

# Heritage Statement



14 Manchester Road  
Nelson  
BB9 7EG

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For Mr Imtiaz Ahmed



# Introduction

The need for this heritage statement is as follows:

- Due to the building being within the Conservation Area boundary of Whitefield Nelson, it is necessary for us to supply a heritage assessment to discuss the significance of 14 Manchester Road following the proposal for the shop front alterations.

The aim of this heritage statement is to understand the historical significance of 14 Manchester Road and the heritage it holds for the town of Nelson and its residents. This statement will then provide justification of the proposed changes to be made, to re-instate the use of the building and bring life back to the retail shop in the town centre of Nelson. This in turn will create a more sustainable future for the shopping area of Nelson.



# Proposal

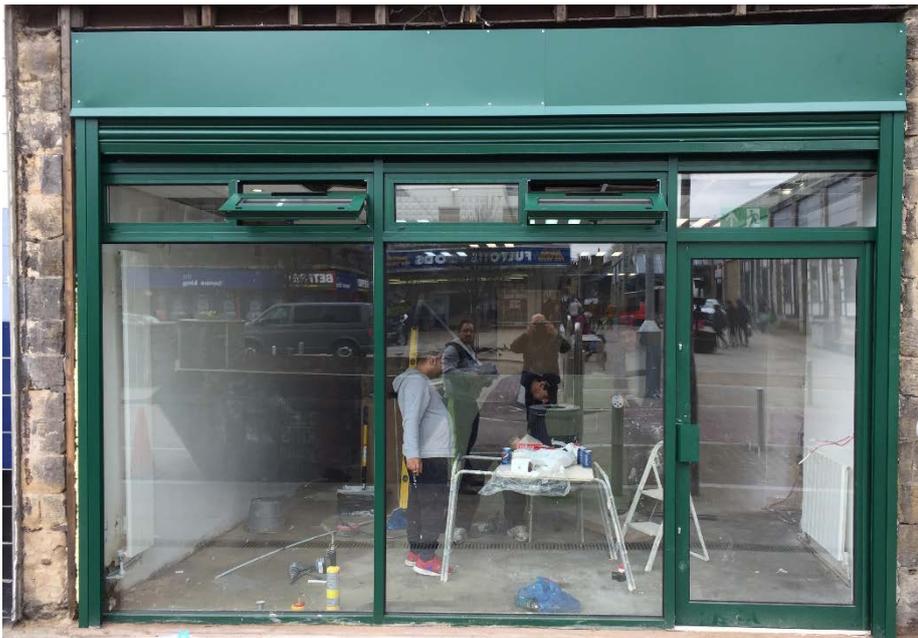
The applicant purchased the property in a state of disrepair. The original shop front was made with timber which had not been treated or maintained so had signs of water damage and rot from the external appearance.

Work was commenced internally to change the previous café into a retail store: an opticians. As work was ongoing, the contractors left their equipment and shop fitting supplies inside the premises. Unfortunately, the skip used to remove the internal debris from the building had attracted thieves and attempted break ins were evident.

This prompted the shop front works to be commenced sooner than anticipated to secure the shop from further break ins and enable the builders to carry on works. The design was done in green to match the theme of the proposed shop tenants and use of similar materials as the surrounding shop fronts. A simple metal frame was installed with large double glazed shop windows as preferred by Pendle Borough Council.

A roller shutter was added for extra security with the roll box placed inside the shop to prevent an overhang onto the pavement. The shutters have large perforations to allow the shop interior to still be seen from the outside when they are pulled down. Small LED lights internally will remain illuminated during dark hours to keep the shop appearance alive during closed times.

The currently exposed stone sides of the shop front will be covered with a metal pilaster to replace the previous wooden ones. The front of the roller shutter and exposed beam supporting the opening will be replaced by a fascia sign for the proposed opticians.



## History

The building can be found at the town centre end of Manchester Road in Nelson. Number 14 is a mid-row, two-storey building and is one of two situated between multiple storey attached properties. Manchester Road is a main route into Nelson town centre and is lined along one side with various commercial buildings that have differing styles along the terrace blocks.

The property previously had a white painted timber shop front with single glazing. However being empty since 2015, the timber front did suffer some disrepair and attempted break-ins. The last known use was a café (A3), however further information on other previous uses is unknown.

