

Table of Contents

1	Introduction	4
2	Site Context	6
3	Policy and Guidance	15
4	Scoping of Assets	21
5	Assessment of Significance	31
6	Assessment of Impact	48
7	Planning Policy Assessment	62
8	Summary	63

1 Introduction

1.1 This Heritage Assessment has been prepared by Deloitte Real Estate (“Deloitte”) to support an application for Full Planning Permission for a new multi-use indoor arena, together with supporting retail and leisure facilities, back-of-house and support functions, public realm, cycle parking, access and associated works. The Applicant is OVG Manchester Limited.”).

1.2 The description of development is set out below:

Development of a multi-use arena (Class D2) with a partially illuminated external facade together with supporting retail uses (Classes A1, A3 and A4), associated highways, access, servicing, landscaping, public realm and other associated works

1.3 This report should be read in conjunction with the Design and Access Statement prepared by Populous and the Planning Statement prepared by Deloitte Real Estate.

Report Structure

1.4 The National Planning Policy Framework (NPPF) provides the Government’s national planning policy on the conservation of the historic environment. In respect of the information required for applications, it states that:

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance”¹.

1.5 In light of these requirements this Report is structured as follows:

- Section 2: Site context, including a site history. This Section also delineates the heritage assets potentially affected by the Proposed Development.
- Section 3: Legislative and policy context for this assessment.
- Section 4: Scoping of assets
- Section 5: Assessment of significance.
- Section 6: Assessment of impact.
- Section 7: Policy assessment.
- Section 8: Summary and conclusion.

Research Methodology

1.6 The assessment has been carried out in accordance with the statutory duties of The Planning (Listed buildings and Conservation Areas) Act 1990 and the policies of the National Planning Policy Framework (NPPF).

1.7 The baseline assessment has been undertaken using a combination of desk-based study and fieldwork to identify and assess the heritage significance of the potentially impacted heritage assets and to establish the impact on their significance. The following survey and data sources have been used:

¹ DCLG (2019) National Planning Policy Framework (NPPF), Paragraph 189.

- National Heritage List for England (Historic England (HE));
- Manchester City Council (MCC);
- Manchester Libraries, Information and Archives;
- Detailed visual site inspections carried out 02 December 2019; and
- Other published sources of information which are referenced where relevant.

1.8 The authors acknowledge the research and contribution of Oxford Archaeology in their Archaeological Assessment for the Site, as part of a previous planning application for the remediation of the Site and the wider Etihad Campus (Ref: 092380/FO/2010/N2), and BuroHappold as part of their Geoenvironmental studies.

Authorship

- 1.9 The report has been prepared by Deloitte Real Estate; a real estate consultancy comprising planning and surveyors as part of Deloitte LLP.
- 1.10 Authors: Katie Wray (BA (Hons), MPLAN, MSc, MRTPI) and Affiliate IHBC – Heritage Planner; and Frances Hampson (BA, MA, MRTPI) – Planner.

2 Site Context

- 2.1 The Site is approximately 4.46 ha and is located at the Etihad Campus, north of the Etihad Stadium in East Manchester ("The Site"). It is bound by Sportcity Way to the north, Alan Turing Way to the east, Ashton Canal to the south, and Joe Mercer Way to the west, in the Ward of Ancoats and Beswick, Manchester.
- 2.2 The perimeter of the Site is populated with informal, dense shrubbery and trees and secured with a tall mesh fence. There are no existing buildings on the Site, which largely comprises hardstanding.
- 2.3 The Site is currently used as an over-spill surface level car park for those attending events associated with the Etihad Stadium and has a capacity of circa 500 car parking spaces.

Wider Area History

- 2.4 Historically, the Site lay within the township of Bradford with its place-name being documented from the 1160s. The derivation of 'Bradford' means 'the wide ford' which is in reference to the crossing point on the River Medlock at the end of Mill Lane (now widened and known as Alan Turing Way). It is suggested that during this period that Bradford was likely to have comprised of woodland, pasture and water meadows².
- 2.5 Bradford formed part of the Parish of Manchester but was still an independent township until 1841 when it became a member of the Manchester Union of Poor Law Guardians and was incorporated into the township of North Manchester in 1896.
- 2.6 Since the Tudor Period, the area has been mined for coal³ and supplied the majority of Manchester. With the onset of the Industrial Revolution, the Bradford Colliery was built in the late 18th Century and remained in operation until the mid-1960s. It was built to serve the needs of the steam fired mills that were starting to develop in the local area and also within Manchester.
- 2.7 The opening of the Ashton Canal in 1796 was a catalyst for Bradford's expansion, bringing with it the opening of the many cotton, flax and hemp mills and latterly the gas works. Bradford Ironworks also characterised the area and produced wires of all kinds, including telegraph cable, and also supplied barbed wire for use during the First World War⁴. The Ashton Canal, alongside the wider canal network in Manchester played a vital part in the Industrial Revolution; it provided a means of mass transport for of goods including coal, cotton and steel and raw products both into and out of the City.
- 2.8 Bradford was severely affected by the economic recessions of the 1970s and 1980s with approximately 60% of its economic and employment base lost between 1970 and 1985 and, as a result, saw a serious decline in jobs, skills, population and demand for housing⁵. The decline continued into the late 1990s but has subsequently reversed with a growing population and industry in the area as a result of the significant regeneration initiatives in East Manchester and the 2002 Commonwealth Games.

Site History

- 2.9 Until the mid-1800s, the Site was largely occupied by agricultural land with the River Medlock meandering through the northwest. The Ashton canal and lock formed the southern boundary and Mill Lane the east. Victoria Gardens were located to the north and in part occupied some of the Site.
- 2.10 By 1848, the River Medlock had been straightened and diverted further north and the Site remained predominantly cleared farmland with a small portion of Victoria Gardens to the north of

² Salford Archaeology (2010) Appendix 3b of the Scoping Report

³ Blackwood, B. G. (1978), Lancashire Gentry and the Great Rebellion, Manchester University Press

⁴ Barlow, N. P. (2016) Around Manchester

⁵ New East Manchester Annual Report (2002/03)

the Site, as can be seen on the Site Map 1848, Figure 2.1. The Canal can be seen to the south of the Site alongside a number of mills, the Bradford Colliery and other industrial uses.



Figure 2.1: Site Map 1848, with approximate site location overlaid in blue (Source: University of Manchester, Ordnance Survey Six-inch to 1 mile series (1:10560). Manchester sheet 104, surveyed 1845, published 1848.)

