, including the creation of new rooms using studwork, and the introduction of new kitchen and bathroom facilities.	**Minor/Moderate adverse** Although the introduction of new apartments, corridors and associated facilities, fixtures and fittings will result in a number of alterations and additions to the historic fabric and special character of the former mill floors, these are necessary in order to convert the building to residential uses and are reversible.

7.4 Physical Impact Conclusions

The proposals reflect the works required to introduce and accommodate new uses to the Site. Where areas of alteration or deconstruction are proposed, these physical interventions to the historic fabric are necessary to enable the successful and viable reuse of the Site, whilst retaining and enhancing the retained buildings and significant elements.

The proposals for the building ensure that all significant building elements, such as the jack-arched ceilings, cast iron columns and structural supports, and the two original stone staircases and handrails are retained and restored to enhance the spaces within the proposed apartments and circulation spaces. The green and white

tiling to the former Edwardian staff canteen will also be retained as feature walls within the proposed apartments to the third floor level.

Other areas of restoration include reforming the original dimensions of the tall engine house window openings and repairing and replacing the surviving areas of original stuccoed eaves cornice and banding to the engine house.

The central courtyard will be returned to its original dimensions and appearance with the removal of later, low significance extensions, and the removal of layers of modern paint, bitumen and cement to the perimeter walls. The original stone cobbles/setts will be lifted and re-laid to form a level surface, with the addition of a number of new landscape features.

The introduction of new windows throughout will enhance the character of the building by returning the exterior of the building to its late 19th century appearance. Although the replacement of all windows with modern examples will result in the loss of historic fabric, all existing windows largely date to the late-19th century, with other windows being of a more recent date or being since blocked/removed.

Overall, it is considered that the instances of physical alterations resulting from the proposed works to the buildings that form the Site are necessary to ensure a sustainable use for the Site, which is outweighed by the heritage benefits of returning a longstanding, semi-derelict site back into an active use.

The beneficial impacts across the Site are seen to enhance the appreciation, understanding and character of the former mill, and are thus considered to result in an overall **beneficial impact**.

7.5 Visual (indirect) Impact Assessment

As recommended in the revised Historic England guidance on the Settings of Historic Buildings referenced above, the perceived indirect (visual) impact upon the adjacent heritage assets has been considered. The impact assessment has been informed by the baseline significance appraisal above and follows the recommended ICOMOS scheme of Heritage Impact Assessment as defined by the Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (2011).

Assessing the scale of impact and the perceived effect of change in each case as regard each of the designated heritage assets identified which could potentially be affected by the proposed development, it will be clear that the proposed development could have the potential to impact the setting of Brunswick Mill and the identified surrounding listed buildings.

As recommended in the revised Historic England guidance on the Settings of Historic Buildings, the Visual Impact Assessment comprises a long form text discussion of the potential impact upon the identified heritage assets, supported by a table containing all of the identified heritage assets as referenced within the significance appraisal (**Table 6, below**). This also follows the recommended ICOMOS scheme of Heritage

Impact Assessment as defined by the Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (2011).

The views considered as part of this report, to facilitate an understanding of the potential visual impact of the proposed development on the identified heritage assets, are illustrated in **Figure 63 and Table 5, below.**

