Prince’s Gate at Oldham Mumps

WYG

Heritage Statement

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1.0 Introduction

This Heritage Statement has been prepared by Rebecca Harfield, Senior Built Heritage Consultant, WYG on behalf of Oldham Council and will form part of the planning and listed building consent applications documentation for a mixed-use regeneration scheme at Prince’s Gate at Oldham Mumps, Oldham. This Heritage Statement covers the proposed change of use and associated alterations and extensions to the grade II listed former National Westminster Bank Building located within Plot D. WYG is a Registered Organisation with the Chartered Institute for Archaeologists. It replaces earlier versions of the Heritage Statement following revisions to the proposed development.

1.1 Aims and Objectives

This Heritage Statement describes the significance of the heritage asset and assesses the likely impact of the proposed development upon that significance and its setting, as required by the National Planning Policy Framework (NPPF). The aim of the report is to:

- Set out the relevant policy and legislation;
- Describe the significance of the designated heritage asset, including any contribution made its setting;
- Assess the potential impacts and effects of the proposed development on that heritage significance including setting; and
- Recommend further work (where appropriate) and/or mitigation measures to avoid or reduce adverse effects on that heritage significance.

1.2 Scope

The NPFF definition of heritage assets has been used in preparing this Heritage Statement:

‘A building, monument, site, place, area or landscape identified as having a degree of significance meritng consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).’

The Heritage Statement considers the heritage significance and impacts and effects of the proposed development for the former National Westminster Bank Building in Plot D only. It does not provide a justification for the proposed works, which can be found in other application documents. WYG’s Historic Environment Team was commissioned separately by Oldham Council in 2015 to prepare an Archaeology
and Heritage Desk-Based Assessment for the remainder of the site. This separate report considers the archaeological impacts for Plot D and all heritage aspects of Plots A, B and C.

A site visit has not been undertaken by the author of this Heritage Statement. A member of WYG’s Historic Environment Team visited the site as part of the preparation of the Archaeology and Heritage Desk-Based Assessment in September 2014, but did not access the interior of any buildings as this was outwith the scope of services commissioned at that time. A brief visit was undertaken inside the former bank building at a later date by a WYG Historic Environment Team member but no photographs were taken or notes made as again this was outside WYG’s commissioned scope of services. However, Nichol Thomas prepared a comprehensive and detailed Building Recording and Analysis Report (2015a) and Design and Access Statement (2015b), and subsequent Building Survey Investigations Reports were undertaken by Heritage Project Management Ltd (2015) and Robinsons Preservation Ltd (2015). These have been used to assist in assessing the building’s heritage significance, the contribution of its setting, and the impacts and effects of the proposed development.

2.0 Site and Development Description

Plot D is located within Oldham town centre, Manchester, and is bounded by Mumps to the south, Wallshaw Street to the west, and Wallshaw Place to the north. The site extends to 0.23 hectares and the western part of the site contains Listed Building 1201682: the former National Westminster Bank (Grade II) of early 20th century date and an area of vacant land to the east. A site location plan can be seen in Appendix A and site photographs in Appendix B.

The proposed development is for full planning application and listed building consent application for the proposed change of use of the vacant bank building to form offices on the ground floor, and a mix of 9 x one bedroom and 6 x two bedroom apartments above (15 in total). One of these apartments will be located in the tower, and the rest in a part two, part three-storey, flat-roofed rooftop extension covered in zinc-coloured cladding with grey windows. There will be a walkway with safety rails installed on top of the roof extension and there may also be a small amount of plant.

Various internal alterations are proposed within the existing building to accommodate the proposed new uses. Some demolition is proposed at second floor and roof level to enable the rooftop addition to be constructed. At first floor level and above, accommodation does not cover the full footprint of the building. The pitched roof over the first floor rooms on the south side of the building will be removed, as will the flat-roof spaced filling the rest of the building’s footprint. Two existing rooms located at either end of the building at second floor level, along with their pitched roofs and two chimney stacks, will be also
demolished. These spaces and their roofs are concealed from view behind the decorative parapet from the front elevation (south), but are partially visible on the rear elevation (north). The chimney stacks are visible. Minimal changes are otherwise proposed to the exterior elevations of this grade II Listed Building.

The remainder of the proposed development is to be accommodated in a part five, part six-storey side extension at the eastern end of the listed former bank building, within the footprint of the former Northern Carpets building (now demolished). This comprises a mix of retail space, cycle store and plant on the ground floor and a mix of one and two bedroom flats on the other five floors. Although the proposed side extension reads as a separate building constructed next to the former bank building, it adjoins the listed building at its eastern end via a recessed, narrow glazed link. A second narrow glazed link separates the main body of the side extension from a curved, tower element at the eastern-most end of the new development. The main body and the curved tower elements of the proposed side extension will have a stone cladding to match the bank building. The rest will have zinc-coloured cladding with grey windows.

The main section of the new building is topped by a flat rooftop component that, with the exception of plant room, stair case tower and lift shaft located towards the rear of the building, matches the height of the rooftop addition on the former bank building. It is covered in zinc-coloured cladding to match that used on the former bank building.

### 3.0 Methodology

#### 3.1 Heritage Statement Methodology

This Heritage Statement follows the requirements of the National Planning Policy Framework (NPPF) and has also had regard to:

- Planning Practice Guidance on Conserving and Enhancing the Historic Environment (2014);
- Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (Historic England, 2008);
- Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015a); and

In addition, WYG has developed its own cultural heritage evaluation and assessment method, details of which can be found in Appendix C. Professional judgment is used in conjunction with this guidance and
methodology in order to undertake the assessments in this Heritage Statement. This Heritage Statement was researched and prepared by Rebecca Harfield BA (Hons) MA PGDipBldgCons (RICS) RTPI IHBC, Senior Built Heritage Consultant at WYG.

3.2 Sources Consulted

This Heritage Statement has been prepared taking into consideration the historical background of the proposed development site and wider area. Sources consulted included:

- Heritage Gateway;
- National Heritage List for England;
- Historic mapping and other information from Oldham Archives and Local Studies Centre, Manchester Archives and Local Studies Centre, and Manchester Central Library gathered by WYG as part of preparing the Archaeology and Heritage Desk-Based Assessment (2015);
- Building Recording and Analysis report by Nicol Thomas (2015a), which includes what are assumed to be the building’s original plans, elevations and sections and a drainage plan;
- Design and Access Statement by Nicol Thomas (2015b) and the draft Oldham Southlink Development Framework (5plus architects, 2015), which includes contextual information and information on the historic development of the building and its immediate locality;
- Designation Listing Selection Guide for Commerce and Exchange Buildings for its historical summary of banks (Historic England, 2011);
- Previous planning applications dating from 2006 and 2009; and
- Other appropriate online information sources.

3.3 Consultation

Extensive pre-application consultation was undertaken with Oldham Council’s Conservation Officer and Historic England in May 2015. Further consultation took place with the Council’s Conservation Officer in August, October and December 2015 and January 2016, and the design of the proposed development has been revised to address the issues raised.
4.0 Legislation and Planning Policy Context

4.1 Planning (Listed Buildings and Conservation Areas) Act 1990

This Act outlines the provisions for designation, control of works and enforcement measures relating to Listed Buildings and Conservation Areas. Of relevance to this development proposal, sections 16 and 66(1) states that special regard shall be had to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest it possesses when considering whether to grant listed building consent or planning permission. Given that Oldham Council is the applicant, section 66(2) is also relevant. This states that a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular listed buildings.

4.2 National Planning Policy Framework 2012

The National Planning Policy Framework (NPPF) sets out the Government’s national planning policies, including the conservation of the historic environment. Conserving heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations, is one of 12 core planning principles underpinning plan-making and decision-taking.

The NPPF covers all aspects of the historic environment and heritage assets, including designated assets (World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Conservation Areas, Registered Parks and Gardens and Registered Battlefields) and non-designated assets (local lists and archaeological sites of equivalent significance to scheduled monuments). The NPPF draws attention to the irreplaceable nature of heritage assets and the benefits their conservation can bring to the wider objectives of the NPPF in relation to sustainability, economic benefits and place-making (para 126).

The NPPF states that the significance of heritage assets (including their settings) should be identified, described and the impact of the proposal on the significance of the asset should be assessed. Applications should include sufficient information to enable the impact of proposals on significance to be assessed. The NPPF sets a minimum information standard and states that the level of detail should be proportionate to the heritage asset’s significance and the potential impact on that significance (para 128).

The NPPF sets out the approach local authorities should adopt in assessing development proposals within the context of applications for development of both designated and non-designated assets. Great weight should be given to the conservation of designated heritage assets and the more important the asset, the
more the emphasis should be placed on its conservation. Harm or loss to significance through alteration or
destruction or development within its setting should require clear and convincing justification (para 132).

Where there is substantial harm to or total loss of significance of a designated heritage asset, it must be
demonstrated that this is necessary to achieve substantial public benefits that outweigh the harm or loss in
order for local planning authorities to grant consent. Alternatively, it must be demonstrated that all of the
following criteria apply:

- Nature of the heritage asset prevents all reasonable use of the site; and
- No viable use can be found in the medium term through appropriate marketing; and
- Conservation by grant-funding or charitable or public ownership is not possible; and
- Loss is outweighed by benefit of bringing the site back into use (para 133).

Where there is less than substantial harm, the harm should be weighed against the public benefits of the
development (para 134). The condition of a building cannot be taken into account when making a decision
if there is evidence of deliberate damage or neglect (para 130). Local Planning Authorities are instructed to
take 'all reasonable steps' to ensure that new development will proceed before permitting the loss of all or
part of a heritage asset (para 136).

Additional guidance is given on new development within the settings of heritage assets. Proposals that
preserve elements of the setting that make a positive contribution to or better reveal that significance of
the heritage asset should be treated favourably (para 137).

Where loss of significance as a result of development is considered justified, the NPPF requires heritage
assets to be recorded and understanding of the heritage assets to be advanced before they are partly or
wholly lost in a manner proportionate to their importance and impact. The results of these investigations
and the archive should be made publically accessible. The ability to record evidence should not however be
a factor in deciding whether loss should be permitted (para 141).

4.3 Planning Practice Guidance on Conserving and Enhancing the Historic
Environment (2014)

The NPPF is supported by Planning Practice Guidance (PPG) on Conserving and Enhancing the Historic
Environment (2014). This provides further information on how to interpret and apply the NPPF in practice
and the relationship to the legislative framework for planning and the historic environment. The following
section is of particular relevance to this proposal:
• **Substantial harm to listed buildings**: substantial harm is a high test and may not arise in many cases. In determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm may arise from works the asset of from development within its setting. Partial destruction is likely to have a considerable impact but may still be less than substantial harm. Works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm.

• **Setting of a heritage asset**: setting is the surroundings in which a heritage asset is experienced and may be more extensive that its curtilage. Although views of and from a heritage asset will play an important part, the way in which we experience a heritage asset in its setting is also influenced by other environmental factors, e.g. noise from other land uses, and by our understanding of the historic relationship between places. The contribution that setting makes to the significance of the heritage asset does not depend on public access to or experience of a heritage asset’s setting.

4.4 Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015a)

Historic England has published guidance documents to assist implementing the NPPF and the related PPG. These largely amend earlier guidance documents.

Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015a) is of particular relevance is this proposal. It explains how to approach preparing development proposals and how to structure what have come to be called Heritage Statements. It lists typical information sources that should be checked during the research stage in order to understand heritage significance and how to go about understanding impacts and justifying any harmful impacts that cannot be otherwise avoided, minimised or mitigated.

4.5 Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Historic England, 2015b)

Good Practice Advice in Planning Note 3 (Historic England, 2015b) gives further guidance on assessing the setting of heritage assets. It explains what settings are and provides an overview of a number of factors that may affect understanding of the nature and extent of settings. This includes the role of views in the
contribution of settings to the significance of heritage assets. Finally it provides a staged approach to the proportionate assessment of settings based on the capacity of the setting to accommodate change without harm to the significance of the heritage asset. A case-by-case approach will be required for every setting assessment depending upon the number of heritage assets involved, their significance, and the effects of the proposed development on their settings.