- 2.11 By 1894, the area had become heavily industrialised (see Figure 2.2). To the north-west of the Site, the Bradford Gas works were now operational and the Bradford Ironworks can be seen to the south of the Site on the Site Map from 1894 as can be seen in Figure 2.2. A number of the reservoirs have closed and significant residential development has taken place in the surrounds, including on the eastern edge of the Site. To the east of the Site, Philips Park and Philips Park Cemetery are now complete. Most notably, to the north of the Site the railway has been developed with Ardwick Junction leading to the Coal Yard and other surrounding industrial uses.



Figure 2.2: Site Map 1894, with approximate site location overlaid in blue (Source: University of Manchester, Ordnance Survey County Series. 25 inches to 1 mile (1:2500). Lancashire sheets. Various editions surveyed 1888-1933, published 1892 -1934.)

- 2.12 By 1906 there had been significant development to Bradford Road Gas Works, including partially on the north-west of the Site as shown on the Site Map from 1905-1906 (see Figure 2.3). Forge Lane runs through the Site with the residential uses to the east of the Site remaining in situ. Further residential development has occurred to the east of the Site, as well as the notable development of an Electricity Generation Station to the south of Philips Park. The development of the electricity station represents the growing use of electricity, which became more in demand as technology improved and as electrical application extended to trams and electric motors in the last 1890s.

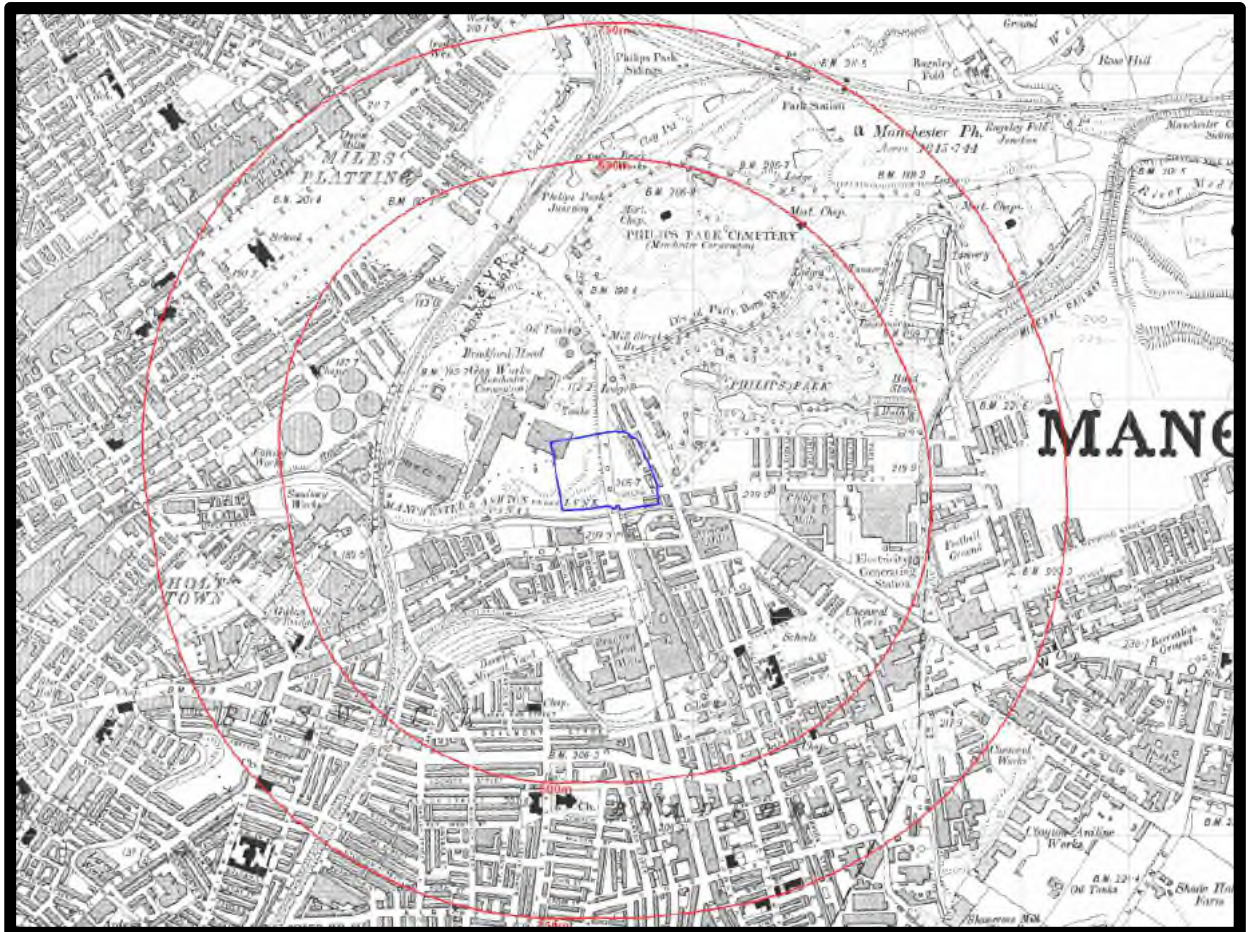


Figure 2.3: Site Map 1905-1906 (Source: BuroHappold, Geoenvironmental and Geotechnical Desk Study 2019 with blue lines representing the Site and red line presenting 500m and 750m radius from the Site)

- 2.13 By the early 1930s, there was further development to the gas works and more development to the industrial works south, beyond the canal as shown on Site Plan 1933-1934 (see Figure 2.4). Philips Park Mill has gone, whilst the Iron Works has expanded in places or areas which were previously residential, which corresponds to the increased demand for wire as a result of the World Wars and also technological advancements.