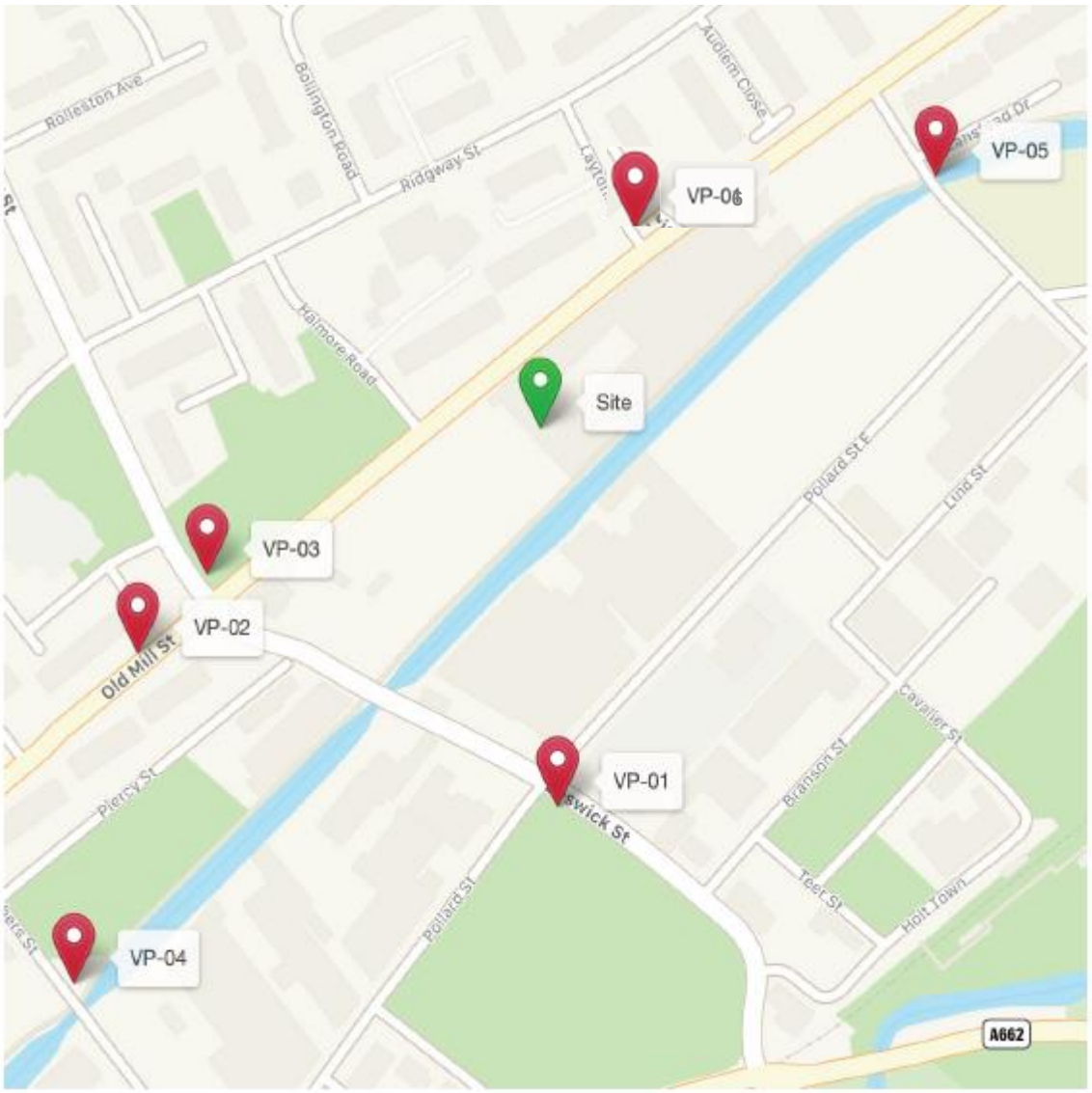


Figure 63 – Heritage viewpoint locations

Viewpoint 01

Viewpoint 01 is experienced from the junction of Beswick Street and Pollard Street looking north towards the Site.

Beswick Street rises up to the north-west as it crosses the Ashton Canal; the Grade II listed Road Bridge (No.5) can be seen to the left of the image although the heritage interest of this structure is best appreciated from the canal side/ tow path.

To the middle ground are the low-level, altered remains and former mill building of Wellington Mills (not listed). The flat roofline of the top of the Grade II listed Brunswick Mill building can be seen to the left of the main Wellington Mill building.

This viewpoint does not best represent the historic interest of the Grade II listed Brunswick Mill but does illustrate the historic industrial character of the wider area alongside the gap sites in the fragmented urban grain.

The proposed view illustrates how the new build elements within the proposed development will be visible from this viewpoint and that the proposed development will provide a more coherent urban form, stitching the Grade II listed Brunswick Mill back into coherent urban grain.

Viewpoint 02

Viewpoint 02 is experienced from the north side of Old Mill Street, to the west side of the its junction with Bradford Road and Beswick Street.

The viewpoint is dominated by the road traffic junction; mid-century low-rise housing is seen to the right of the view, contemporary housing is seen to the left, and the monumental form of the Grade II listed Brunswick Mill is seen in the middle ground standing in isolation, shorn of its historic context. This viewpoint demonstrates how the setting of the listed buildign has been adversely impacted by the erosion of the historic context of the site.

The proposed viewpoint illustrates how the propsoed new developmet will stitch the urban form back together reinstating the historic building line of the south side of Bradford Road. The regenerative qualities of the proposed development will thus provide enhancement to the setting of the Grade II listed Brunswick Mill.

Viewpoint 03

Viewpoint 03 is a kinetic view from Viewpoint 02 having moved north-east across the road junction. This viewpoint provides a closer view of the sense of dereliction and fragmentation of the urban form within the south-eastern part of the Site. As with Viewpoint 02, the monumental form of the Grade II listed Brunswick Mill is seen in the middle ground standing in isolation, shorn of its historic context.