It should be noted that a new direction recently came into force on 15 April 2015 regarding notification of listed building consent applications to Historic England, National Amenity Societies and the Secretary of State. This also includes the determination of certain listed building applications by local planning authorities without notifying the Secretary of State. This replaces various previous circulars and directions.

It should be noted that the extent of demolition to the roof, second floor and part of the first floor on the principal grade II listed building is likely to require notification to Historic England and the National Amenity Societies. If minded to grant listed building consent, the local planning authority may then also need to notify the Secretary of State.

4.7 Local Policy and Guidance

The Oldham Joint Core Strategy and Development Plan Document (DPD) was adopted in November 2011. The Joint DPD sets out a long-term spatial vision, objectives and the planning and development strategy for the borough up to 2026, core policies and development management policies and a monitoring and implementation framework. The Joint DPD will be used to determine planning applications along with other policies, including the limited number of ‘saved’ policies in the 2006 Unitary Development Plan. The DPD contains three policies relevant to the historic environment and the proposed development. These policies are:

- **Policy 1** Climate Change and Sustainable Development;
- **Policy 6** Green Infrastructure; and
- **Policy 24** Historic Environment.

The full text of these policies can be seen in Appendix D.
5.0 Assessment of Significance

5.1 Designated Heritage Assets

Plot D includes the former National Westminster Bank (1201682), a Grade II Listed Building. It was designated in 1993 and a full list description can be seen in Appendix E.

The Oldham Town Centre Conservation Area is located approximately 450m to the west of the development site, and the area includes a number of Listed Buildings, which are principally of 19th and early 20th century date, and are Grade II listed, with the exception of the Church of Saint Mary and Saint Peter (1292310), which is Grade II* listed. The Conservation Area and these Listed Buildings are considered too distant from the location of Plot D for the proposed development to have an impact on their settings, and they are not considered further in this Heritage Statement.

There are no World Heritage Sites, Scheduled Monuments, Registered Parks and Garden or Registered Battlefields within Plot D, or the immediate area.

5.2 Description of the former National Westminster Bank building

Exterior

The bank building was designed by well-known Manchester architects Mills and Murgatroyd in 1902-3. The List Entry Description contains a full architectural description of the building's exterior (see Appendix E) and this will not be repeated. However, the entry highlights the building’s 'flamboyant baroque style exploiting the corner site’ and describes a number of key architectural features, predominantly on the front facade. Key features noted include the tower with its stone domed roof with fleche, polished granite plinth, rusticated stone ground floor, modillion cornice and balustraded parapet stepped up over pediments at each end, and Welsh slate roof. The building’s many decorative details are also mentioned, including on the tower and over main entrance into the bank (e.g. the mask between scrolls in freize below word ‘Bank’ in raised letters in shallow parapet above) and those over the secondary entrance into the building, at its eastern end on the front elevation (e.g. segmentally-pedimented architrave).

What appear to be the building’s original plans, elevations and sections are appended to the Nicol Thomas Building Recording and Analysis Report (2015a). A revised drainage plan for the basement together with a building notice form dating from 1904 is also included, suggesting a slightly later date for the building’s construction. However, the building’s exterior does not appear to have been built exactly as shown in the
drawings. The main differences are the level of decoration applied to the tower, and the first (western) bay and end (eastern bay) with their stepped up over pediments. Much more exuberant details are shown, such as the more ornate architraves around the windows on the tower, and Dutch gables topped with a pediment and finial above each bay. The drawings also depict a large rooflight, located on the first floor flat roof to illuminate the banking chamber below. Second floor accommodation appears limited to the eastern end of the building, although part of the drawings may be missing. It is not known what led to these design changes and which details were never built, or were constructed but subsequently changed.

At the time of WYG’s site visit in 2014, the building was vacant and boarded up at ground floor level. It is noted that the Nicol Thomas Building Recording and Analysis report (2015a) indicates that the exterior is structurally sound, but highlights a number of areas on the building’s exterior in need of maintenance and/or minor repair.

**Interior**

The interior of the building is described in detail in the Nicol Thomas Building Recording and Analysis report (2015a) and is not repeated here. It should be noted that the building has retained a high level of internal integrity. The original plan form is still evident with few changes and many of the original features survive.

The basement was utilitarian and contained the vaults, cloak room and lavatory, and coke and coal storage. The vault and staff area were accessed via separate timber staircases, located on the eastern wall of the building, leading down from the ground floor banking chamber and north-west end of north elevation. A further staircase towards the rear of the eastern wall enabled access from the first and second floors to the basement without needing to access the banking chamber (though this was possible). Other notable features of the basement are the glazed wall tiles, lightwells to pavement and coal shoot and fireplace.

The ground floor layout survives and consists of a large, open banking chamber with two prominent timber and marble columns leading up to the high plaster ceilings. The banking hall was accessed from both the main western entrance, via a vestibule, and also from the secondary eastern entrance, via a vestibule. Behind the main vestibule is the manager’s office with its own spiral stone staircase leading up to a small, private mezzanine level, and up again into the manager’s accommodation. As would be expected for the building’s public space, the ground floor is the most grandly decorated. Notable features include mosaic tiling to vestibule floors and parquet flooring elsewhere, marble lined walls with timber panelling below, ornate architraves and pediments to carved timber doors, extensive timber panelling in the manager’s office, and various fireplaces.
Apart from the spiral stone staircase mentioned above, the first floor could also be accessed by a timber staircase in the north-east corner of the building separated from the banking chamber. A goods lift is also located here. The first floor was the manager’s accommodation and included three bedrooms, a living room, kitchen, dining room and scullery. Decoration was plainer here with parquet flooring, timber skirtings and plaster ceilings with cornices. Some fireplaces have survived, as well as some timber doors and architraves. There is a greater degree of modification on this level, with various openings and doorways opened up or blocked, but the original plan form is still almost entirely intact.

Access to the second floor, referred to as the attic, is by the same timber staircase in the north-east corner of the building, with no obvious reduction in the quality of its design. A number of timber doors and architraves also survive at this level. This small area contained a bathroom and several small service rooms, including what looks to be a wash room. The room labels are difficult to read on the original drawings.

There is another room at second floor/attic level at the western end of the building, accessed via the spiral stone staircase from the manager’s accommodation. This may have been attic storage space. It is not covered by the Nicol Thomas Building Recording and Analysis report (2015a), and hence its integrity and condition are unknown.

**Curtilage**

As can be seen from the building plans and historic mapping (discussed in more detail below), the existing bank building appears to have replaced an earlier bank building. A building in this location first appears on the Ordnance Survey 6 inch map c. 1844/1848, and is labelled as ‘The Oldham Branch of the Saddleworth Bank Co.’ on the Ordnance Survey 5ft Town Plan of Oldham dating from c.1848. By the Ordnance Survey 25 inch map dating from c.1879, development appears to the immediate east of the building. By the Ordnance Survey 25 inch map of c.1894, a row of ten plots appear to the immediate east of the ‘Bank’. Three of these plots contain buildings (which likely correspond with the recently demolished Northern Carpets building). By the Ordnance Survey 25 inch map of c.1909, the existing bank building is shown with its distinctively shaped western end, and extends over what appears to be a vacant lot to adjoin the existing row of three terraced buildings. The former bank building did not have any grounds and its exterior fronted directly onto Mumps to the front and Wallshaw Place to the rear. It does not, therefore, have a curtilage.

5.2.1 Eastern part of Plot D

The eastern half of Plot D is currently vacant and was enclosed with close boarded fencing at the time of WYG’s site visit in 2014. The site was formerly occupied by a carpet shop, which has been demolished. The
junction of the demolished building and the former bank is visible from scarring on the eastern elevation of the bank. The site is overgrown with vegetation, though foundations and elements of the former building are still present. There is not considered to be any heritage interest within this part of Plot D. It does not form part of the curtilage of the adjoining listed bank building, but does form part of its setting.

5.3  Historic Context

5.3.1 Historic Background to former Bank Building

Historic England’s Designation Listing Selection Guide for Commerce and Exchange Buildings (2011, p.7) provides a useful historical summary for bank buildings. Banking emerged as a distinct industry in the late 17th century with the establishment of the Bank of England in 1694. The earliest surviving bank building (Hoare’s Bank, The Strand, London by Charles Parker) dates from 1829-30, and is built of stone in an Italianate villa style, with owner accommodation above. Banks were built in large numbers during the 19th century to support England’s rapid economic growth and routinely used grand designs to demonstrate their importance and reliability. After the 1840s, banks tended to follow more standard designs, with a grand entrance leading into the banking hall and offices off to the side. Stylistically, Italianate or Renaissance designs prevailed with decorative effort focused on front elevations and public areas. Staff areas were utilitarian and there was a focus on security, as demonstrated by increasingly sophisticated strongrooms and employee accommodation above. Banks in the 20th century continued to have a strong visual presence in high streets with local design responses gradually replacing classical designs.

The existing former National Westminster bank was built in c.1905 and the original drawings and building application form refer to it as a new branch bank and caretaker’s residence for the Manchester and County Bank Ltd. The Manchester and County Bank was established in 1862 in Manchester and the first branches were opened soon after at Preston, Bacup and Blackburn followed by Burnley, Rawtenstall and Stalybridge. In 1866, the Manchester and County Bank acquired the Saddlworth Banking Company of Dobcross (in the Borough of Oldham) and further acquisitions followed. By 1877, the bank had 19 branches and 12 sub-branches in the North West. The bank continued to expand and was renamed County Bank Ltd. in 1934. In 1935, it merged with District Bank Ltd. and had 190 branches. Expansion also continued outside of the North West. In 1962, the bank (which had about 570 branches) was acquired by National Provincial Bank, which merged in 1970 with the Westminster Bank to form the National Westminster Bank. It is understood that the branch of the National Westminster Bank that operated from this building closed in 1995 due to a merger with of the Mumps and Yorkshire Street branches (see RBS Heritage Hub, 2015).
The architects for the existing bank building were Mills and Murgatroyd, who had a well-known architectural practice based in Manchester. The company designed many prominent industrial, commercial and public buildings in Manchester, such as the Manchester Royal Exchange (1869-1874), Grand Hotel (Collie & Co. Warehouse) (1867), original London Road Rail Station (1862), Manchester Workhouse (c.1855) and the Manchester High School for Girls (c.1881). Their work also included a number of bank buildings for the Manchester & Country Bank, including branches in Kings Street, Manchester (1877 – demolished), Blackburn (1864), Withington (1890) in a ‘playfully Gothic’ style, Burnley (1901) in a ‘Free Jacobean’ style, as well as another branch in Oldham at the corner of Middleton and Featherstall Road, Westwood (1901).

Other banks existed in the centre of Oldham prior to the construction of the existing building. These include:

- French Renaissance style Midland Bank (erected by the Oldham Joint Stock Bank Ltd. and opened in 1892) in Union Street by Thomas Taylor, described by Pevsner as ‘an assured design’; and

- Neo-classical style National Westminster Bank (c.1890s) possibly by Barker, Ellis & Jones and described by Pevsner as ‘a stately classical composition’ (Hartwell, Hyde & Pevsner, 2004, p.541 & 543).

Both of these are grade II listed buildings (1218931 and 1291863). However, the former National Westminster building is arguably the most architecturally significant bank building in Oldham, with Pevsner describing it as ‘[as] big and lavish as any [bank] in Manchester’ (ibid, p.83). He also went on to describe it as ‘astonishing’ in both its scale (described as ‘dominating the area’ due to its ‘high Baroque corner tower...topped by a dome’) and design (the paired columns separating the two-storey windows are described as starting ‘naughtily on brackets halfway up the ground-floor windows’) (ibid, p.541).