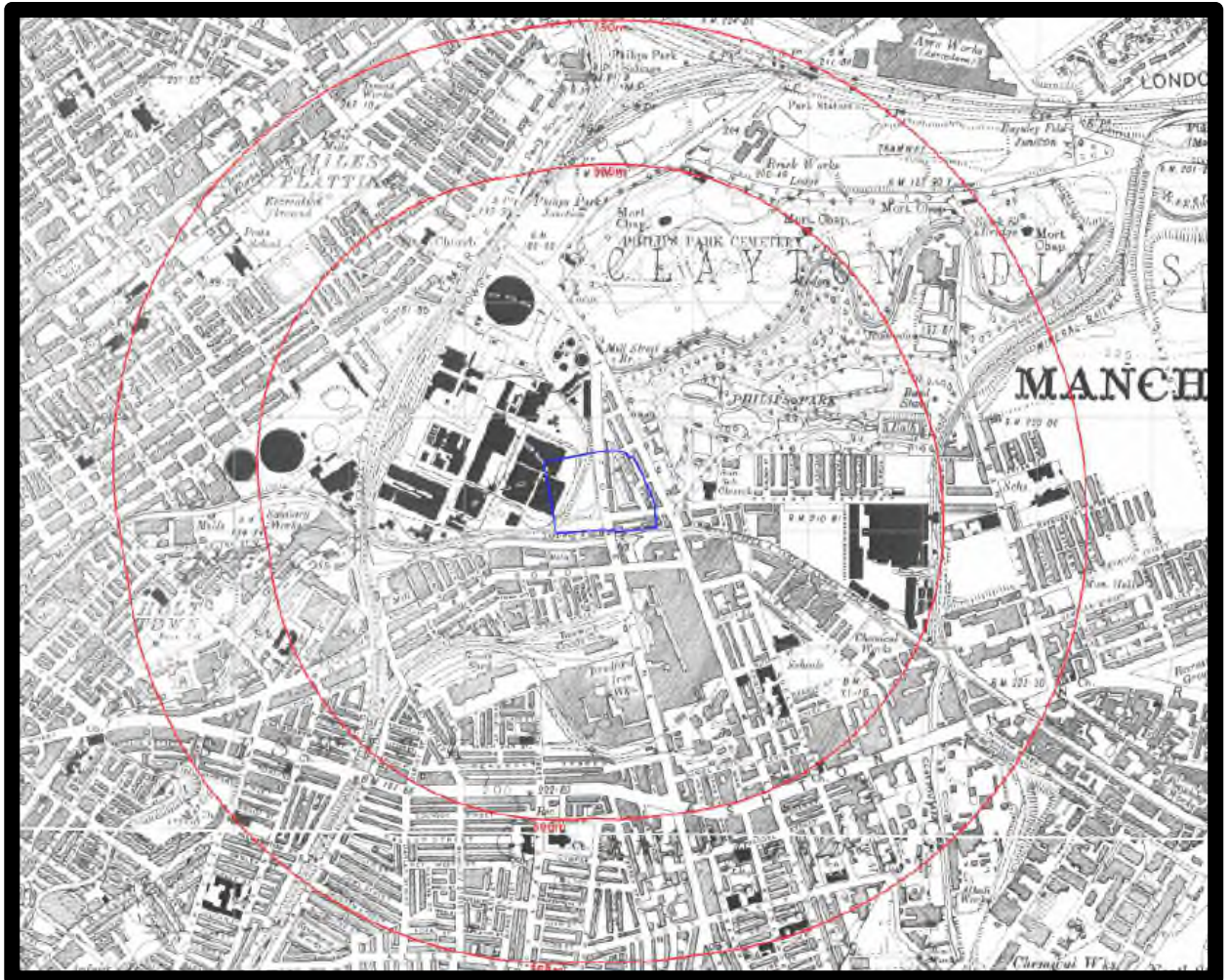


Figure 2.4: Site Plan 1933-1934 (Source: BuroHappold, Geoenvironmental and Geotechnical Desk Study 2019 with blue lines representing the Site and red line presenting 500m and 750m radius from the Site)

- 2.14 There were no further significant changes to the Site and its surroundings until late 1970s whereby the majority of the 19th Century industrial works were cleared including buildings associated with the gas works and the residential dwellings on the east of the Site as shown in Site Map of 1985 (see Figure 2.5). There also appears to be a reduction on the tramlines to the Iron Works. These changes reflect the declining industry in the area and the economic recessions.