There is a plaque in the centre of the two double-storey properties which reads:

“ERECTED BY THE GRAND UNITED ORDER OF ODDFELLOWS.  
EVENING STAR LODGE...[est]... A.D. 1861”

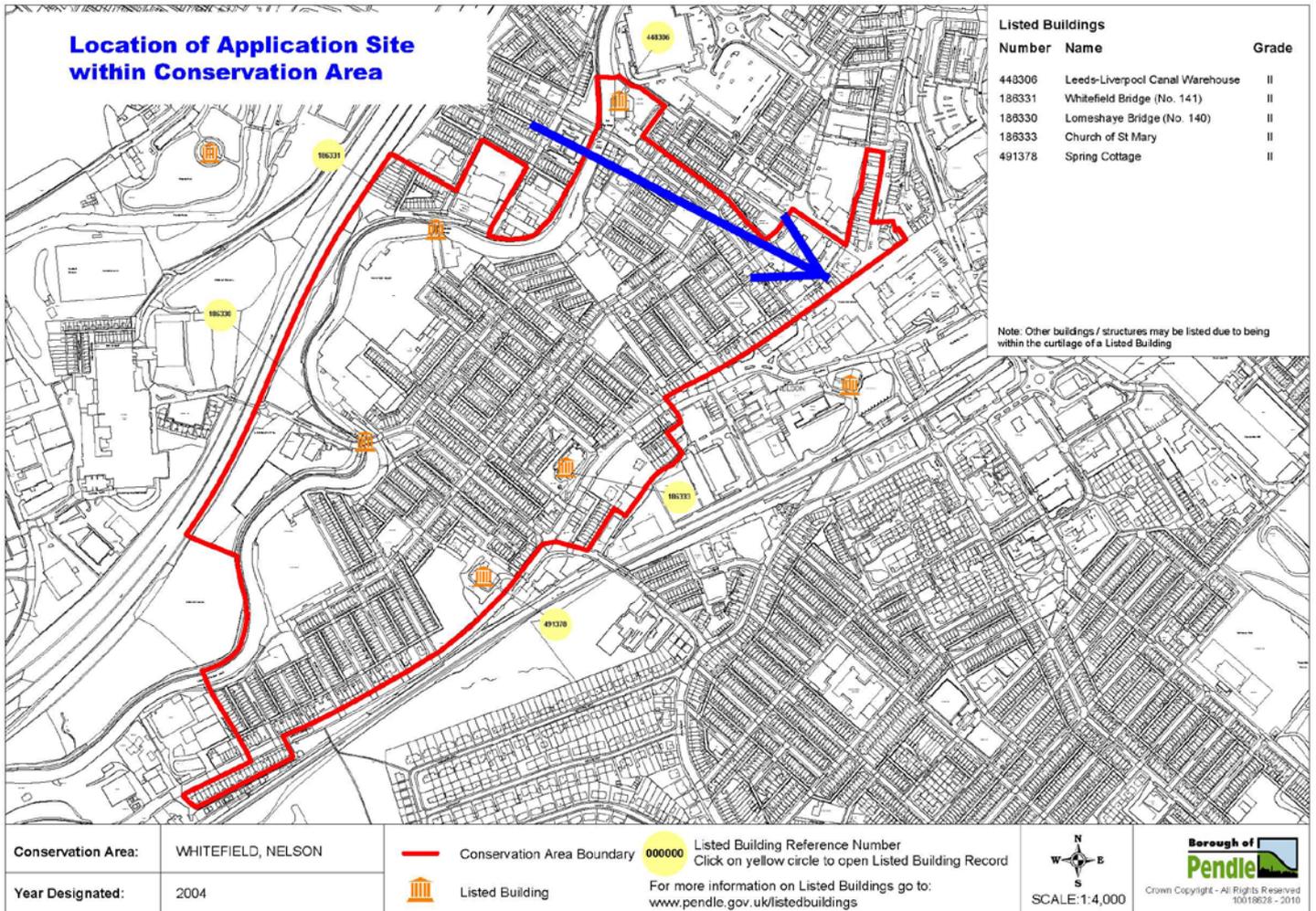


This gives us an idea of why the buildings were constructed and for what use as well as the date they were erected. The Oddfellows are a fraternity group of workers and their families that was officially set up in the early 1800's to aid with protection during difficult and uncertain times of the industrial revolution. Through a turbulent history of growth and forced secrecy, the meetings and groups were made legal by the time this lodge was built.

Lodges (branches) were used as bases for meetings to take place. Debating was practiced and they were often used as training grounds for those with political interests. As these were only for use by those who were members, it can be assumed that the timber shop frontage was not an original feature of the building.



The Whitefield Conservation Area was designated in 2004 as an overall designation to include the former Lomeshaye Hamlet Conservation Area and St Mary's Conservation Area. The Whitefield area is seen to be the main reason for Nelson's growth during the industrial revolution, giving the town its heritage status it has today as one of the most successful cotton producing regions in Lancashire.



# Significances

This part of Manchester Road makes up part of the Whitefield Conservation Area for Nelson. Considered so for its special architectural and historical interest. The excerpt from the Council's Conservation Appraisal is as follows:

"Whitefield was a planned settlement that provided for the employment, accommodation, education and spiritual needs of its community. All of the buildings that fulfilled these needs remain and, with this in mind, an 'Enquiry by Design' Master planning exercise carried out in conjunction with The Prince's Foundation for the Built Environment determined that a wider Whitefield Conservation Area should be designated.

The Whitefield Conservation Area was designated in 2004 and is bounded by the canal, Carr Road, Manchester Road and Kensington Street.