5.3.2 Wider Historic Context

The following is a condensed version of the archaeological and historic background prepared in WYG’s Archaeology and Heritage Desk-Based Assessment for the rest of the proposed development (2105).

Oldham is first mentioned in 1226-8 as ‘Aldholm’ meaning ‘island at a feature called Alt’ (Mills, 2003, p.355). In the 12th century, Kasenmoor, including Oldham, was an estate held of the royal manor of Salford. There does not appear to have been a manor of Oldham and it is assumed it fell within the manor of Werneth, with the holder of land in the Oldham area bearing its name. The manor house for Werneth was situated to the southwest of the site, near the present day Werneth Park (Farrer and Brownbill, 1911, p.92-108). There is no evidence to suggest that Oldham was a sizable medieval settlement, and the area
seems to have been characterised by scattered hamlets and moorland until the onset of the Industrial Revolution. However, there are historical documentary references to the medieval town of Oldham including the Book of Fees in 1226-28 'Aldholm' and the 1227 Assize Rolls 'Aldhulme' (Ekwall, 1985, p.349).

The post-medieval history of Oldham is mainly one of the progresses of the mining and manufacturing industries from the early 17th century. Oldham became a new manufacturing town for the cotton industry and by the later 17th century, mixed cloths (Winchester, 2006, p.41). The cloth industry had started on a smaller scale and expanded rapidly in the late 18th century as a result of increased mechanisation (Farrer and Brownbill, 1911, p.92-108). Much of Oldham was historically dedicated to the wool industry, especially in the east (Saddleworth). However, as cotton spinning came to predominate, formerly small villages experienced dramatic industrial expansion in the late 19th century, as the industry rose to world importance in this area. Cotton spinning and milling were introduced to Oldham when its first mill, Lees Hall, was built in approximately 1778; by 1818, 19 mills were recorded in Oldham (McNeil and Nevell, 2000).

This rise of industry also saw the expansion of housing and services to meet the needs of the growing population, and this rapid change from small townships to industrial sprawl is also demonstrated in the historical maps of the period, several of which are discussed in Section 5.2.3. The construction of the railway and station in Oldham (Oldham Extension Railway opened in 1847) proved a catalyst for further growth with the expansion of the town towards the station in the period after construction (Crosby, 2006, p.68).

The heritage of the industrial era is best reflected in the townscape of Oldham; during the 19th century, the site and surrounding area was characterised by the expansion of industrial sites and associated housing and commerce. The bank building is a local landmark and represents the height of prosperity in the area, particularly along Mumps, primarily a commercial street during the 19th and 20th centuries, with several proprietors of luxury goods represented.

Oldham was one of the many towns in the north-west which was subject to large scale redevelopment of Victorian "$\text{slums}$" in the post-war period. In Oldham the Council demolished almost 13,600 houses between 1945 and 1974, comprising large areas of densely populated terraced housing around the town centre. These were replaced primarily with high rise concrete flats, many of which have in turn been demolished in the late 20th and 21st centuries as they were unsafe and unpopular (Crosby, 2006, p.188-9). Recent change to the area has seen the construction of the Metrolink tramway along Mumps.
5.3.3 Historic Mapping Evidence

The following is a condensed version of the historic mapping evidence prepared in WYG’s Archaeology and Heritage Desk-Based Assessment for the rest of the proposed development (2105) as it relates to built heritage matters in Plot D.

A full selection of historical maps can be found in Appendix F of the WYG’s Archaeology and Heritage Desk-Based Assessment (2015), which were consulted at the Oldham Local Studies and Archives. Maps dating from c.1848 showing the former branch of the Saddleworth Bank Co. and the first map showing the Manchester and County Bank in c.1909 are included in Appendix F of this Heritage Statement.

The earliest map consulted was Butterworth’s map of Oldham c. 1817. The map depicts Oldham, and the course of Yorkshire Street, Union Street and the Mumps was comparable with the present street layout (although the Mumps was much wider and extending slightly further south than today). The site was bounded by the Mumps to the south, and included a number of buildings facing onto the Mumps; a mill building was also marked immediately to the north of the plot. The buildings along the southern portion of the site are marked as belonging to Ja. Lees’s Esq. The map also includes an insert depicting Oldham as it was in 1756: however, the development plot and surroundings were not depicted, suggesting that no development had taken place in this part of Oldham by the mid 18th century.

The 1820 coverage of the area depicts Oldham, and the course of Yorkshire Street, Union Street and the Mumps were comparable with the present street layout, with the Mumps forming the southern boundary of the site. The buildings marked in the 1817 map bear little resemblance to the layout of the site as depicted in 1820. The plot was defined by two buildings along the eastern and western boundaries respectively, and a large open space in between. The mill to the north had expanded greatly and included a large range of buildings marked as Wallshaw Mills, and a reservoir beyond this, to the north.

The Oldham Tithe map provides coverage of Yorkshire Street, Union Street and the Mumps, which were comparable with the present street layout. However, as the site was under development, (and was thus not used for agricultural purposes) no details of the sites are included in the Tithe map or apportionment.

The First Edition 6” Ordnance Survey map (1844/48) depicts the growth of industry in Oldham, showing new mills (at Top Flat, the Mumps, Rock Street and Greenbank), the Atlas Iron Works and the Rhodes Bank colliery established in the area surrounding the development plots. The site was defined by two buildings along the eastern and western boundaries respectively, and a large open space in between, with an access road along the northern boundary (Wallshaw Place). Wallshaw Mills had again expanded and included a large range of buildings along Wallshaw Street.
Former Bank Building, Prince’s Gate at Oldham Mumps
Heritage Statement

Ordnance Survey 5ft town plans of Oldham were consulted (c. 1848), and provided detailed coverage of the development site, which included detail of a formal garden or park within the centre of the site, and gated access along the northern boundary (corresponding with Wallshaw Place). The building to the west of the plot was labelled ‘The Oldham Branch of the Saddleworth Bank Co.’ but does not represent the current building on the site, which dates to the early 20th century. A possible building occupied the eastern corner of the plot, and was labelled Wallshaw House, suggesting that the site had been occupied by a private residence. Further development captured in the 1848 coverage includes the Oldham branch of the Lancashire and Yorkshire Railway, Woods Mills (Cotton and Wood) along Wallshaw Street.

The Ordnance Survey 25” Lancashire series (1879) detailed further town development. The coverage of the site corresponded to earlier mapping, showing the early bank building to the west, a further building to the east, and a formal garden or park area within the centre of the site. Subsequent Ordnance Survey coverage of the area illustrated changes to the layout of the site in the later 19th and early 20th centuries (25” c. 1894, 1909, 1922, and 1932). The site witnessed the development of the central and eastern portion of the plot into terraced buildings facing onto the Mumps. The main change in the surrounding area was the establishment of the tramlines along Yorkshire and Union Street. By 1909, the original Wallshaw Mill building immediately to the north of the site was replaced by the Oldham Corporation Tramway Depot.

The 1954 Ordnance Survey coverage of the area illustrates several changes which represent wider social changes during and after the Second World War. Several locations to the west of the site are marked as ruins (two along Beever Street, and one to the interior of the Mumps), while a men’s Employment Exchange is recorded at 17-21 the Mumps, and a women’s at 41-45 the Mumps (adjoining the bank). Additionally, the Oldham Tramway Depot and the remaining Wallshaw Mill buildings to the north of the site were replaced by the Omnibus Depot by this time, with the tramlines along Yorkshire and Union Streets no longer depicted. During the later 20th and early 21st century, many of the mill buildings were closed and the construction of the A62 ring road led to the demolition of areas of housing and industry. The now vacant 1902-3 bank building still remains and the remainder of the site has been cleared.

5.3.4 The Trade Directory

Trade directories dating from 1871, 1875, 1891 and 1895 were examined to assess the general distribution of trades along the main streets relating to the development area. Mumps itself was primarily a commercial street, with proprietors of goods (including luxury goods) and services represented, including hatters, clothiers, green grocers, tobacconists and so on. Premises housing a draper, grocer, toy dealer, boot dealer, milliner, restaurant, and wine and spirit dealer were established by 1875. A surgeon is listed at
Wallshaw House, with bank manager, and later architect and tea merchant in the adjoining property, indicating the middle class social status of residents in this area.

### 5.3.5 Historic Landscape Characterisation

The following is a condensed version of the historic landscape characterisation prepared in WYG’s Archaeology and Heritage Desk-Based Assessment for the rest of the proposed development (2105) as it relates to built heritage matters in Plot D.

Historic Landscape Characterisation data was obtained from Greater Manchester Archaeology Advisory Service. The data contains information obtained from historic mapping and other sources, relating this to the modern landscape conditions in order to assess the legibility of the past character types.

The core historic settlement of Oldham was located to the west of the proposed development area. The present visibility of this character is extremely limited due to the more recent developments across the townscape.

The character of Plot D is described as late 19th to early 20th century high status commercial buildings. This plot is surrounded by a mix of industrial, commercial and communication land uses with limited residential land in the immediate surroundings (residential areas are present to the north and south of the proposed development area). The character types for the wider proposed redevelopment site and immediate surroundings are found in Plate 1 and Table 1 below.

#### Plate 1: Historic Landscape Character Types in the Immediate Vicinity of the Development Site
Table 1: Historic Landscape Character Types in the Immediate Vicinity of the Development Site

<table>
<thead>
<tr>
<th>ID</th>
<th>Current Development</th>
<th>Historical Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Commercial: Off Roscoe Street, Oldham. Late 20th century medium to large scale shed with extensive car park</td>
<td>Area developed in 1851. Probably terraced houses. Small commercial buildings and institutes also present.</td>
</tr>
<tr>
<td>2</td>
<td>Communication: Mumps Bus Station, Union Street. Late 20th century bus station. Includes contemporary car park.</td>
<td>Site of probable commercial development fronting Union Street from before 1851. Terraces and yards to rear.</td>
</tr>
<tr>
<td>5</td>
<td>Commercial: Depot, 4 Rhodes Bank, Oldham. Late 20th century depot</td>
<td>No recognisable built environment in area until mid 20th century (may have been a yard). Commercial yard by 1955.</td>
</tr>
<tr>
<td>7</td>
<td>Commercial: Yorkshire Street, Oldham Historic commercial high street.</td>
<td>Historic commercial high street containing good examples of 19th century, early 20th century and possibly late 18th century commercial architecture. Building footprints largely established by the late 19th century. Some modification and later additions.</td>
</tr>
<tr>
<td>8</td>
<td>Communications: Regent Street, Oldham Coach station (depot), late 20th century. Now demolished.</td>
<td>Site of pre 1851 urban development. Probably terraces, yards and small workshops. Industrial element probably increased during the early 20th century.</td>
</tr>
<tr>
<td>9</td>
<td>Industrial: Around Regent Street and Partington Street, Mumps, Oldham.</td>
<td>Site of pre-1851 urban development. 1894 map depicts a mix of small works, institutes and workers housing. Area became more industrialised in the early to mid 20th century. Significant late 20th century additions. Piecemeal survival.</td>
</tr>
<tr>
<td>10</td>
<td>Commercial: National Westminster Bank and others, Mumps.</td>
<td>Late 19th to early 20th century high status commercial buildings. Site of probable pre 1851 urban/commercial development.</td>
</tr>
<tr>
<td>11</td>
<td>Communications: Early to mid 20th century bus depot (formerly the Oldham Corporation Omnibus Depot)</td>
<td>Some loss of buildings since 1955. Site of extensive Wallshaw Mills. Former fold or yard development to south of the area.</td>
</tr>
<tr>
<td>12</td>
<td>Communications: Late 20th century dual carriageway</td>
<td>Sites of mills and yards predating 1851. Mumps Cotton Mill named at this time. Corporation Yard described in 1894. Terraces also present in 19th century.</td>
</tr>
<tr>
<td>13</td>
<td>Commercial: 109 to (odd) 191 and 96 to 130 (even), Union Street, Oldham</td>
<td>Piecemeal 19th and early 20th century commercial high street. Some purpose built commercial buildings and converted town houses. Current building footprints largely established by 1910.</td>
</tr>
</tbody>
</table>
5.4 Setting of the Former Bank Building

The Design and Access Statement by Nicol Thomas (2015b) describes the local landmark nature of the former bank building and notes that it is highly visible from all approaches, and marks the eastern entrance of the town centre (p.4). Of particular interest is the former building's historic context (p.11-12). When first built, it was at the heart of Oldham Town Centre with dense development surrounding it. By the late 1960s, this context began to change with the decline of Oldham Town Centre and subsequent demolition of vacant buildings and dense terrace housing and replacement with a B&Q warehouse, which was subsequently demolished to create the existing park and ride car park on Plot A to the south. Further change occurred in the early 1970s with the construction of the Mumps roundabout which was subsequently removed to facilitate construction of the Metrolink tramway. As the Design and Access Statement (2015b, p.19) points out, this wholesale clearance of much of the building’s surrounding context has led to it being perceived today more of an isolated landmark than it was originally.