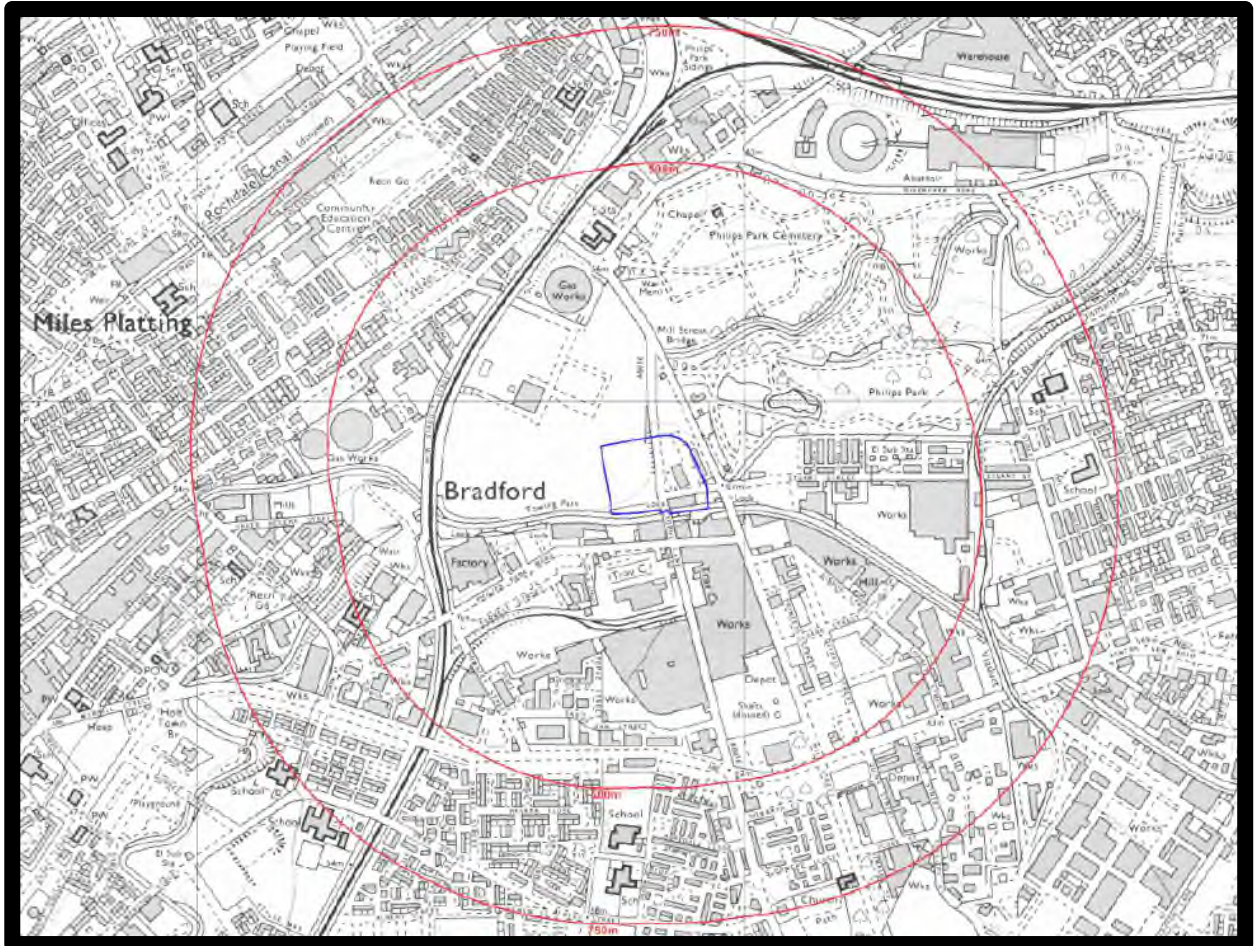


Figure 2.5: Site Map 1985 (Source: BuroHappold, Geoenvironmental and Geotechnical Desk Study 2019 with blue lines representing the Site and red line presenting 500m and 750m radius from the Site)

- 2.15 Between the late 1980s and late 1990s, there were changes to the land use in the eastern part of the Site as shown in the Site Map 1995 (see Figure 2.6). In 1994-1995, Mill Lane was developed into Alan Turing Way with a diversion of the road running along the northern boundary of the Site. By this time the area was considered '*derelict and ripe for renewal*' making it an ideal location for the City of Manchester Stadium⁶

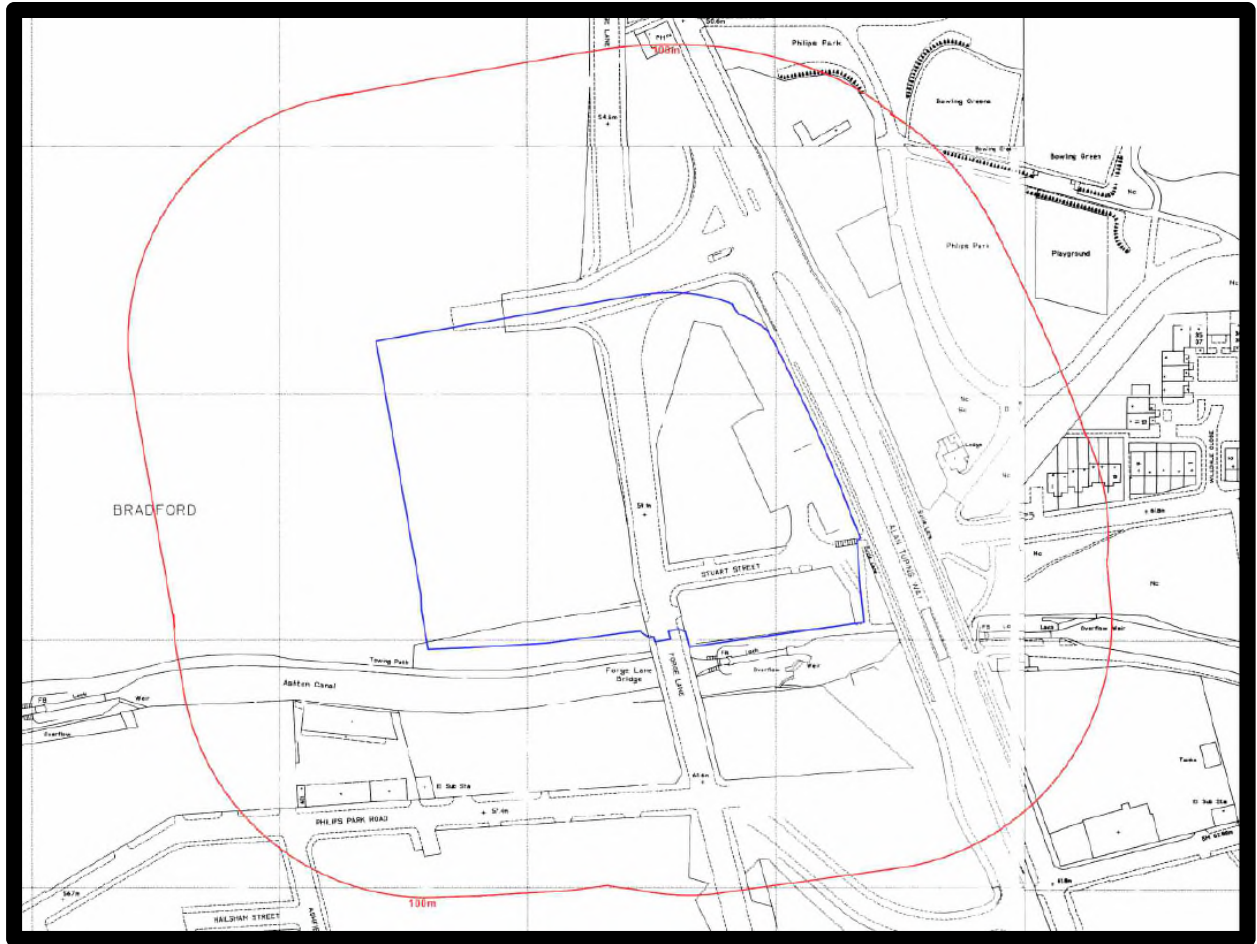


Figure 2.6: Site Map 1995 (Source: BuroHappold, Geoenvironmental and Geotechnical Desk Study 2019 with blue lines representing the Site and red line presenting 500m and 750m radius from the Site)

⁶ "Designing the City of Manchester Stadium" (PDF). The Arup Journal. Arup Associates. January 2003. Archived from the original (PDF) on 27 March 2014

- 2.16 By 2002, the top end of Forge Lane had been closed and the City of Manchester Stadium (later Etihad Stadium) had been developed as seen in Site Map of 2002 (see Figure 2.7). The National Cycling Centre was also opened in 1994 on the site of the former Electricity Station. Notably, the ASDA which opened in June 2002 is missing from the Site Map of 2002.

