

Holt Town Heritage Impact Assessment

Methodology

This Heritage Impact Assessment has been prepared using a structured and proportionate approach aligned with national policy and best practice guidance. The assessment draws on the principles set out in the National Planning Policy Framework (NPPF, Chapter 16), Historic England Good Practice Advice (GPA1–3), and Manchester City Council's adopted planning policies.

A comprehensive baseline was established through review of existing evidence, including Historic England National Heritage List entries, relevant Strategic Regeneration Framework (SRF) documents, local heritage studies, and townscape analysis by the Manchester City Council Heritage and Urban Design Team. This was supplemented by professional judgement informed by an understanding of local and Manchester-wide industrial, architectural, and social history.

Heritage assets within and surrounding the Holt Town Growth Location were identified and grouped as designated and non-designated heritage assets. Each asset was assessed holistically against **four** key criteria:

1. Architectural interest
2. Historic interest
3. Communal value
4. Group/townscape contribution.

These factors were considered together to determine an overall Significance Value (High, Medium, Low, or Negligible), reflecting relative heritage importance rather than condition or development viability. Approach to significance values is set out in Appendix 1.

The potential for **impact - Impact (current negative elements/risk of harm from change)** -was then considered in terms of direct physical effects and changes to the **local character**, including:

1. Scale
2. Massing

3. townscape relationships
4. Cumulative change.

Risks - current negative elements/risk of harm from change - and opportunities were identified for each asset, with particular attention to how regeneration proposals may affect significance and how harm can be avoided, minimised, or mitigated through design and placemaking.

No conservation areas are within the Growth Location's setting.

This methodology ensures that the assessment provides a clear, consistent, and policy-compliant evidence base to inform decision-making and support heritage-led regeneration.

Legend

- Listed Buildings
- Conservation Areas
- Growth Locations
- Housing Under Construction 2025
- Housing Planning Permission 2025
- Housing Capacity 2025

Holt Town Growth Location



Produced by the Planning & Infrastructure Team



MANCHESTER
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TABLE 1 – Designated Heritage Assets within the boundary of the Holt Town Growth Location

Asset	Significance	Significance Value*	Contribution to local character	Impact (current negative elements/risk of harm from change)	Docs	Opportunities
<u>Brunswick Mill (Grade II)</u>	Large mid-19th-century cotton spinning mill of high architectural and historic interest. Notable for disciplined classical proportions, stone dressings, internal courtyard plan and technological innovation, including early adoption of electric power.	High	Strong landmark presence on Bradford Road; forms a key component of the Ashton Canal and Holt Town industrial townscape. Important group value with Hope Mill, Spectator Mill and Phoenix Mill.	Vacancy and under-use; deterioration risk if fabric is not maintained. Setting currently compromised by fragmented public realm and adjacent vacant land.	<u>Holt Town A new woodland town in the city NDF</u> Page 42 & 43, 58 & 108	Sensitive reuse; enhancement of setting through public realm improvements; use as anchor for legible heritage-led regeneration.
<u>Hope Mill (Grade II*)</u>	One of the earliest steam-powered textile mills in Manchester. Exceptional historic, evidential and architectural interest, retaining evidence of evolving power systems and prefabricated iron roof.	*Very High*	Central to understanding Holt Town as a pioneering industrial suburb. Strong visual and historic relationship with Ashton Canal and Ancoats Works.	Pressure from surrounding redevelopment; potential setting impacts from scale, height and massing of new development.	<u>Holt Town A new woodland town in the city NDF</u> Page 42 & 43, 58 & 108	Continued viable use; careful management of setting; interpretation of Holt Town's early factory colony history.

<u>Spectator Mill (Grade II)</u>	Early–mid 19th-century fireproof mill with cast-iron internal frame. Rare surviving example in Manchester. Strong architectural and technological significance.	High	Prominent canal-side presence; contributes strongly to canal character and historic movement corridor. Group value with Bridge 5 and adjacent mills.	Setting erosion through insensitive adjacent development; poor relationship with public realm.	<u>Holt Town A new woodland town in the city NDF</u> Page 42, 43, 58 & 108	Canal-side activation; improved towpath environment; heritage-led mixed-use regeneration.
<u>Bridge No. 5, Ashton Canal (Grade II)</u>	Early canal bridge (c.1800) of historic and engineering interest, illustrating industrial transport infrastructure.	High	Integral element of canal corridor; strong group value with Bridge No. 4, locks and mills; contributes to kinetic views.	Traffic dominance; limited appreciation due to poor public realm and visual clutter.	<u>Holt Town A new woodland town in the city NDF</u> Page 42, 43, 58 & 108	Public realm enhancements; interpretation of canal history; improved pedestrian experience.
<u>Bridge No. 4, Ashton Canal (Grade II)</u>	Early canal bridge with cast-iron beams and stone detailing; important survival of early industrial engineering.	High	Reinforces legibility of historic canal crossings and industrial movement patterns.	Low visibility and limited engagement; potential indirect impacts from adjacent development.	<u>Holt Town A new woodland town in the city NDF</u> Page 42, 43, 58 & 108	Integration into enhanced canal environment; heritage interpretation and lighting strategy.