In terms of setting, views of the building's exterior are the primary consideration. As is typical of banks at this time, this former bank building’s original design focussed decorative details on the front elevation and tower in a bid to impress existing and attract new customers. Public views of the front (south) elevation of the building and of its tower, especially from its western end where the tower can be appreciated from the ground to the top of its finial, are key. Taking into account the building’s historic context, near views of the building along Mumps in both directions make an important positive, contribution to the heritage significance of the building. However, views from western end of Mumps, at the junction with Yorkshire Street, towards the building are of greater importance to its setting. Views from the rear of the building at the junction of Wallshaw Place and Wallshaw Street, which enable the building’s western end and the tower to be appreciated as one composition, also make an important contribution to its setting. The few surviving Victorian and Edwardian buildings in the immediate surrounding area also help to provide some historic context, and together with the former bank building, are of group value.

Views when approaching Oldham Town Centre from the east along Huddersfield and Lees Roads are also considered to be important.

Given the building’s local landmark quality, wider public views that enable the tower to be appreciated also make a positive contribution to its setting. These are likely to be limited to occasional glimpses of the tower and spire from various locations within the part of Oldham Town Centre in which the former bank building is located.
5.5 Overall Heritage Significance

The former National Westminster Bank building was constructed in c.1905 as the Oldham branch of the Manchester and County Bank, which through a series of acquisitions and mergers became the National Westminster Bank. The building was designed by well-known, regional architectural practice Mills and Murgatroyd, who designed a number of important buildings in the North West and a number of other branches for the Manchester and County Bank. The building is of High Edwardian baroque style, typical of many public buildings constructed during Edwardian era, with its rusticated ground floor, domed corner tower with spire and exaggerated detailing, including segmental pediments and columns. The building also demonstrates architectural design and detailing typical of mid 19th century/early 20th century banks, including its layout and lavish decoration focussed on public frontages and internal spaces.

The scale, flamboyant detailing and landmark quality of this building (due in part to its tower), however, elevate this building above other bank and commercial buildings in Oldham Town Centre in significance, as evidenced by effusive architectural descriptions by well-known architectural historian Sir Nikolaus Bernhard Leon Pevsner. The building has been altered relatively little since its construction, and retains a high degree of integrity, both externally and internally (principally on the ground floor), in plan, form and detailing. Upper floors are, however, more modified due to the partial implementation of previously consented works. The building’s grand interior and exterior design was intended to impress existing and attract potential new customers in Oldham. Near public views of its frontage, and near and wider public views of its western end, especially those in which the tower is visible from base to spire, therefore, make an important contribution to the building’s setting and significance. The building has high evidential and aesthetic values. However, internally these values are partly affected by the building’s condition, especially by rot, which may affect the potential preservation of timber historic fabric and features.

The building represents Oldham’s wealth during the late 19th and early 20th centuries, when the area was an international centre for the textile industry, particularly cotton spinning and milling, and associated engineering. The building stood at what was the commercial heart of Oldham in a former premier shopping street. The building has high historical value and given its landmark qualities, is likely to have a medium level of communal value (social) as it is a source of community identity for the historic core of Oldham Town Centre.

The former bank building is designated as a grade II listed building and is considered overall to be of high heritage significance.
6.0 Assessment of Impacts

The assessment of impacts arising from the proposed development has been undertaken with reference to the 2006 and 2009 approved developments, but also recognises that the national policy context has changed with the introduction of the NPPF in 2012. Information has been gathered by comparing the following existing and proposed plans, elevations and sections:

- Existing front elevation (m2648-20, dated Feb 06);
- Existing rear elevation (m2648-21, dated Feb 06);
- Existing side elevation [west] (m2648-22, dated Feb 06);
- Existing basement plan (m2648-10, dated Feb 06);
- Existing ground floor plan (m2648-11, dated Feb 06);
- Existing first floor plan (m2648-12, dated Feb 06);
- Existing second floor plan (m2648-13, dated Feb 06);
- Existing roof plan (m2648-14, dated Feb 06);
- Existing section A-A (m2648-30, dated Feb 06);
- Existing sections B-B, C-C, D-D (m2648-31, dated Feb 06);
- Plot D Basement Layout (13249-D-101 Rev B, dated 12/2/15);
- Plot D Ground & First Floor Layout (13249-D-102 Rev B, dated 12/2/15);
- Plot D Second & Mezzanine Layout (13249-D-103 Rev B, dated 12/2/15);
- Plot D Third & Fourth Floor Layout (13249-D-104 Rev B, dated 12/2/15);
- Plot D Fifth Floor and Roof Layout (13249-D-105 Rev B, dated 12/2/15);
- Plot D Elevations (13249-D-106 Rev B, dated 12/2/15);
- Plot D Sections (Bank Building) (13249-D-107 Rev B, dated 12/2/15);
- Four photomontages (unlabelled, received by email on 10 February 2016); and
- HP Sections Structural Alterations Plot D with email explanatory text dated 25/11/2015 (un-numbered, received by email on 18 February 2016).
The Building Recording and Analysis report by Nicol Thomas (2015a), which identifies fabric and features to be removed, retained and/or repaired, has also been used to identify proposed works for impact assessment.

Since the previous Heritage Statement was prepared, investigations have been undertaken by Heritage Project Management on behalf of Oldham Borough Council to understand the condition of the former bank building (Heritage Project Management, 2015 and Robinsons Preservation Ltd., 2015). The results and recommended work in these reports have also been considered in the impact assessment below.

6.1 Proposed External Alterations

All existing original and/or historic features are to be retained. The proposed external alterations are very limited and are mostly works needed to address existing condition issues. The proposed works are:

- cleaning of the exterior stonework facades to address staining, discolouration and vegetation growth;
- repairs to corroded and spalled stonework;
- refurbishment of retained timber window frames;
- refurbishment of existing decorative ironwork;
- repairs to timber surround to original deposit safe and corrosion treatment;
- refurbishment of retained timber doors;
- repairs to existing rainwater goods and replacement of missing downpipes and guttering; and
- repairs to retained pavement lights, lightwells and coal holes.

Although not shown on the proposed elevations, it is noted that signage, disabled access, exterior lighting and small pipe outlets or vents may also need to be added to the building’s elevations.

6.1.1 Overall Impacts and Effects

These repairs and alterations are all routine and generally minor matters that can be dealt with post-consent by conditions to ensure that the works preserve the building’s exterior and its architectural features of interest. Many would be required regardless of this proposed development to address the building’s condition and help to offset the proposed changes to the exterior of this grade II Listed Building. The majority of these proposed works would have a negligible to slight positive or negative impact on the
building’s significance, depending on how they are designed and implemented. This results in a neutral to intermediate-minor beneficial or adverse effect. The exception is the repair and replacement of the existing rainwater goods, which if appropriately detailed, would have a moderate, positive impact upon the building’s significance by helping prevent further water ingress and decay of original and/or historic fabric and features. This element of the work would result in an intermediate, beneficial effect.

6.2 Proposed internal alterations

6.2.1 Basement

The basement is not proposed to be used and it is understood that no internal alterations are proposed except for the blocking up of one of three sets of stairs. This is the front staircase located against the eastern wall of the building, which connects the former banking hall with the basement vault and staff area. It appears to be one of the two original timber staircases within the building. Although not shown on the application drawings, it is understood that this staircase will be retained in situ with a ceiling/floor panel added over the ground floor access area, thereby preventing its use. The retention of this staircase is welcome; however, its blocking up will have a negligible negative impact on the building’s significance, given it would prevent both visual appreciation and use of an original feature and principal internal element. A condition can be used to require further details of this work. However, it is noted that the other original main staircase located towards the rear of the eastern wall, which feeds into the staircase leading to the former bank staff residential accommodation on the upper floors, plus one historic staircase potentially dating from the c.1920s located towards the north-west of the building, as well as some of the goods lift are to be retained. The removal of the associated surrounding wall and radiator at ground floor level is assessed in section 6.2.2 below.

Some additional works may be required in the basement treat dry rot and damp. Dry rot attack has been identified to a door frame and adjacent skirting boards and wall battens and to a second door casing and hardboard lined walls. Fruiting bodies and mycelium were seen on wall surfaces. The precise location of these attacks within the basement is unknown as the relevant plan is not labelled in the reports from Heritage Project Management (2015) and Robinsons Preservation Ltd. (2015). A general approach to investigating and treating rot and the subsequent repairs and making good is, however, set out in these reports. Like-for-like replacement for fabric that has to be removed is proposed. Given the utilitarian character of the basement, no features of significance are known to be affected by these works. While there may be some potential loss of some original and/or historic fabric in the basement, any loss would be counterbalanced by an improvement to the building’s condition, resulting in a neutral impact. Conditions
can be used to ensure these works appropriately address these condition issues and preserve the building’s special architectural interest.

### 6.2.2 Ground Floor

The ground floor is proposed to be converted to office-use and this will also involve relatively few alterations to this significant former public space. The original plan form and significant interior features are largely to be retained, repaired and or reinstated where necessary due to their condition or missing details. These include the public entrance into the western vestibule, manager’s office, rear staircase enclosure with its staircase, as well as the privacy booth, doors, architraves, panelling, fireplaces, mosaic tiled and parquet floors, cast iron radiators, and ceilings.

The prominent columns are to be retained, though they will be partly concealed from view in the banking chamber due to the installation of a freestanding mezzanine podium located in the middle of the banking hall. One column will, however, be visible from floor to ceiling within the northern part of the chamber. No details of this ‘pod’ were available at the time of preparing this Heritage Statement. It is noted, however, that this particular aspect of the development was consented in 2009 and a condition can be used to agree its detailed design post-consent.

Although the existing eastern vestibule into the building (the secondary public entrance into the banking chamber) is shown as being replaced in the application drawings, it is understood that it will now be retained. This could be the subject of a condition to ensure its retention. This change is welcome as it enables the retention of important timber fabric and features that are not known to be affected by rot (although the wall behind is believed to be). It is noted, however, that the western vestibule is to be retained as existing with the only change being that one leaf of both sets of doors are to be fixed shut. Doors to the former manager’s office are also to be fixed shut.

The original front staircase along the eastern wall is to be removed. While this will enable the present unsympathetic fire door to be removed, an original timber panelled enclosure with architrave and cast iron radiator would be lost. Again, this timberwork is not known to be affected by dry rot, although the wall behind is believed to be. The explanation provided for this part of the proposal is that it would open up the upper levels of the building and connect the old and new elements. A new lobby is proposed to be built in front of entrance to the retained main staircase and goods lift enclosure in the north-east corner of the building. Although the timber door and architrave will be retained, they may be concealed from public view depending upon the design of the new lobby. The remains of the goods lift within this enclosure is proposed to be removed, although it is to be retained at basement level. It is understood to have already
been largely removed. The later and modified staircase leading down to the basement in the north-east corner of the building is proposed to be retained but enclosed. No further details of these elements of the proposal were available at the time of preparing this Heritage Statement.