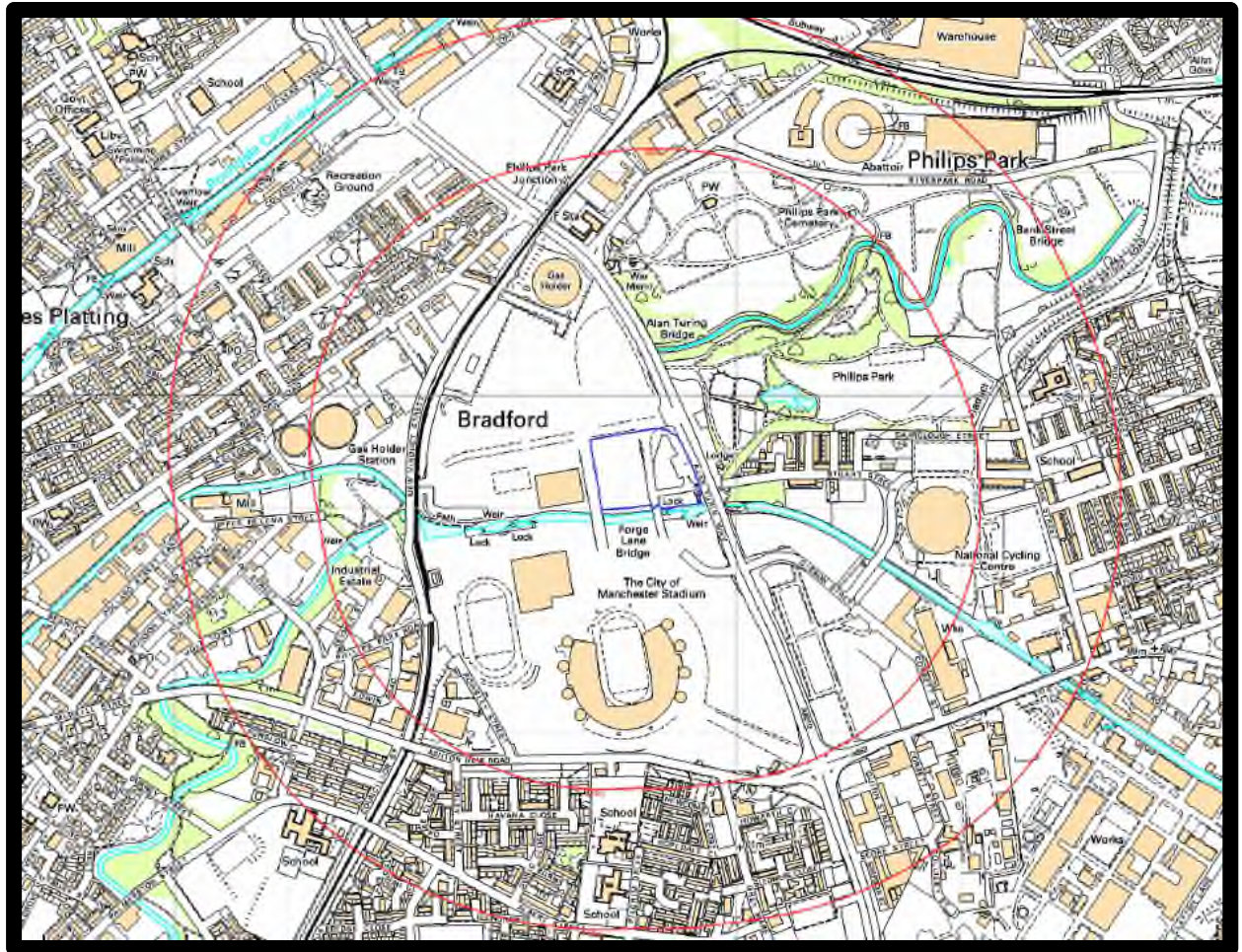


Figure 2.7: Site Map 2002 (Source: BuroHappold, Geoenvironmental and Geotechnical Desk Study 2019 with blue lines representing the Site and red line presenting 500m and 750m radius from the Site)

- 2.17 Since 2002, the surrounding area has undergone a slower rate of change, with the current day map (see Figure 2.8) showing the large Asda adjacent to the Etihad Stadium and the football academy on the site of previous industrial works to the south-east of the Site.