TABLE 2 – Designated Heritage Assets within the setting of Growth Location

Asset	Significance	Significance Value	Contribution to local character	Impact (current negative elements/risk of harm from change)	Docs	Opportunities
<u>Phoenix Mill</u>	Mid-19th-century cotton mill, unusually low-rise for its type. Evidential and architectural interest as a surviving component of Holt Town's textile landscape.	Medium–High	Completes group value with designated mills; reinforces industrial grain and scale variation.	Risk from redevelopment pressure; potential loss of context if isolated.	<u>Holt Town A new woodland town in the city NDF</u> Pages 42 & 43	Retention and reuse; interpretation of industrial diversity; integration into mixed-use schemes.
<u>Wellington Mill</u>	Five-storey textile mill with early 20th-century extension. Architectural interest derived from massing and restrained detailing.	Medium–High	Townscape prominence along Pollard Street; strong relationship with Hope Mill and canal corridor.	Under-use and setting erosion; risk from inappropriate scale of new development.	<u>Holt Town A new woodland town in the city NDF</u> Pages 42, 43 & 113	Adaptive reuse, streetscape improvements, and reinforcement of Pollard Street as heritage corridor.
<u>Ancoats Works</u>	Former engineering works historically associated with Hope Mill complex. Evidential value	Medium–High	Important functional and historic link to Hope Mill; contributes to understanding of	Partial vacancy; risk from piecemeal redevelopment and	<u>Holt Town A new woodland</u>	Repair and reuse; heritage-led employment or creative workspace.

	demonstrating industrial diversification.		industrial processes beyond textiles.	façade-only retention.	town in the city NDF Pages 42 & 43	
Former Beswick Co-operative Society (252 Bradford Rd)	Early 20th-century Edwardian building with social-historic interest linked to cooperative movement.	Medium	Contributes to Bradford Road's mixed industrial-social character; local landmark.	Altered ground floor; loss of original detailing; poor, isolated setting.		Façade repair; interpretation of social history; community or mixed-use reuse.
1–19 Broxton Street	Rare surviving workers' housing from c.1900, with decorative brick detailing and curved corner property. Social and townscape interest.	Medium	Provides residential counterpoint to mills; reinforces historic street pattern.	Vacancy, neglect and redevelopment pressure.	Source MCC NDHA Assessment	Sensitive refurbishment; retention within new residential-led neighbourhood.
17–33 Cambrian Street	Early 20th-century terraced housing; social-historic value as survival of slum clearance era.	Medium	Reinforces historic residential grain within Holt Town.	Poor condition and partially vacant; risk of loss through redevelopment.	Source MCC NDHA Assessment	Repair and reuse; integration into family-housing typologies.
Former Bank of England Public House	Licensed from 1830; strong social, historic and communal value despite later alterations.	Medium	Local landmark and corner plot. Contributes to the historic social infrastructure narrative.	Vacancy, neglect, and potential demolition risk.	Source MCC NDHA Assessment	Retention and reuse; community or cultural function; heritage interpretation.

Viaduct Structures, Cambrian Street (1), and on New Viaduct Street (2)	Both structures represent remnants of the industrial era for rail and canal infrastructure in Manchester.	Low	Transport infrastructure landmarks for pedestrians.	1) risk of further material decay/damage and public safety concerns. 2) Not at risk. Part of the City Link scheme.	Holt Town A new woodland town in the city NDF Pages 42 & 43	1) access via public tow path. Potential for enhanced public walkway historic feature, and; 2) City link reusing structures for a pedestrian scheme and an established tram line.
Former gas holder site	Once the site of a prominent physical legacy of the city's industrial heritage. Part of the Bradford Road Gasworks, 1884 – 1990. Now demolished, but the footprint remains.	Low	For generations, the towering iron frames were a staple of the East Manchester skyline. A landmark for local residents and MCR City football fans.	Risk of complete loss of historic site interpretation.	Holt Town A new woodland town in the city NDF Pages 43 & 108	Interpretation of the gas works footprint to celebrate the industrial heritage of the site and the surrounding land.

TABLE 3 – All Heritage Assets within the Setting of the Growth Location (Listed And NDHA)

The number of NDHAs in the setting of the Holt Town Growth Location is currently unknown

There are no listed buildings in the immediate setting of the Growth Location boundary.