It is, however, noted on the application drawings that ‘all existing doors frames, architraves, etc. are to be retained and rescued’ and the creation of the new lobby and enclosure of the stairs may represent an opportunity for mitigation through the reuse displaced timber doors, architraves and panelling provided they are not affected by rot. This may help to ensure that there is minimal change in appearance to the entrances into and out of the former banking chamber. Conditions can be used to agree the design of these elements to ensure that the special interest of this significant space within the listed building is preserved.

It can also be assumed that a significant amount of ducting will need to be introduced for lighting and technology, and possibly also for ventilation. Again, conditions can be used to ensure the installation of mechanical and electrical services is appropriately detailed so that the special interest of this Listed Building is preserved.

Damp and dry rot has been identified in the ground floor, mostly in upper levels with fruiting bodies seen on a wall in the banking chamber and on the picture rail, top of wall panelling and side of the bay window in the manager’s office. Further dry rot is suspected to be present behind marble panels on the front and eastern side walls below the ceilings and cornice. In various places within the ground floor, areas of ceiling plaster are missing due to water ingress or affected by damp, as are cornices, and it is considered that the timber laths and formwork supporting plain and decorative plasterwork have been affected by rot. The precise locations are identified in reports from Heritage Project Management (2015) and Robinsons Preservation Ltd (2015) but the front and eastern side wall of the banking chamber, as well as a central area, the manager’s office are particularly affected. A general approach to investigating and treating rot, as well as subsequent repairs and making good, is set out in these reports. Like-for-like replacement for fabric that has to be removed is proposed. This can be secured by means of a condition.

Areas of uncertainty over the extent and nature of the works are not uncommon for a development of this size and type in a listed building. They can be addressed post-consent by conditions to ensure that the works preserve the significance of this part of the building’s fabric and features. Overall, the proposed works on the ground floor are considered to result in a slight to moderate negative impact. This recognises the extent of previously consented work and that the proposal addresses outstanding matters relating to condition and sees missing fabric and features reinstated. The proposal also enables the original plan form and majority of the significant features and character of the ground floor spaces to be retained and appreciated, all of which helps to counterbalance the proposed loss of some original fabric and features.
6.2.3 First Floor and Tower

The first floor of the building is more domestic in character. This floor was originally designed for residential use by bank staff, with rooms positioned to the south, at either end of a corridor and a central flat roof to the north. It is noted that some of the previously consented work has commenced.

The original plan form largely survives in the existing building and will still be discernible in the proposed layout. Two, one-bedroom and three, two-bedroom apartments are to be created on this floor, which involves infilling the flat roofed area as part of the proposed rooftop extension. A three-bedroom flat also is to be created on three levels within the tower. The front two-bedroom flats will have access to a storage deck at mezzanine level but this does not necessitate the removal of ceilings given existing floor to ceiling heights. It is not known if these mezzanine storage levels will require any structural alterations to the building. However, a condition can be used to agree the details if required.

The former rear external walls of the building are to be retained, including the windows on the north side of the central corridor. The building's timber windows are proposed to be retained and refurbished on the corridor side but boarded up inside the flats. Conditions can be used to confirm these details if required.

Where they survive and are unaffected by rot, original flooring, skirtings, doors, door and window architraves, dado rails and cornices are to be retained within the apartments. However, it is also understood that the floor is to be removed at this level and existing flooring is to be re-laid above, so some of these features may need to be removed and replaced. Although the central corridor is to be retained, an area of raised flooring is also to be installed with stairs at either end to conceal drainage that connects to an existing soil vent pipe at the rear of the building. Conditions can be used to require further details of these works.

It is noted that some of the original doors have been blocked up and the architraves removed, while some new door openings have also been created at first floor level. In order to make the fire strategy work in this part of the overall scheme, various alterations are proposed to facilitate access into and out of the flats. Two existing door openings have been able to be retained, which is welcome. One is the entry into the north-west, two-bedroom apartment and the other is within the proposed tower apartment. It is assumed that the grand timber surround that marked the entrance to the manager's accommodation is to be retained in situ, although it is unlikely to be as visually prominent within the central corridor due to the introduction of two new doors within this corridor, one of which will form the main entrance into the tower flat. A new opening in the eastern wall of the building to enable access into the side extension/new building is also proposed. Conditions can be used to require further details of these works.
Some internal walls are to be retained with appropriate works to make them good or create new openings into the flats and between rooms within the flats. Retained sections of internal walls include along the southern side and eastern and western ends of the central corridor and the walls containing chimneybreasts/fireplaces. Chimneybreasts and fireplaces are all to be retained within each new flat, except for the possible removal of one chimney breast in the north-eastern flat. The drawings may, however, show it boxed in. A condition could be used to clarify this detail.

The main staircase in the north-west corner of the building is also to be retained within most of its enclosure but the goods lift is proposed to be removed. The goods lift is, however, understood to have already been largely removed but is to be retained at basement level. The front stairs along the eastern wall are to be removed. It is noted that these have been affected by dry rot and six of the lower steps have been damaged to the point where the staircase is unsafe to use (Robinsons Preservation Ltd, 2015). Following the removal of these front stairs, a new staircase is proposed to be introduced above the main staircase in the north-east corner of the building to provide access to the second floor.

The original bathroom on the north side of the corridor at the western end partially retains its decorative green ceramic tiling and copper heating pipes, although some of these have been removed as part of the previously commenced works. These are proposed for removal, although it is suggested in the Nicol Thomas report (2015a) that their reuse could be investigated.

New partitions are to be introduced to form the proposed rooms within the flats. Within the tower, a three-bedroom flat will be created on three levels, using the existing spiral staircase for access. The ceramic wall tiling and slot windows within the tower are to be retained. However, this will also involve the introduction of some internal partitions and doors. Three of the new partition walls are positioned in very close proximity to existing windows on the rear elevation of the main building and the tower. A condition is recommended to ensure their positioning does not damage original or historic architraves or other surround detailing, as well as for the new window seating in the tower flat.

As noted above, damp and rot have been identified at first floor level and have affected skirting boards, covered parquet flooring and floor joists, door and window linings and architraves, windows, cornice, ceiling rafters and joists, concrete ceilings and boxed pipes in various rooms but primarily along the front and eastern walls. Some wet rot was also identified to an area of skirting boards against the rear wall. In addition, part of the lath and plaster ceiling at first floor level has collapsed due to water ingress. The locations of this decay and damage can be seen in reports from Heritage Project Management (2015) and Robinsons Preservation Ltd (2015). A general approach to investigating and treating rot, as well as for
subsequent repair and making good, is also set out in these reports. Like-for-like replacement for fabric that has to be removed is proposed. This approach can be secured by means of a condition.

Finally, it can also be assumed that there will be pipework and ducting introduced to provide utilities and ventilation to all the flats, as well works for fire safety and insulation to the first floor. Conditions can be used to ensure the installation of mechanical and electrical services is appropriately detailed so that the special interest of this listed building is preserved.

Conditions can be used to ensure that the works proposed will preserve significant architectural features and fabric in this part of this listed building. Most of the work is likely to be negligible to slight negative impact, depending on how they are designed and implemented, which in part reflects the condition of the first floor and the partial implementation of previously consented works. However, the removal of the staircase to the second floor and the removal of the chimney breast (if proposed) are considered to be a moderate, negative impact given that they are original and principal internal elements, despite the condition of the staircase.

6.2.4 Second Floor/Roof

The original second floor of the building consisted of a landing and a collection of small, probable service rooms at the eastern end of the building and access onto a small flat roofed area. At the western end of the building, it is possible that there was another room adjacent to the tower, with access via the spiral staircase and lobby room. Pitched slate roofs ran along the main, east-west accommodation with pitched slate roofs for the two east and west ‘wings’ running perpendicular at a higher level. Only the eastern accommodation was accessed in the Nicol Thomas report (2015a) which notes the timber staircase with balustrade and handrails and timber doors and architraves, which still appear fairly grand in style. The floor may be parquet (not described in the Nicol Thomas report) and the photographs may indicate some modest skirting boards.

Damp and rot have also been identified or are suspected at second floor level. Dry rot is suspected to affect the rafters for the flat-roofed terrace on the north side of the tower, wet rot is identified as affecting roof rafters and wallplate in the western wing of the building. In the eastern wing, damp was noted to external walls and the ceiling affecting plasterwork and dry rot has affected skirting boards, lower section of a short flight of stairs, tie beams, rafter ends and wallplate. These are detailed in reports from Heritage Project Management (2015) and Robinsons Preservation Ltd (2015).

The entire second floor and roof structure, including two chimney stacks, are understood to be proposed for removal in order to construct the rooftop extension, which will house seven, one-bedroom flats and
three, two-bedroom flats (excluding the tower flat) over two floors. The three slate roofs do not form part of the public face of the building, and are not visible in the most significant views of the building – its front elevation and its western end. The central section of the main east-west pitched, slate roof is visible at the rear, where the building is only single-storey with a flat roof. Limited views of the gable ends of the perpendicular roofs at the east and west ends are also visible from the rear ‘service’ elevation of the building. These slate roofs are plain and visually unobtrusive, and their loss would not harm the building’s significance.

A chimney stack located towards the rear of the eastern wing on the return wall is to be removed. It is decorated and forms part of the building’s architectural composition. This rear chimney stack is visible from Wallshaw Place curving up from the parapet wall and is an attractive architectural feature of the otherwise plainer and less significant rear elevation of the former bank building. While the loss of this chimney stack causes some harm to the building’s significance, it is noted that the larger and grander chimney stack located on the rear eastern corner of the western wing closest to the tower is being retained.

The second chimney stack proposed for removal is understood to be located either behind the front parapet wall or along the party wall to the new side extension/building at its south-eastern end. The plans, elevations, sections and photomontages are unclear but it has been assumed for the purposes of this Heritage Statement that this chimney stack is being removed, while the associated chimney breast located in the south-east, two-bedroom flat is to be retained. This stack is visible in near views, especially oblique views, along The Mumps. While its loss would, therefore, be apparent, this would enable the parapet finials on this end of the building to be clearly appreciated against the backdrop of the rooftop extension in some oblique views. The removal of this chimney stack may also create a more symmetrical appearance to the front elevation by better matching the corresponding parapet finials on the south-west end of the building.

A preliminary structural appraisal of the building has been completed to understand the implications of building the lightweight rooftop extension. As a result of this work, it is known that a reinforced concrete ring beam will be installed at second floor level to transfer the load from the new structure to the existing masonry walls. Based on the section showing the structural alterations, this work will also involve some alterations to the front and rear walls of the building close to the parapet walls. It is also noted that a full structural assessment of the existing building has yet to be completed and it is possible that additional structural works will be required to existing walls and to the building’s foundations, possibly involving underpinning. Further details of structural works can be required by consent to ensure that the special interest of this listed building is preserved.
An opening is proposed in the building’s eastern wall to connect into the proposed side extension/new building.

Where original fabric and features survive internally, the Nicol Thomas report (2015a) notes that they will be carefully removed and reused if possible. This could be a condition of consent. A general approach to investigating and treating rot, as well as for subsequent repairs and making good, is set out in the reports from Heritage Project Management (2015) and Robinsons Preservation Ltd (2015). Like-for-like replacement for fabric that has to be removed is proposed. This can be secured by means of a condition. It is also noted, however, that much of the affected roof fabric is proposed to be removed to facilitate the construction of the rooftop extension (see below).

Although not of critical importance to the building’s significance, the proposed works to the second floor and roof nonetheless involve the demolition of principal internal elements (staircase and roof), two chimney stacks, and part of the original second floor. Notwithstanding the condition of the second floor and the extent of partially implemented, previously consent works, this amounts to an overall moderate, negative impact.