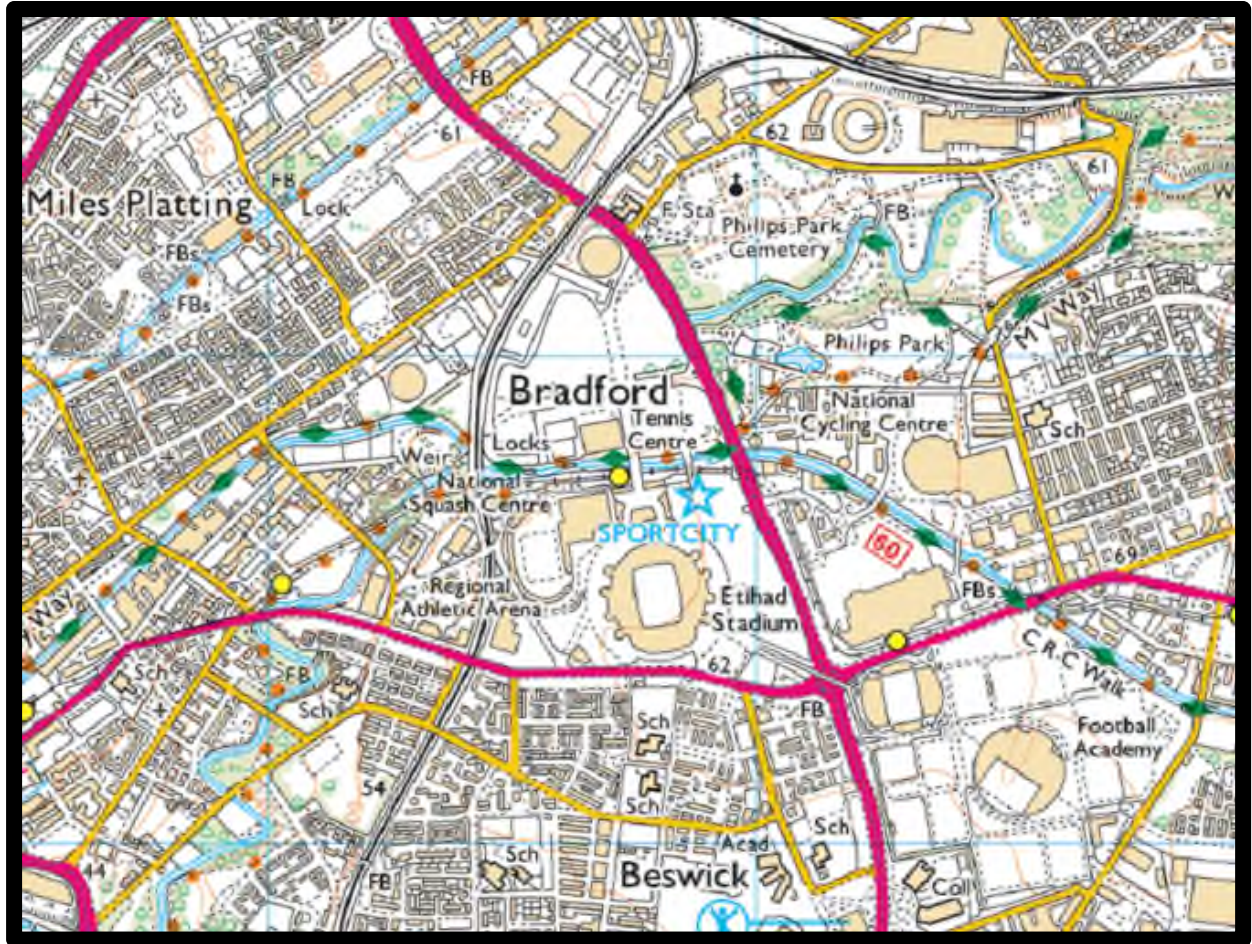


Figure 2.8: Site Map 2019 (Source: ProMap, 2019)

3 Policy and Guidance

The Planning (Listed building and Conservation Areas) Act 1990

- 3.1 There are thirteen listed buildings within a notional 1km radius of the Proposed Development as set out in Section 4 of this report. Section 66 of the Act requires the Local Planning Authority to *'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possess'* when considering whether to grant planning permission.
- 3.2 The Site is not within a Conservation Area, and the nearest Conservation Area – Ancoats Conservation Area - is over 1.5km away from the Site.

The National Heritage Act 1983

- 3.3 In addition to the identified listed buildings, there are also two registered gardens (Philips Park and Philips Park Cemetery) within a notional 1km radius of the Proposed Development. Under the National Heritage Act 1983, a park or garden can be registered to be of special historic interest and is afforded legal protection.

National Policy

National Planning Policy Framework (NPPF) (2019)

- 3.4 The National Planning Policy Framework (NPPF) is a material consideration in the determination of planning applications and articulates the priorities of The Plan for Growth within planning policy. The NPPF introduces a 'presumption' in favour of sustainable development and supports proposals that are in accordance with policies in an up-to-date Development Plan. Sustainable development is about positive growth which supports economic, environmental and social progress for existing and future generations.
- 3.5 Section 6 (paragraphs 80 to 84) is titled 'Building a strong, competitive economy'. It emphasises the Government's commitment to support economic growth, including that the planning system should help create conditions in which businesses can thrive.
- 3.6 Section 12 (paragraphs 124 to 132) is titled 'Achieving well-designed places'. It states that the planning process is fundamental to creating high-quality buildings and places. Good design is key to sustainable development and contributes to creating better places in which to live and work. It outlines that developments should aim to:
- Add to the overall quality of the area and function well over the lifetime of the development.
 - Be visually attractive as a result of good architecture, layout and appropriate and effective landscaping.
 - Be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).
 - Establish or maintain a strong sense of place, using arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.
 - Optimise the potential of the Site, create and sustain an appropriate mix of uses.
 - Create safe, inclusive and accessible environments which promote health and wellbeing.

- 3.7 Section 16 (paragraphs 184 to 202) is titled 'Conserving and enhancing the historic environment'. Heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. When determining a planning application the local planning authority should take account of the desirability of sustaining and enhance the significance of heritage assets and consider if a new development makes a positive contribution to the local character and distinctiveness.
- 3.8 A heritage asset is defined as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets includes designated heritage assets identified by the local planning authority (including local listing). A designated heritage asset is defined as a World Heritage Site, Scheduled Monument, listed building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
- 3.9 Paragraph 189 states that when submitting a planning application an application should describe the significance of any heritage asset affected, including any contribution made by their setting. It goes on to state that the level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on the asset's significance.
- 3.10 The NPPF defines significance as "the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting" (NPPF, Annex 2).
- 3.11 Paragraph 192 states that in determining planning applications, local authorities are required to take account of:
- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - the positive contribution that conservation of heritage assets can make to the sustainable communities including the economic vitality; and
 - The desirability of new development making a positive contribution to local character and distinctiveness.
- 3.12 The NPPF stresses that 'great weight' should be given to the conservation of designated heritage assets (NPPF paragraph 193), emphasising the need to avoid substantial harm, in terms of demolition, alteration or the compromise of an asset's setting.
- 3.13 The NPPF requires any harm or loss to have clear and convincing justification, with substantial harm to or loss of a Grade II listed building or registered park and garden to be the exception and any substantial harm to Grade I or II* listed buildings and registered parks and gardens to be wholly exceptional. Less than substantial harm to any designated heritage assets must be weighed against the public benefits of the proposal, including securing the asset's optimum viable use. The fundamental objective is to ensure that the balance of the impact on the heritage assets is demonstrably beneficial, minimising any negative impact on their significance.
- 3.14 The NPPF defines setting at Annex 2 as:
- "The surroundings in which a heritage asset is experience. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."*
- 3.15 Paragraph 197 also requires the effect on the significance of a non-designated heritage asset to be considered during determination, with a balanced judgement required having regard to the scale of any harm or loss of the significance of the asset.
- 3.16 In regards to the setting of heritage assets, the NPPF directs local authorities to look for opportunities for new development which enhance or better reveal their significance. Paragraph

200 states that *“proposals that preserve those elements of the setting that make a positive contribution to (or better reveal the significance) of the asset should be treated favourably”*.