The proposed viewpoint provides a better position from which to apprecaite the form of the proposed new build elements of the deveolopment which are formed of two distinct blocks; the flat iron front of the most westerly block articulates the corner junction in a traditionally Mancunian way, creating vibrancy to the streetscape.

The proposed viewpoint illustrates how the proposed new developmet will help to stitch the urban form back together, reinstating the historic building line of the south side of Bradford Road. The regenerative qualities of the proposed development will provide enhancement to the setting of the Grade II listed Brunswick Mill. The height, scale, form, and materiality of the proposed new build elements although distinctly contemporary, complement those of the listed mill building.

Viewpoint 04

Viewpoint 04 is experienced looking north-east along the Ashton Canal from the Grade II listed Bridge No.4 on Carruthers Streeet.

To the right of the view can be seen the Grade II* listed Hope Mill and the Grade II listed Spectator Mill which provide a dominant reminder of the former historic character of the area. This is in contrast to the left side of the canal and view where it has recently been redeveloped with contemporary styled housing. The upgraded tow path provides an important amenity space which leads directly to the Grade II listed Brunswick Mill which is understood and appreciated within the view as being a continuation of the historic, industrial character of the area and adds to the collective group value of the heritage assets within this view.

The proposed view illustrates that the Proposed Development will not be visible from this viewpoint, save for the south-western elevation of the listed Mill; the resultant enhancements to the listed building of the proposed works to the fabric of the building, as well as active uses, will further the regenerative qualities within this view.

Viewpoint 05

This viewpoint is experienced from the bridge over the Ashton Canal at Cambrian Street (not listed), looking south-west towards the Site.

The viewpoint illustrates another vantage point from which to appreciate the historic, industrial setting of the Grade II listed Brunswick Mill.

As existing, the lack of active use of the listed building is evident. In contrast to this, the proposed viewpoint illustrates how the Proposed Development will result in works to the building which will enhance the ability to appreciate the building's special architectural interest.

The proposed new build elements will not be visible from this viewpoint.

Viewpoint 06

This viewpoint is experienced from the junction of Bradford Road and Clayton Street looking south towards the principal elevation of the Grade II listed Brunswick Mill.

This viewpoint best represents the monumental form of the listed building and allows for the appreciation of its heritage interest. However, as existing, it is evident that the current use and condition of the building are adversely affecting the appreciation of the special interest of the building.

The proposed viewpoint demonstrates the transformative qualities of the Proposed Development in restoring previously blocked window openings and repairing the historic fabric of the building; the ability to appreciate the special interest of the building will clearly be enhanced by the proposals. Further to this, the proposed new build elements (glimpsed to the right of the listed mill building) will enhance the setting of the listed building by reinstating it as part of complete, active streetscape whilst remaining subservient to the dominant form of the listed mill building.

Table 5: heritage viewpoints, existing and proposed

Viewpoint 01 Existing 	**Viewpoint 01 Proposed** 
Viewpoint 02 existing 	**Viewpoint 02 proposed** 

Viewpoint 03 existing

Viewpoint 03 proposed

Viewpoint 04 existing

Viewpoint 04 proposed

Viewpoint 05 existing

Viewpoint 05 proposed

Viewpoint 06 existing	**Viewpoint 06 proposed**
	

7.6 Summary of Visual Impact

The values have been established within the following table assessing the scale of impact and the effect of change in each case as regards each of the designated heritage assets identified which could potentially be affected by the Proposed Development.

Table 6 – Tabulated matrix of impacts of Proposed Development upon significance of setting to Listed Buildings and non-designated heritage assets identified within the visual impact assessment

Heritage asset	**Listing grade or other description**	**Contribution of setting to significance (as existing)**	**Scale of impact**	**Significance of the effect of change, or overall impact**
Brunswick Mill	II	Low-to-medium	Moderate change	**Moderate beneficial**
Bridge over Ashton Canal No.5	II	Low-to-medium	Minor change	**Minor beneficial**
Bridge over Ashton Canal No.4	II	Low-to-medium	Negligible change	**Negligible beneficial**
Hope Mill	II*	Low-to-medium	Negligible change	**Negligible beneficial**
Spectator Mill	II	Low-to-medium	Negligible change	**Negligible beneficial**

7.7 Impact Assessment Conclusions

The impact assessment has demonstrated that, overall, the direct and indirect impacts of the Proposed Scheme on the Grade II listed Brunswick Mill, and other identified heritage assets, will be beneficial. This will result in the ability to have a greater appreciation of the heritage interest of the heritage assets.