6.2.5 Overall Impacts and Effects

When considered overall, the proposed internal alterations range from negligible to slight negative (often depending on how the alterations are designed in detail and implemented), to moderate negative impact for works involving the loss of a principal internal feature (roof), two chimney stacks and possibly one chimney breast, or within more significant spaces within the building (e.g. ground floor). This would amount of effects ranging from neutral to intermediate adverse, which is not unexpected for internal alterations facilitating a change of use in a listed building of this type. Conditions can be used to ensure that works are detailed in a way that preserves the significance of original fabric and features of special architectural interest as far as is possible given the extent of rot affecting the building.

In assessing the magnitude of these impact and effects, consideration has also been taken as to whether all these proposed works were agreed to in the 2009 and 2006 consents, especially those assessed as being of moderate, negative impact and intermediate adverse effect. Not all of the drawings were available at the time of preparing this Heritage Statement but it is understood that many of the more interventionist works, including the removal of roofs, second floor and the part of the ‘main’ staircase that extended from first to second floor levels, were part of the 2006 approved plans. In addition, the removal of the secondary staircases from ground floor to the basement was also previously consented but this work no longer forms part of the current proposal, which is welcome.
6.3 Proposed Rooftop Extension to Former Bank Building

A part two, part three-storey, flat-roofed extension is proposed to be added to the top of the listed building. It reads as a single-storey addition from the front, set behind the existing parapet. A terraced area for the second floor flats is concealed behind the front parapet wall. At the rear, the proposed rooftop extension infills the central flat-roofed section at first floor level and hence appears as a part two, part three-storey addition when viewed from the back. It is, however, set slightly back from the rear walls of the existing building, which enables the original stone walls to be read and the decorative stone scrolls to each wing be retained at the rear. To the immediate north of the tower, an area has been left open as a rooftop terrace.

The rooftop addition is a plain box covered in zinc-coloured cladding that is intended to be visually neutral and subservient in scale, form and materials to the stone listed building. The decorative stone detailing of the front parapet wall will still be able to be appreciated against the grey backdrop of the rooftop extension and the windows of the flats have been carefully centred between the parapet’s vertical features.

The relationship of the rooftop addition to the tower has also been carefully considered. The western elevation of the rooftop extension stands slightly away from the eastern elevation of the tower and the front wall of the rooftop addition is also set back slightly from the front (south) wall of the tower. The height of this flat-roofed extension is also set well below the two bands of decorative stone mouldings positioned above the second floor tower window. All of this assists in enabling the tower and dome to visually dominate the building and to continue to be appreciated in three dimensions in all views.

Given that the front (south) elevation of the building and western elevation with the tower are the most important, in terms of the building’s special architectural and historic interest and heritage significance, the proposed rooftop addition is considered to be appropriately scaled, positioned and designed so that it does not visually dominate the building. It still enables the parapet to be read and tower to remain visually prominent, and hence to be publicly seen and appreciated.

When viewed from the rear, the central section of the rooftop extension could appear disproportionately tall and visually dominant in relation to the former bank building. However, the zinc-coloured cladding contrasts with the stonework of the existing building and helps to break up its mass. It is noted that an almost identical design was approved in the 2006 consent using glazed panels and that rear views of listed building are of lesser importance to its significance.
A walkway with safety handrails as well as two smoke shafts and what may be a rooflight appear on the roof plan for the rooftop extension. Further details of these could be required by condition to ensure they are not visually prominent.

Overall and without consideration of the demolition involved, the proposed rooftop extension is considered to have a slight negative impact and minor adverse effect on the significance of this listed building. However, this impact/effect is at the lower end of the scale and should be balanced against the heritage benefits arising from the proposal as detailed in section 8 of this Heritage Statement below.

### 6.4 Proposed Side Extension/New Building

#### 6.4.1 Principle of Proposed Development

There is no issue in principle with the erection of a moderate sized building on land to the east of the listed former bank building, given that historically a three-storey building was located here. Issues relate solely to the size, scale and design of this new building as it relates to the significance of the adjoining listed former bank building. The rationale for the design of the proposed side extension/new building on the site adjacent to the former bank building is provided in the Design and Access Statement by Nicol Thomas (2015b). An updated Design and Access Statement may be prepared but was not available at the time of preparing this Heritage Statement. Previously consented development on this site in 2006 involved the retention of the three-storey Northern Carpets building, supplemented with rooftop addition. This building was demolished due to its poor condition, but this approved scheme is understood to be the starting point for this proposal.

#### 6.4.2 Proposed Side Extension/New Building

The rest of the proposed development consists of a predominantly five storey new building attached to the eastern end of the listed former bank building and within the footprint of the former Northern Carpets building (now demolished). This comprises a mix of retail space, cycle store and plant on the ground floor and a mix of one and two bedroom flats on the other floors. A small plant room with stair tower is proposed for the rooftop and is the only six-storey element of the proposal. It is located at the rear of the building’s roof, away from the former bank building, so as to minimise its visual impact.

The proposed side extension reads as a separate new building even though it is attached to the former bank building. This is considered to be an appropriate approach to preserving the significance of the listed building. The new building is visually divided into several components.
The new building connects to the former bank via a narrow, recessed, horizontally glazed link. This is set well back from the north and south frontages of the building and contains the staircase, main smoke shaft and plant room. It is attached at the front to a wider element covered in zinc-coloured cladding that projects further forward. At ground floor level, this component provides the entrance to the flats within the side extension/new building, lift and cycle store. It is intended as a shared services core for both buildings, so as to limit the need for penetrations through the listed building to access upper floors. This zinc-coloured clad element of the new building joins up with the flat rooftop section that extends almost the full width of the new building.

The glazed link and the zinc-coloured clad element are designed to be a neutral structure so as not to visually compete with or dominate the listed building with its tower. The design enables all the corners of the listed building to be seen. While this was not how the former bank building was originally seen when the Northern Carpets building existed, this design approach enables the size and scale of the former bank building to be read and appreciated, despite the size and scale of the rest of the proposed adjoining new building.

The main element of the new building on its Mumps frontage is a projecting stone clad, three-and-a-half-storey section resting on a red brick plinth that is similar in scale and materials to the former bank but does not attempt to replicate its detail. Its proportions have been carefully considered and projecting components, fenestration, string courses and contrasting materials used to help the new building’s massing, break up its bulk and improve its relationship to the former bank building. The rear elevation has a wider, three-storey stone-clad section with a projecting element at the upper levels resting on a red brick ground floor storey. It will, however, be important to ensure that the stone cladding and brickwork is either a good match or a sufficient contrast from the colour and texture of the materials on the listed building. This can be dealt with by condition.

A flat-roofed, rooftop element covered in zinc-coloured cladding extends the full width of the main and link sections of the new building and matches the height and materials of the rooftop addition on the listed former bank building.

At the eastern end of the new building is a six-storey, primarily bronze coloured, anodised aluminium clad tower with a curved end. A second, narrow, glazed link separates this from the main stone-clad section of the new building on the front (Mumps) elevation. The tower bookends the proposed development, complementing but not visually competing with the tower and dome on the adjacent listed building and references the curved end of the former Northern Carpets building, which was located in the same position.
The proposed new side extension/new building, including its rooftop component, has been designed so as not to distract from, or visually complete with the adjoining former bank building, but to complement some of its key characteristics. It has a very different design to the 2006 consented scheme but the majority of the proposed new development is lower than that previously approved. The rooftop addition to the listed former bank building is the same height as that previously approved. However, the main rooftop element of the new building is substantially lower than the split-height version approved in the 2006 consented scheme. The plant room/staircase tower and lift shaft elements are also all lower than the tallest element of the previously approved proposal. The lift shaft partly extends over the rooftop addition of the former bank building but less so than the 2006 consented scheme, all of which combine to lessen the impact on the listed building and to give maximum ‘breathing space’ to its important tower, dome and spire.

The current proposal ensures that important views of the tower, dome and spire on the listed building are not significantly adversely affected. These features remain the tallest and most visually prominent building elements on the site and dominant in the streetscape. In important views of the former bank building from the front (Mumps elevation), the proposed side extension/new building appears as a discrete, relatively subservient and complementary structure. In significant western views of the former bank building, the proposed side extension/new building provides a neutral backdrop to the upper parts of the listed building with the tower and dome rising clearly above. Rear (Wallshaw) views and eastern views are of lesser importance, but are also satisfactory with the listed building’s tower, dome and spire continuing to take visual precedence.

6.4.3 Overall Impacts and Effects

The overall design of the proposed side extension/new building ensures that it forms respectful and neutral counterpoint to the former bank building in size, scale and design. It allows the frontage of this listed building to take clear visual precedence and its tower, dome and spire to continue to dominate the site and streetscape. These features would still be visible in near and wider views from the front and the west, which are the most significant views. Less important views of these features would be more restricted in views from the east but the upper parts of the tower, dome and spire would still be visible from most locations. Overall, the proposed side extension/new building is considered to preserve the listed building’s setting and significance, giving rise to a slight, negative impact and minor adverse effect.

7.0 Mitigation Measures and Residual Effects

It is acknowledged that the proposed design of the development has been revised to address matters raised by Historic England and Oldham Council’s Conservation Officer during pre-application and
subsequent consultation. Although Historic England does not recognise high quality design of proposed interventions as mitigation (2008, p.47), it is considered that the majority of the identified negative impacts and associated adverse effects in this Heritage Statement could be reduced through the use of conditions to agree various details, materials and methods as more detailed design work progresses. The following are matters for which details could be required and approved post consent:

**Exterior of listed building:**

- repairs or works to all exterior doors;
- repairs or works to all windows, including roundel window and window guards;
- details of any new doors/openings, windows and secondary glazing;
- repairs to deposit safe and timber surround;
- repairs to exterior stonework and proposed cleaning;
- repairs and/or replacement of rainwater goods;
- repairs to existing lightwells;
- proposals to relocate/repair cast iron cover with glass/timber inserts;
- proposals for new exterior pipes, vents and/or plant and walkway with safety rails; and
- proposals for exterior lighting, signage and/or disabled access.

**Interior of listed building:**

- retention of the front, staircase along eastern wall and blocking up of ground floor access area;
- retention of the eastern vestibule into the building (secondary public entrance into the banking chamber);
- dry rot investigation, treatment and subsequent making good;
- any works to chimney breasts or elsewhere in building to address and make good leaks;
- new services and associated ducting, pipework and ventilation, including to radiators and associated pipework and shelves;
- any works required for fire safety, insulation and/or disabled access;
- repairs to or reinstatement of missing/damaged timber panelling (including bases of columns in banking chamber), skirting boards, dado rails, cornices, doors, architraves, mosaic tiled, parquet and other floors, ceilings and walls. To include further details for the re-use of any original or historic fabric and features within the building;
- new staircases, doors, secondary glazing, flooring, walls and ceilings, including architraves, skirtings, dado rails and cornices;
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- wall and chimney breast removals, wall openings, tile removals and/or repairs, and blocking up of coal shute and basement fireplaces;
- mezzanine podium, enclosure of staircase to basement, new entrance lobby, and lobby in front of staircase to first floor in ground floor banking chamber; and
- window seating, partitions abutting windows on the rear and western elevations and boarding up of windows in first floor corridor; and
- any required structural works for the rooftop addition and/or mezzanine storage areas.

Other:

- junctions between listed building and new rooftop extension and rooftop terrace;
- in the event that it is being retained, details of the relationship between the chimney stack located at the south-east end of the listed building (either behind the front parapet wall or along the party wall) and the rooftop addition/new building;
- samples of stone cladding and brick for new building; and
- details of external materials for the lift shaft that partly straddles the rooftop extension to the listed building.

There are elements of the proposed works for which the negative impacts and adverse effects cannot be reduced in this way, which are the parts of the listed building proposed for removal, including part of the roof, two chimney stacks and some internal walls. The justification provided for these works are that they are required to bring a redundant building back to life as part of a comprehensive development including the new extension works. These negative impacts and adverse effects and other residual levels of negative impacts and effects could, however, be mitigated in part by a photographic survey of the interior and exterior to Historic England standards (2006), prior to development commencing. The photographic records should be deposited in an appropriate local archive.