The area incorporates a traditional grid pattern of mill town terrace streets, the Grade II listed St Marys church, former cotton mills, and Grade II listed bridges over the Leeds-Liverpool canal which, before the advent of steam power provided transportation for textiles, roofing slate and other materials."

*Whitefield Conservation Area Appraisal, Pendle Borough Council*

Using the 'Conservation Principles Policies and Guidance' provided by English Heritage/ Historic England, we have listed the significances of the building of which this proposal relates.

*Who values the place and why?*

The local people of Nelson and the residents of this part of Pendle value their town centre as an important part of their heritage and everyday life. It is the focal point for the town and Manchester Road is used as a thoroughfare through the centre as well as a spot for parking. The building itself is quite discreet within this terrace block as its neighbouring properties tower above it, so it would be easy to miss and could be classed as insignificant to this terrace block within this part of the Conservation Area.

*How do these values relate to the fabric of the place?*

The Conservation Area of Manchester Road enables the heritage of the buildings to remain as close to their originality as possible and keep Nelson's past physically evident. 14 Manchester Road is still available to be used as a commercial space within the town centre of Nelson and the re-use of this building helps to keep the shopping area alive and continually available for the residents that rely on the place for their retail requirements.



*The relative importance of these values.*

Recent improvements to the street scene around the town centre, including Manchester Road, have been designed and constructed to encourage people to enjoy the town centre surroundings and stay in the place for longer. This is evident due to the frequent traffic, full use of parking spaces and a more populous town centre overall. The town centre is a vital part of any towns success and Nelson has struggled to compete with the bigger surrounding towns of Burnley and Blackburn and direct neighbouring town Colne that boasts a high quality Conservation Area and thriving commercial community. It would be preferred by the residents of Nelson to use this town centre as opposed to travelling out of town.

*Do associated objects contribute to them?*

Many other buildings along this part of Manchester Road can be seen to have more historical significance than that of number 14. The materials and architectural details stand out and are much more intricate than anything of the property in question. This also extends to the historical uses and stories of those buildings that contribute to the Whitefield Conservation Area.

*What contribution is made by the setting and the context of the place?*

The buildings along Manchester road act as a direct route into the town centre. These line the Highway and are integral to the street scene of Nelson as a historic town. Their conservation helps to identify the town as such and is a reminder of it's origins during the 18<sup>th</sup> and 19<sup>th</sup> centuries.

Number 14 Manchester Road uses the typical materials used at this time; sandstone walls with slate tiled roof, and the plaque identifying the origin and construction contribute to this significance.

*How the place compares with others sharing similar values?*

Through this understanding of the significance of 14 Manchester Road and its situation within the Whitefield Conservation Area, the values held are:

- **Communal**; sharing both commemorative and symbolic values
- **Historical**; seeping with historical evidence and providing a story of the growth of the area

To compare, we can look at the neighbouring buildings on this side of Manchester Road that are also within the Conservation Area boundary and compare them with number 14.





Application Building in red no. 14 with it's similar attached neighbour





2 storey rendered buildings with high ceilings

3 storey painted stone buildings with ornate detailing

2 storey rendered and tiled building with very high ceilings

Application Site



Part 3, part 2 storey ornate sandstone building with very high ceilings

2 storey rendered buildings with high ceilings

3 storey painted stone buildings with ornate detailing



Part 3, part 2 storey ornate sandstone building with very high ceilings

2 storey rendered building with high ceilings

*The significance of the architecture of 14 Manchester Road.....*

Other than the use of materials typical for the area during its growth, and the use of traditional construction methods; there is nothing else architecturally significant of this property that can compare with others along the same terrace block. The history of its use evident from its plaque too confirms that the shopfront would not have been an original feature as this would not have been the style for an Oddfellows Lodge.

*Significance of use.....*

The importance of the survival of the town centre and this building being included within the Whitefield Conservation Area confirm that a retail use would be the best feasible option for the proposed use for the building. As well as complying with local planning policies, the A1 use and proposed shop front changes tie in well with the buildings location and history.



## Conclusion

The change from timber to metal framed double glazing is the most significant change for the building however these changes will not be replacing the original frontage of the ground floor elevation for 14 Manchester Road. The design of the new shop front complies with design guidance set out by the Local Planning Authority and will encourage a new A1 retail business to set up their business within Nelson town centre thus helping its economy. The shopfront will also be able to accommodate any future retail tenant making the property sustainable due to its high quality design and materials.

We believe that proposed change of use and new shop front for 14 Manchester Road, Nelson compliments the following Conservation Principles Policies and Guidance of English Heritage/ Historic England:

**“ 149 – Integration/ Public Interest:** Changes are demonstrably necessary either to make the place sustainable, or to meet an overriding public policy objective.

It has been demonstrated that the predicted public benefit decisively outweighs the harm to the values of the place, considering its comparative significance, the impact of that significance, and the benefits to the place itself and/or the wider community or society as a whole.”

**“ 157 – Enabling Development:** Enabling development that would secure the future of a significant place.”