National Guidance

National Planning Policy Guidance

- 3.17 Planning Practice Guidance (PPG) was introduced in March 2014 as a live web-based resource to support the NPPF. It brings together planning practice guidance for England in an accessible and usable way and is a material consideration in assessing this application.
- 3.18 The PPG recognises that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach to get the best out of assets. It states that ‘Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals’.
- 3.19 In considering the setting of a heritage asset, PPG considers that a thorough assessment should be ‘proportionate to the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it’.
- 3.20 PPG acknowledges that substantial harm is a high test, and that it is the degree of harm to the significance of an asset, rather than the scale of the development, which is to be assessed.

Conservation Principles

- 3.21 Historic England’s Conservation Principles (2008) laid the bedrock for the principles set out in the NPPF regarding the historic environment, and provides guidance on the policies in the NPPF, particularly on understanding significance, with Paragraph 151 stating that:

“The greater the significance of a place to society, the greater the weight that should be attached to sustaining its heritage values. This concept of ‘proportionality’ relies on judgement rather than formulae, but is fundamental to equitable reconciliation of the public interest in heritage with other public and private interests.”

- 3.22 Guidance is also provided on decision making in relation to proportionality with Paragraph 5.4 stating that:

“If conflict cannot be avoided, the weight given to heritage values in making the decision should be proportionate to the significance of the place and the impact of the proposed change on that significance.”

- 3.23 Detail is also provided on the four values highlighted in the NPPF’s definition of significance:

- Evidential (archaeological) value derives from the potential of a place to yield evidence about past human activity.
- Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.
- Aesthetic (architectural and artistic) value derives from the ways in which people draw sensory and intellectual stimulation from a place.
- Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

- 3.24 With regards to ‘setting’, the document states that the ‘definition of the setting of significant place will normally be guided by the extent to which material change within it could affect (enhance or diminish) the place’s significance’.

- 3.25 An updated version of Conservation Principles has been published in draft. The most notable change is to the definition of significance, which is narrowed to three areas: historic interest; archaeological interest; and architectural or artistic interest. This proposed change would align the document more closely with the NPPF. The updated draft document is also more concise with less detail, for example on setting.

Historic Environment Good Practice Advice in Planning, Note 3 – The Setting of Heritage Assets (2nd Edition) (2017)

- 3.26 This document sets out guidance, against the background of the NPPF and the related guidance given in the Planning Practice Guide (PPG), on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes.
- 3.27 It gives general advice on understanding setting, and how it may contribute to the significance of heritage assets and allow that significance to be appreciated, as well as advice on how views contribute to setting. The suggested staged approach to taking decisions on setting can also be used to assess the contribution of views to the significance of heritage assets.
- 3.28 It replaces The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 – 1st edition, (2015) and seeing the History in the View: A Method for assessing Heritage Significance within Views (English Heritage, 2011).
- 3.29 The guidance recommends the following broad approach to assessment, undertaken as a series of steps that apply proportionately to the complexity of the case, from straightforward to complex:
- *Step 1:* Identify which heritage assets and their settings are affected.
 - *Step 2:* Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.
 - *Step 3:* Assess the effects of the Proposed Development, whether beneficial or harmful, on that significance or on the ability to appreciate it.
 - *Step 4:* Explore ways to maximise enhancement and avoid or minimise harm.
 - *Step 5:* Make and document the decision and monitor outcomes.
- 3.30 The Note confirms at paragraph 9 that setting itself is not a heritage asset, nor a heritage designation; rather, its importance lies in what it contributes to the significance of the relevant heritage asset itself.
- 3.31 Importantly, the Note highlights when views contribute the most to the significance of a place:
- those where the composition within the view was a fundamental aspect of the design or function of the heritage asset.
 - those where town- or village-scape reveals views with unplanned or unintended beauty.
 - those with historical associations, including viewing points and the topography of battlefields.
 - those with cultural associations, including landscapes known historically for their picturesque and landscape beauty, those which became subjects for paintings of the English landscape tradition, and those views which have otherwise become historically cherished and protected.
 - those where relationships between the asset and other heritage assets or natural features or phenomena such as solar or lunar events are particularly relevant.
- 3.32 Of relevance to this proposal is the following commentary from the Note:

- *Cumulative change* – Where the significance of a heritage asset has been compromised in the past by unsympathetic development affecting its setting, to accord with NPPF policies, consideration still needs to be given to whether additional change will further detract from, or can enhance, the significance of the asset.
- *Change over time* – Settings of heritage assets change over time. Understanding this history of change will help to determine how further development within the asset's setting is likely to affect the contribution made by the setting to the significance of the heritage asset.
- *Setting and urban design* – The numbers and proximity of heritage assets in urban areas mean that the protection and enhancement of setting is intimately linked to townscape and urban design considerations, including the degree of conscious design or fortuitous beauty and the consequent visual harmony or congruity of development, and often relate to townscape attributes such as lighting, trees and verges, or the treatments of boundaries or street surfaces.

Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019)

- 3.33 This Historic England advice note covers the National Planning Policy Framework requirement for applicants, where relevant, to describe heritage significance to help local planning authorities to make decisions on the impact of proposals for change to heritage assets.
- 3.34 The guidance suggests a staged approach to decision making in regard to heritage assets would usually embrace the following stages, informed by the scope of the proposal:
1. Understand the form, materials and history of the affected heritage asset(s), and/or the nature and extent of archaeological deposits.
 2. Understand the significance of the asset(s).

These two stages fulfil the requirement in paragraph 189 of the NPPF and are undertaken by the applicant.

3. Understand the impact of the proposal on that significance.

This stage fulfils the requirement in paragraph 190 of the NPPF and is undertaken by the LPA. However, the applicant needs to be aware of impacts so that the analysis of significance submitted to the LPA, under paragraph 189, is sufficient in its level of detail.

4. Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF.
5. Look for opportunities to better reveal or enhance significance.

Local Policy

- 3.35 The Manchester Core Strategy was adopted in July 2012 and is the key, overarching DPD within the LDF. The Core Strategy has replaced significant elements of the Manchester UDP as the document that sets out the long term strategic policies for Manchester's future development and forms the framework that planning applications will be assessed against.
- 3.36 The key policy from a heritage perspective is Policy EN3 - Heritage:

Policy EN3 Heritage - Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. New developments must be designed so as to support the Council in preserving or, where possible,

enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance.