The installation of carefully designed and sited interpretation outlining the history and significance of the bank is also an opportunity for further appropriate mitigation.

These could be required by conditions.

8.0 Conclusions

The grade II listed former bank building within Plot D is to be converted to a mix of new uses, with associated internal and external alterations, plus a rooftop addition. The former bank building is of high heritage significance and its grand exterior and interior retain a high level of integrity in terms of original
plan form, fabric and features, which strongly contribute to its heritage significance. The former bank building’s setting also makes an important contribution to its heritage significance, with views of the most flamboyantly decorated front elevation and of the western end of the building (especially full length views of the tower from base to spire) of particular importance to its special architectural and historic interest as a listed building.

Minimal alterations are proposed to the former bank building’s exterior to facilitate its change of use and various repair works are proposed to improve its condition, especially water ingress, damp and rot. Internally, the majority of the building’s significant fabric and features will be retained and will be able to seen and appreciated by occupants and visitors. The proposed change of use is, therefore, considered to be appropriate.

Most of the proposed internal and external alterations have been assessed as negligible to slight, negative impact and neutral to minor adverse effect. Their magnitude often depends on how the works are designed and implemented and these matters can be dealt with by conditions to ensure that this listed building’s significance and special architectural features are preserved. Without consideration of the demolition involved, the proposed rooftop extension is also considered to have a slight negative impact and minor adverse effect on the significance of this listed building.

Some of the proposed internal and external alterations have been assessed as being of moderate, negative impact and intermediate, adverse effect. This is the demolition of a principal internal feature (roof structure)\(^1\), two chimney stacks and possibly one chimney breast to enable the rooftop extension to be built as well as the introduction of new partitions/enclosures within the highly significant ground floor banking hall for the basement fire exit, free standing mezzanine pod and new lobby near the retained staircase enclosures.

With the exception of the demolition works, these negative impacts and adverse effects can also be reduced through careful detailing and can be dealt with by condition to ensure that this listed building’s significance and special architectural features are preserved. All residual negative impacts and adverse

\(^1\) The proposed demolition of a large part of the roof structure is likely to trigger requirements to notify Historic England under the new 2015 Direction, as it is a principal internal element and meets the definition of ‘relevant works’ for grade II listed buildings as demolition of a substantial part of the interior. The National Amenity Societies may also need to be notified as the works comprise or include demolition of part of the building. Depending on how the listed building consent progresses, the Local Planning Authority may also need to notify the Secretary of State before determining the application.
effects can also be mitigated in part by a photographic survey of the interior and exterior and
interpretation, which could be required by consent.

Historically, the former bank building was surrounded by commercial, residential and industrial buildings
and was attached to a row of three-story terraced properties. As such, there is no in principle issue with
proposed development to the immediate east of the listed building and adjoining it. Issues relate solely to
the size, scale and design of this new building as it relates to the significance of the adjoining listed former
bank building and its setting.

The proposal consists of what appears to be a separate new building rather than a side extension. The
proposed new side extension/new building, including its rooftop component, has been designed so as not
to distract from, or visually complete with the adjoining former bank building, but to complement some of
its key characteristics. The recessed link, thoughtful proportioning and careful choice of materials have
been used to help to reduce bulk of the proposed side extension/new building and respect the setting of
the adjoining listed building. The curved end to the new building not only complements dome of the former
bank building, it also references design of the former Northern Carpets building.

The side extension/new building has a very different design to the 2006 consented scheme. The proposed
new development is lower than that previously approved. While the rooftop addition to the listed former
bank building is the same height as that previously approved, the majority of the rooftop element of the
new building is lower than the split-height version approved in the 2006 consented scheme. Although taller
than the main rooftop element, the plant room/staircase tower and lift shaft elements are lower in height
than the previously approved proposal and are set further away from the listed building’s tower. It is
understood that they would not be visible from the street level view. The lift shaft also extends less far over
the listed building. All this combines to give maximum ‘breathing space’ to the former bank building’s tower,
dome and spire.

This overall design approach ensures that the former bank building’s primary elevation to the Mumps
dominates and that its tower, dome and spire remain the tallest built element in the vicinity and visible from
the surrounding area. The former bank will still be a landmark building when viewed along the Mumps, and
the public space in front of the building created by the tram station will, along with improvements to the
public realm, continue to provide a space within which the architectural detail of the building can be seen
and appreciated. The most significant views of the building from the west end, especially those from which
the tower can be appreciated from base to spire, will also not be as affected by the proposed development
as from other directions. Less important views from the east and rear are considered satisfactory and better
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than the previously approved scheme in 2006. The proposed new building is considered to have a slight negative impact and minor adverse effect on the significance of this listed building’s setting.

Considered altogether, the proposed internal and external works, rooftop extension, side extension/new building amount to less than substantial harm to the significance of the listed building and its setting according to NPPF terminology. To comply with the NPPF, however, any harm or loss to its significance requires justification and this is provided in other planning application documentation. The statutory requirement to have special regard to the desirability of preserving the listed building or any features of special architectural or historic interest it possesses and to afford this considerable weight are also acknowledged.

In cases where proposed works will lead to less than substantial harm, the NPPF also requires that the harm be weighed against the public benefits of the proposal. A more detailed description of the wider social and economic public benefits of the proposed development is provided in other planning documentation. However, identified heritage-related public benefits arising from this proposal include:

- retaining an important historic building that makes an important contribution to the character and distinctiveness of Oldham Town Centre and the streetscape in the vicinity of the building;
- bringing a vacant building back into active use as part of a wider regeneration project in Oldham Town Centre;
- finding appropriate and compatible new uses for a redundant building, e.g. commercial use in the former commercial ground floor of the building and residential in the previously residential part of the building;
- retaining the majority of the building’s original and historic fabric and features and making relative little internal and external alterations to accommodate the new uses; and
- addressing long-standing condition issues, including leaks, water ingress and rot, which threaten the fine timber panelling, decorative plasterwork and other original fabric and features within the building’s interior.

The nature and extent of what is being retained and the previously consented works are also factors to be balanced against the identified negative impacts and adverse effects. Positive design changes in response to Historic England and Oldham Council’s Conservation Officer pre-application and subsequent comments have also to be taken into account as does the ability of mitigation measures, including photographic recording of the building and interpretation, to reduce residual levels of adverse effects, especially those that cannot be dealt with by conditions.
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On balance, therefore, the level of harm to the significance of the listed building and its setting arising from this proposal is considered to be outweighed by public benefits. The proposed works are considered to preserve the listed building’s significance, special architectural features and setting as required by the Planning (Listed Building and Conservation Areas) Act 1990 and to accord with Policy 24 of the adopted Oldham Joint Core Strategy and Development Plan Document.
9.0 References


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**Trade Directories**

Worrall’s Directory of Oldham 1871, 1875, 1891

Slater’s Directory of Oldham 1895.

**Historic Mapping**

Butterworth’s map of Oldham c. 1817.

1820 map of Oldham (reference D14)

Engraving of Oldham for Baines, Lancashire 1824.

The Oldham Tithe award map. 1840s (reference T4)

The First Edition 6” Ordnance Survey map (1844/48)

Ordnance Survey 5ft town plans of Oldham 1848.

The Ordnance Survey 25” Lancashire series (1879, 1894, 1909, 1922, 1932) Sheets 97/6

1954 Ordnance Survey
Appendices
Appendix A – Site Location Plan
Appendix B – Site Photographs
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Former National Westminster Bank, Plot D. A Grade II Listed Building.

North (rear) elevation of the National Westminster Bank, Plot D.
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Scarring from former Northern Carpets building visible on eastern elevation of the Listed Building.

Lightwell to the Mumps (south) elevation of the former bank building.
Appendix C – Assessment Methodology
Cultural Heritage Impact Assessment Methodology

No standard method of evaluation and assessment is provided for the assessment of significance of effects upon cultural heritage, therefore a set of evaluation and assessment criteria have been developed using a combination of the Secretary of State’s criteria for Scheduling Monuments (Scheduled Monument Statement, Annex 1), Design Manual for Roads and Bridges, Volume 11, Part 3, Section 2, HA 208/07 and Transport Analysis Guidance (TAG Unit 3.3.9, Heritage of Historic Resources Sub-Objective). Professional judgement is used in conjunction with these criteria to undertake the impact assessment.

Value

The table below provides guidance on the assessment of cultural heritage value on all archaeological sites and monuments, historic buildings, historic landscapes and other types of historical site such as battlefields, parks and gardens, not just those that are statutorily designated.

<table>
<thead>
<tr>
<th>Value</th>
<th>Examples</th>
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| Very High | World Heritage Sites, Scheduled Monuments of exceptional quality, or assets of acknowledged international importance or can contribute to international research objectives  
             Grade I Listed Buildings and built heritage of exceptional quality  
             Grade I Registered Parks and Gardens and historic landscapes and townscapes of international sensitivity, or extremely well preserved historic landscapes and townscapes with exceptional coherence, integrity, time-depth, or other critical factor(s) |
| High      | Scheduled Monuments, or assets of national quality and importance or that can contribute to national research objectives  
             Grade II* and Grade II Listed Buildings, Conservation Areas with very strong character and integrity, other built heritage that can be shown to have exceptional qualities in their fabric or historical association  
             Grade II* and II Registered Parks and Gardens, Registered Battlefields and historic landscapes and townscapes of outstanding interest, quality and importance, or well preserved and exhibiting considerable coherence, integrity, time-depth or other critical factor(s) |
| Medium    | Designated or undesignated assets of regional quality and importance that contribute to regional research objectives  
             Locally Listed Buildings, other Conservation Areas, historic buildings that can be shown to have good qualities in their fabric or historical association  
             Designated or undesignated special historic landscapes and townscapes with reasonable coherence, integrity, time-depth or other critical factor(s) |
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<th>Value</th>
<th>Examples</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Assets that form an important resource within the community, for educational or recreational purposes.</td>
</tr>
</tbody>
</table>
| Low     | Undesignated assets of local importance  
Assets compromised by poor preservation and/or poor survival of contextual associations but with potential to contribute to local research objectives.  
Historic (unlisted) buildings of modest quality in their fabric or historical association  
Historic landscapes and townscapes with limited sensitivity or whose sensitivity is limited by poor preservation, historic integrity and/or poor survival of contextual associations.  
Assets that form a resource within the community with occasional utilisation for educational or recreational purposes. |
| Negligible | Assets with very little or no surviving cultural heritage interest.  
Buildings of no architectural or historical note.  
Landscapes and townscapes that are badly fragmented and the contextual associations are severely compromised or have little or no historical interest. |

**Magnitude**

The magnitude of the potential impact is assessed for each site or feature independently of its archaeological or historical value. Magnitude is determined by considering the predicted deviation from baseline conditions. The magnitude of impact categories are adapted from the Transport Assessment Guidance (TAG Unit 3.3.9) and Design Manual for Roads and Bridges, Volume 11, Part 3, Section 2, HA 208/07.