8. CONCLUSION

This assessment of the Grade II Listed Brunswick Mill, Manchester, accompanies the Listed Building Consent and Planning application for the conversion and alteration of the Site to facilitate the sustainable uses for the listed building and wider site.

The significance assessment within this report has established a baseline from which the potential impact of the Proposals have been assessed. The aim is to demonstrate the cumulative impact of the proposed works to the Site as a whole.

The proposals for the building ensure that all significant building elements, such as the jack-arched ceilings, cast iron columns and structural supports, and the two original stone staircases and handrails are retained and restored to enhance the spaces within the proposed apartments and circulation spaces. The green and white tiling to the former Edwardian staff canteen will also be retained as feature walls within the proposed apartments to the third floor level.

Other areas of restoration include reforming the original dimensions of the tall engine house window openings and repairing and replacing the surviving areas of original stuccoed eaves cornice and banding to the engine house.

The central courtyard will be returned to its original dimensions and appearance with the removal of later, low significance extensions, and the removal of layers of modern paint, bitumen, and cement to the perimeter walls. The original stone cobbles/setts will be lifted and re-laid to form a level surface, with the addition of a number of new landscape features.

The introduction of new windows throughout will enhance the character of the building by returning the exterior of the building to its late 19th century appearance. Although the replacement of all windows with modern examples will result in the loss of historic fabric, all existing windows largely date to the late-19th century, with other windows being of a more recent date or being blocked/removed.

Overall, it is considered that the instances of physical alterations resulting from the proposed works to the buildings that form the Site are necessary in progressing a sustainable and appropriate use for the Site, which is outweighed by the heritage benefits of returning a longstanding, semi-derelict site back into use.

The beneficial impacts across the Site will enhance the ability to appreciate the heritage values of the former mill and are thus considered to result in an overall **beneficial impact**.

9. APPENDICES

Appendix i: List Description

BRUNSWICK MILL. BRADFORD ROAD

List entry Number: 1197807

Grade: II.

Date first listed: 06-Jun-1994.

UID: 387942.

SJ8598 BRADFORD ROAD, Beswick And Clayton 698-1/17/529 (South East side) Brunswick Mill

GV II

Cotton spinning mill, now various workshops and warehouses. c.1840, with some later C19 alterations. Constructed by the firm of David Bellhouse, but with possible involvement by William Fairbairn (the mill is planned according to principals which have been particularly associated with him). Brick with slate roofs, fireproof internal construction, with cast iron columns and beams, and transverse brick arches. Trussed wrought iron tie rods added to strengthen structure when the mill was converted to use the heavier ring spinning machinery c1920. Built largely in a single phase to a courtyard plan, with main spinning mill alongside canal, 2 wings for spinning and ancillary processes including blowing and winding and a front block housing main entrance, and use for warehousing and offices.

Main spinning mill is 7 storeys, and 28 bays with 2 rows of cast iron columns internally. Small rectangular windows with flat arched heads in each bay. External engine house (built to house 2 beam engines) at W of site. Advanced wings are also 7 storeyed, each of 6 bays. Semi-circular stair-cases in each wing, adjoining spinning mill.

4-storey, 20-window range *upper storey a later addition) to street links the 2 wings and encloses the yard; central entrance in wide segmental archway. 2-storey loading bays built in internal angles in yard. The mill is thought to be the first Greater Manchester mill to be converted to use mains electricity as its principal power source, and later additions include an electricity transformer house added in angle of W wing and spinning mill (electric motor towers built on inner face of main spinning block have been removed). A dust flue was also added as a tower to the We of the W wing.

This was a large scale operation, a distinctive example of site planning and built as a single phase around a courtyard. Structurally and technologically conventional, but of interest as an example of adaptation to suit changing technologies, both in relation to power supply (the first mill in the region to be converted to use mains electricity), and spinning technology (the structure adapted to take ring spinning machinery).

Listing NGR: SJ8587498734.

Appendix ii: Assessing the Significance of Effect/ Overall 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. As stated within ICOMOS Guidance, this is a general guide and is not intended to be prescriptive.

Scale or severity of impacts or changes can be judged taking into account their direct and indirect effects and whether they are temporary or permanent, reversible or irreversible. The cumulative effect of separate impacts should also be considered. The scale or severity of impact can be ranked without regard to the value of the asset. This significance of impact can be either adverse or beneficial.

Table 7: Assessing the Significance of Effect/ Overall Impact

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

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

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