Phillips Park Cemetery GII Registered Park and Gardens and the three Grade II Listed buildings located at its entrance **do not** fall within the setting of the Growth Location. There is no intention for any development within the Growth Location to be of a scale to impact these heritage assets.

Appendix 1 – Significance Value

Methodology and Criteria for Assessing Heritage Significance Values and Impact

For Heritage Impact Assessments, 2026

Manchester City Council

Overview

The Significance Value assigned to each heritage asset (Negligible / Low / Medium / High) is a professional heritage assessment judgement, based on established national guidance and Manchester City Council practice.

The ratings do **not** reflect condition, viability, or development potential.

They reflect **the relative level of heritage significance** of each asset arising from its:

- **Architectural significance**
- **Historic significance**
- **Communal (social/cultural) significance**
- **Group value and townscape contribution**

This approach aligns with:

- **NPPF Chapter 16 – Conserving and Enhancing the Historic Environment**
- **Historic England GPA2 & GPA3**
- **The Historic Environment in Local Plans (Historic England, GPA1)**
- **Manchester City Council Core Strategy policies CC9 and EN3**

Sources Used to Inform Judgements

The following sources informed the significance values:

- **Historic England List Entries and Assessments** (NHLE)
- **Manchester City Council heritage evidence** (SRFs and NDFs where applicable)
- **Industrial archaeology and architectural history of Manchester**
- **Group value and townscape analyses**
- **The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)**
- **ICOMOS' concept of multiple overlapping values (aesthetic, historic, social, scientific).**

Where an asset is **designated**, the designation itself is a strong indicator of architectural and historic significance, but the rating still accounts for **relative** importance.

Criteria Applied

Each asset was assessed holistically against the criteria below.

No single criterion automatically determined the value; instead, values reflect the **combined strength** of significance.

1. Architectural Significance

Assesses the **design quality, craftsmanship, materiality and typological rarity** of the asset.

Factors considered:

- Architectural ambition, detailing, and composition
- Survival of original fabric and legibility

- Technological or constructional innovation
- Rarity of building type (e.g. fireproof mills, early canal bridges)

2. Historic Significance

Assesses how strongly the asset illustrates **important historical themes**.

Factors considered:

- Association with key phases of Manchester's development
- Evidence of industrial, social, economic or technological change
- Age and representativeness of period
- Degree to which the asset aids understanding of Holt Town's evolution as a factory colony

3. Communal / Cultural Significance

Assesses **social value**, identity, and shared local meaning.

Factors considered:

- Community memory and association
- Religious, educational or social function
- Long-standing public visibility or use
- Role in shaping local identity
- Intangible associations (memory, identity, meaning)

4. Group Value and Townscape Contribution

Assesses the asset's **relationship to other heritage assets and the wider urban form and setting**.

Factors considered:

- Functional or historic groupings (e.g. mill complexes, canal infrastructure)
- Contribution to a coherent historic landscape
- Landmark or gateway role
- Ability to reinforce legibility and character
- How the setting of the asset has changed or may change over time

Definition of Significance Value Categories

The table below sets out how each **Significance Value** was defined and applied.

High Significance

Definition:

Assets of **very strong architectural, historic and/or communal interest**, often of **national or international importance**, with exceptional group value.

Typical indicators:

- Grade II* or exceptionally important Grade II assets
- Core elements of Manchester's industrial heritage
- Assets explicitly referenced by Historic England as being of high significance
- Central to understanding the historic landscape (e.g. Holt Town factory colony)

Planning implication:

Highly sensitive to both **direct impact and harm to setting**. Substantial harm would need to be justified in terms of NPPF.

Medium Significance**Definition:**

Assets of **clear architectural, historic or communal importance**, often valued at **local to regional level**, sometimes with strong group value.

Typical indicators:

- Strong but not exceptional architectural interest
- Important illustrative role in historic development
- Social or communal significance
- Contribution to character and legibility rather than dominance

Planning implication:

Sensitive to scale, massing, setting and cumulative change. Harm must be carefully weighed and clearly justified.

Low Significance**Definition:**

Assets of **some local heritage interest**, often highly altered or fragmentary, but still contributing to the understanding of the place.

Typical indicators:

- Limited architectural distinction
- Reduced historic legibility
- Value lies mainly in streetscape contribution

Planning implication:

Loss may be acceptable in principle, but **cumulative harm** remains a concern.

Negligible / Unknown Significance**Definition:**

Assets with **little or no identified heritage interest**, or where significance has not yet been adequately assessed.

Important Clarifications

- **Condition doesn't indicate significance**
Poor condition does not reduce significance (e.g. Carlisle Villas).
- **Non-designation doesn't indicate low significance**
Many non-designated assets were rated **Medium** due to group value and historic importance.
- **Significance doesn't indicate constraint**
High significance does not prevent change, but it **raises the evidential bar** for justification and design quality.