<table>
<thead>
<tr>
<th>Magnitude of Impact</th>
<th>Typical Criteria Descriptors</th>
</tr>
</thead>
</table>
| Substantial         | Impacts will damage or destroy cultural heritage assets; result in the loss of the asset and/or quality and integrity; cause severe damage to key characteristic features or elements; almost complete loss of setting and/or context of the asset.  
The assets integrity or setting is almost wholly destroyed or is severely compromised, such that the resource can no longer be appreciated or understood. (Negative)  
The proposals would remove or successfully mitigate existing damaging and discordant impacts on assets; allow for the restoration or enhancement of characteristic features; allow the substantial re-establishment of the integrity, understanding and setting for an area or group of features; halt rapid degradation and/or erosion of the heritage resource, safeguarding substantial elements of the |
**Former Bank Building, Prince’s Gate at Oldham Mumps**  
**Heritage Statement**

<table>
<thead>
<tr>
<th>Magnitude of Impact</th>
<th>Typical Criteria Descriptors</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Moderate</strong></td>
<td>Substantial impact on the asset, but only partially affecting the integrity; partial loss of, or damage to, key characteristics, features or elements; substantially intrusive into the setting and/or would adversely impact upon the context of the asset; loss of the asset for community appreciation. The assets integrity or setting is damaged but not destroyed so understanding and appreciation is compromised. (Negative) Benefit to, or restoration of, key characteristics, features or elements; improvement of asset quality; degradation of the asset would be halted; the setting and/or context of the asset would be enhanced and understanding and appreciation is substantially improved; the asset would be bought into community use. (Positive)</td>
</tr>
<tr>
<td><strong>Slight</strong></td>
<td>Some measurable change in assets quality or vulnerability; minor loss of or alteration to, one (or maybe more) key characteristics, features or elements; change to the setting would not be overly intrusive or overly diminish the context; community use or understanding would be reduced. The assets integrity or setting is damaged but understanding and appreciation would only be diminished not compromised. (Negative) Minor benefit to, or partial restoration of, one (maybe more) key characteristics, features or elements; some beneficial impact on asset or a stabilisation of negative impacts; slight improvements to the context or setting of the site; community use or understanding and appreciation would be enhanced. (Positive)</td>
</tr>
<tr>
<td><strong>Negligible / No Change</strong></td>
<td>Very minor loss or detrimental alteration to one or more characteristics, features or elements. Minor changes to the setting or context of the site. No discernible change in baseline conditions (Negative). Very minor benefit to or positive addition of one or more characteristics, features or elements. Minor changes to the setting or context of the site No discernible change in baseline conditions. (Positive).</td>
</tr>
</tbody>
</table>

Magnitude (scale of change) is determined by considering the predicted deviation from baseline conditions. Quantifiable assessment of magnitude has been undertaken where possible. In cases where only qualitative assessment is possible, magnitude has been defined as fully as possible.

During the assessment any embedded mitigation has been considered in the impact assessment and this is clearly described in this section (cross referring the development description). Therefore, the magnitude of the impacts described herein will be stated before and after additional mitigation has been taken into consideration.

Impacts may be of the following nature and will be identified as such where relevant:
Former Bank Building, Prince’s Gate at Oldham Mumps

Heritage Statement

- Negative or Positive.
- Direct or indirect.
- Temporary or permanent.
- Short, medium or long term.
- Reversible or irreversible.
- Cumulative.

Significance

By combining the value of the cultural heritage resource with the predicted magnitude of impact, the significance of the effect can be determined. This is undertaken following the table below. The significance of effects can be beneficial or adverse.

<table>
<thead>
<tr>
<th>Significance of Effects</th>
<th>Magnitude of Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Cultural Heritage Value</td>
</tr>
<tr>
<td></td>
<td>Very High</td>
</tr>
<tr>
<td>High</td>
<td>Major Intermediate</td>
</tr>
<tr>
<td>Medium</td>
<td>Intermediate Minor</td>
</tr>
<tr>
<td>Low</td>
<td>Intermediate Minor</td>
</tr>
<tr>
<td>Negligible</td>
<td>Minor-Neutral</td>
</tr>
</tbody>
</table>

Significance should always be qualified as in certain cases an effect of minor significance could be considered to be of great importance by local residents and deserves further consideration. The significance of effect is considered both before and after additional mitigation measures proposed have been taken into account.
Appendix D – Planning Policies
Oldham Joint Core Strategy and Development Plan Document, Adopted November 2011

Policy 1 Climate Change and Sustainable Development

......

When allocating sites and determining planning applications, the council will:

....

k) ensure development respects Oldham’s natural, built and historic environments, Green Infrastructure, biodiversity (including the environmental value of brownfield sites), geodiversity and landscapes, and their settings.

Policy 6 Green Infrastructure

The borough has a great, rich and vast built and natural environment. Features include a range of nature conservation areas, the recently restored Rochdale and Huddersfield Narrow Canals, an extensive rights of way network and our wide range of open spaces such as the award-winning Alexandra Park. We will value our local natural, built and historic environments, green infrastructure, biodiversity, geodiversity and landscapes, and their wider settings. ....

When allocating sites and determining planning applications, the council will have regard to international, national, Greater Manchester and local guidance and policies, including:

.....

Greater Manchester and Oldham Urban Historic Landscape Characterisation Study.

.....

Development proposals, where appropriate, must:

.....

f) have regard to historic landscape as identified in the Greater Manchester and Oldham Urban Historic Landscape Characterisation Study; and

......
Policy 24 Historic Environment

Oldham has a rich historic environment with many significant and valuable features, structures and characteristics. The council will protect, conserve and enhance these heritage assets and their settings which add to the borough’s sense of place and identity.

Development proposals must have regard to:

- National and local guidance and policies on the historic environment.
- Oldham Rochdale Housing Market Renewal Pathfinder Heritage Assessments.
- Greater Manchester and Oldham Urban Historic Landscape Characterisation Study.
- Conservation Area Appraisals and Management Plans, where appropriate.

When allocating sites and determining applications for planning and advertisement consents, the council will seek to protect, conserve and enhance the architectural features, structures, settings, historic character and significance of the borough’s heritage assets and designations including:

a) Listed buildings.
b) Conservation areas.
c) Registered parks and gardens (their historic character and setting).
d) Scheduled ancient monuments (their archaeological value and interest).
e) Significant archaeological remains.
f) Locally significant buildings, structures, areas or landscapes of architectural or historic interest (including non-designated locally significant assets identified in the local lists compiled by the council).

The council will support heritage-led regeneration, including the reuse of historic buildings such as mills, to achieve economic, community and regeneration objectives, where appropriate.

Listed Buildings

Development to, or within the curtilage or vicinity of, a listed building or structure must serve to preserve or enhance its special interest and its setting. There will be a strong presumption against proposals involving the demolition of listed buildings or structures. Proposals which would lead to the loss or cause harm to grade I and II* listed buildings should be wholly exceptional.

Development proposals for a building incorporating a historic shop front should make provision for its retention, restoration and repair.
**Conservation Areas**

Development within or affecting the setting of a conservation area, including views in or out, must serve to preserve or enhance the character or appearance of the area. Proposals for all new development, including alterations and extensions to buildings and their re-use, must have a sensitive and appropriate response to context and good attention to detail.

Proposals must not adversely affect important architectural or historic features or distinctive local features or structures unless it can be demonstrated that the development brings substantial benefits to the community.

Proposals for the demolition of a building in a conservation area must demonstrate that it is unrealistic for the building to continue in its existing use and a suitable alternative use cannot be found, or the building is in poor structural condition and the cost of repairing and maintaining it would be disproportionate to its importance and value and the demolition would preserve or enhance the character or appearance of the conservation area. In exceptional circumstances, the fact that a demolition would bring substantial benefits to the local community may outweigh the balance in favour of the preservation of the building.

**Registered Parks and Gardens**

Development which would lead to the loss of, or cause harm to, the historic character or setting of any part of registered park and garden will not be permitted.

**Scheduled Ancient Monuments**

Development which would lead to the loss of, or cause harm to, scheduled ancient monuments should be wholly exceptional.

**Local Designations**

Development which would affect the following designations will only be permitted in cases where it can be demonstrated that the benefits of the development brings substantial benefits to the community which outweigh the preservation of the heritage asset:

- Significant archaeological remains
- Locally significant buildings, structures, areas or landscapes of architectural or historic interest

The council will provide further advice and guidance on this policy.
Appendix E – List Description
List Description

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: National Westminster Bank

List Entry Number: 1201682

Location: NATIONAL WESTMINSTER BANK, MUMPS

District: Oldham

District Type: Metropolitan Authority

Grade: II

Date first listed: 08-Mar-1993

List Entry Description

Bank. 1902-3. By Mills and Murgatroyd. Ashlar, rusticated to ground floor, with polished granite plinth and Welsh slate roof. Flamboyant baroque style exploiting corner site. 2 storeys with tower, 7-window range. Tower over entrance at left-hand corner. Polished granite architrave with engaged shafts, bolection moulding and mask between scrolls in frieze. Shallow swept parapet over, with 'Bank' in raised lettering. Tripartite sash window behind the parapet. Modillion cornice above. Half octagonal stair turret to left hand corner, and bow window with balconette in return elevation. First stage of tower above has segmental pediment to cornice and transomed lights. Upper stage has heavy volutes to angles, and a pediment in each face carried on free standing polished granite columns with balustrading below recessed windows. Stone domed roof with fleche. Main range beyond entrance bay of 5 windows, divided by coupled engaged Corinthian columns carried on corbels above ground floor. Lower windows divided by colonettes, 2-pane sashes in segmentally-arched shouldered architraves above. First bay distinguished by use of plain pilasters which carry a segmental pediment with coat of arms. This is balanced by a similar bay to right, which has subsidiary entrance in segmentally-pedimented architrave. Modillion cornice and balustraded parapet which is stepped up over pediments at each end.

Listing NGR: SD9330605160

Selected Sources

Book Reference - Author: Pevsner, N - Title: The Buildings of England: South Lancashire - Date: 1969
Appendix G – Historic Mapping
Former Bank Building, Prince’s Gate at Oldham Mumps

Heritage Statement

Figure 1: OS 5ft Town Plans of Oldham c. 1848

Figure 2: Lancashire 25"OS Series Oldham c. 1909
Appendix H – Report Conditions
Heritage Statement – Former Bank Building, Prince’s Gate at Oldham Mumps

This report is produced solely for the benefit of Oldham Council and no liability is accepted for any reliance placed on it by any other party unless specifically agreed by us in writing.

This report is prepared for the proposed uses stated in the report and should not be relied upon for other purposes unless specifically agreed by us in writing. In time technological advances, improved practices, fresh information or amended legislation may necessitate a re-assessment. Opinions and information provided in this report are on the basis of WYG using reasonable skill and care in the preparation of the report.

This report refers, within the limitations stated, to the environment of the site in the context of the surrounding area at the time of the inspections. Environmental conditions can vary and no warranty is given as to the possibility of changes in the environment of the site and surrounding area at differing times.

This report is limited to those aspects reported on, within the scope and limits agreed with the client under our appointment. It is necessarily restricted and no liability is accepted for any other aspect. It is based on the information sources indicated in the report. Some of the opinions are based on unconfirmed data and information and are presented accordingly within the scope for this report.

Reliance has been placed on the documents and information supplied to WYG by others, no independent verification of these has been made by WYG and no warranty is given on them. No liability is accepted or warranty given in relation to the performance, reliability, standing etc of any products, services, organisations or companies referred to in this report.

Whilst reasonable skill and care have been used, no investigative method can eliminate the possibility of obtaining partially imprecise, incomplete or not fully representative information. Any monitoring or survey work undertaken as part of the commission will have been subject to limitations, including for example timescale, seasonal, budget and weather related conditions.

Although care is taken to select monitoring and survey periods that are typical of the environmental conditions being measured, within the overall reporting programme constraints, measured conditions may not be fully representative of the actual conditions. Any predictive or modelling work, undertaken as part of the commission will be subject to limitations including the representativeness of data used by the model and the assumptions inherent within the approach used. Actual environmental conditions are typically more complex and variable than the investigative, predictive and modelling approaches indicate in practice, and the output of such approaches cannot be relied upon as a comprehensive or accurate indicator of future conditions.

The potential influence of our assessment and report on other aspects of any development or future planning requires evaluation by other involved parties.

The performance of environmental protection measures and of buildings and other structures in relation to acoustics, vibration, noise mitigation and other environmental issues is influenced to a large extent by the degree to which the relevant environmental considerations are incorporated into the final design and specifications and the quality of workmanship and compliance with the specifications on site during construction. WYG accept no liability for issues with performance arising from such factors.

February 2016
WYG Environment Planning Transport Ltd