3.37 In addition, the following saved UDP policies are relevant to the development proposals for the Site:

Citywide Development Control Policies DC18.1 (Conservation Areas) and DC19.1 (Listed Buildings); and

Saved UDP Policy DC19.1 (Listed Buildings) aims to ensure the protection of the City's built character and its heritage. The policy states that retention and protection of this character is important in encouraging local pride, tourism and future investment in the city. It recognises that listed buildings can present particular problems in respect of their continuing use. A flexible approach will be taken in determining applications for uses in listed buildings. The policy gives effect to the obligation placed on the Council by statute to give particular attention to retain, restore, maintain and continue uses in listed buildings in Manchester.

4 Scoping of Assets

Introduction

- 4.1 The first step in scoping the heritage assets that may be impacted by the proposed development is to understand the zone of potential impact. This can be done by undertaking site visits and utilising 'Visual influence' mapping tools. Once the zone has been agreed, all the heritage assets within this zone can be identified.
- 4.2 The setting of these assets must also be identified and understood. As set out in 'The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)' by Historic England, "*setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance*". In this regard an appropriate second step is to identify the setting of the assets and understand whether there is any potential for this to be impacted,
- 4.3 Where there is absolutely no potential for impact (usually because the asset along with its setting, and the Proposed Development, cannot be viewed or understood at the same time), assets can be discounted from further assessment.
- 4.4 The next step is to undertake more detailed analysis of the significance of the identified assets, specifically the contribution setting makes to that significance. This is done in Section 5 of this report.
- 4.5 The final step is to assess the impact the development has on the setting and ultimately the significance of the asset, as carried out in Section 6 of this report.

Scoping

Desk-Based Assessment

- 4.6 A desk-based study was undertaken between October 2019 and November 2019 to assist in delineating the area of analysis; identifying which heritage assets would be included for further assessment; and assessing the potential impact on the identified heritage assets.
- 4.7 A review of the Approximate Zone of Visual Influence prepared by Planit.i.e was undertaken. As set out in *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)* it is worth noting the distinction between Zone of Visual Influence and another commonly used method, Zone of Theoretical Visibility:

"A 'Zone of Visual Influence' defines the areas from which a development may potentially be totally or partially visible by reference to surrounding topography. However, such analysis does not take into account any landscape artefacts such as trees, woodland, or buildings, and for this reason a 'Zone of Theoretical Visibility' which includes these factors is to be preferred."
- 4.8 The limitation of the Approximate Zone of Visual Influence was considered when undertaken the initial desk-based assessment. An initial assessment demonstrated that the Proposed Development was most visible from within 500m of the Site. Therefore any identified heritage assets within 500m of the Site were automatically scoped-in for further consideration via a site visit. (*Approximate Zone of Visual Influence shown overleaf, with distance annotations by Deloitte Real Estate*).
- 4.9 The 'Search the List – Map Search' by Historic England was utilised in conjunction with the Approximate Zone of Visual Influence to understand which identified heritage assets may be visible. (*Search the List – Map Search extract shown overleaf*).

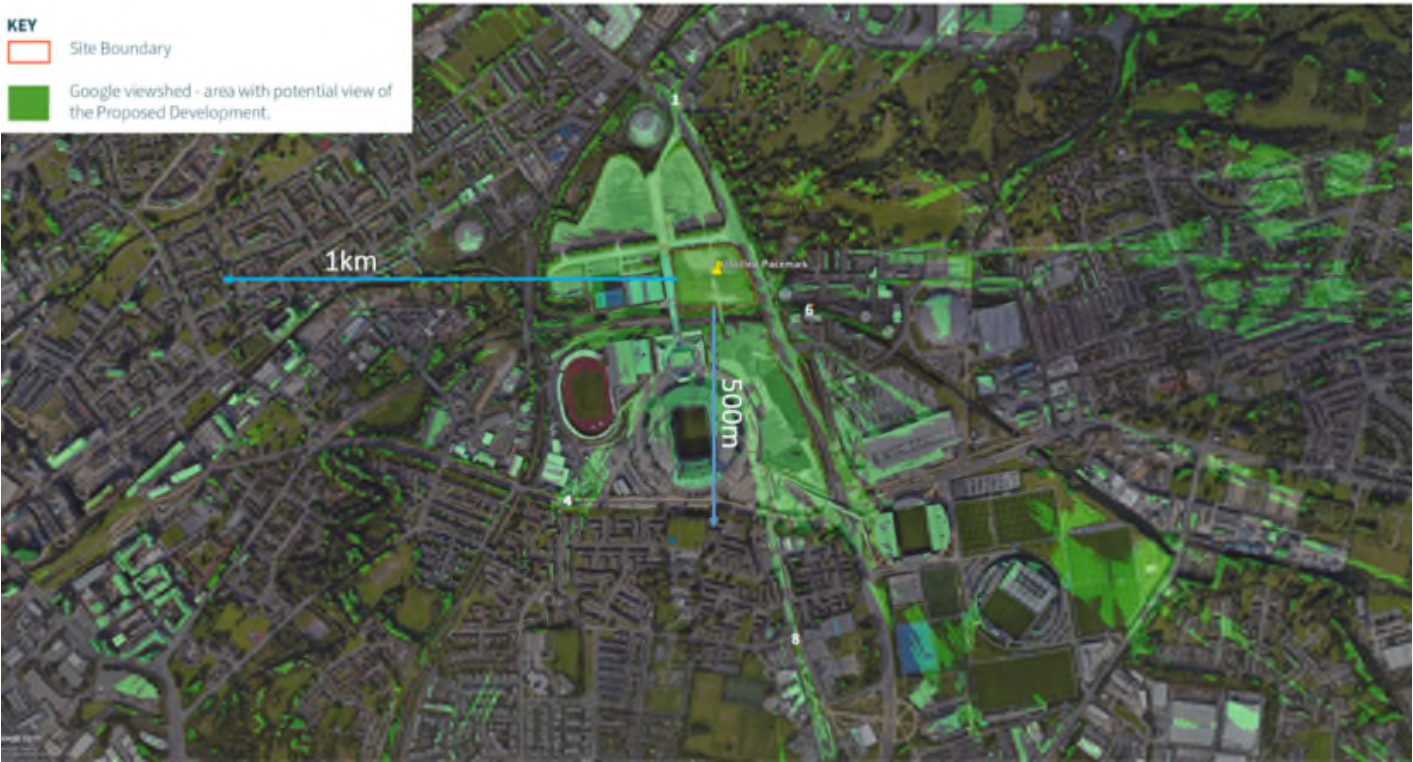


Figure 4.1: Approximate Zone of Visual Influence (Planit, i.e., November 2019) with annotations by Deloitte Real Estate

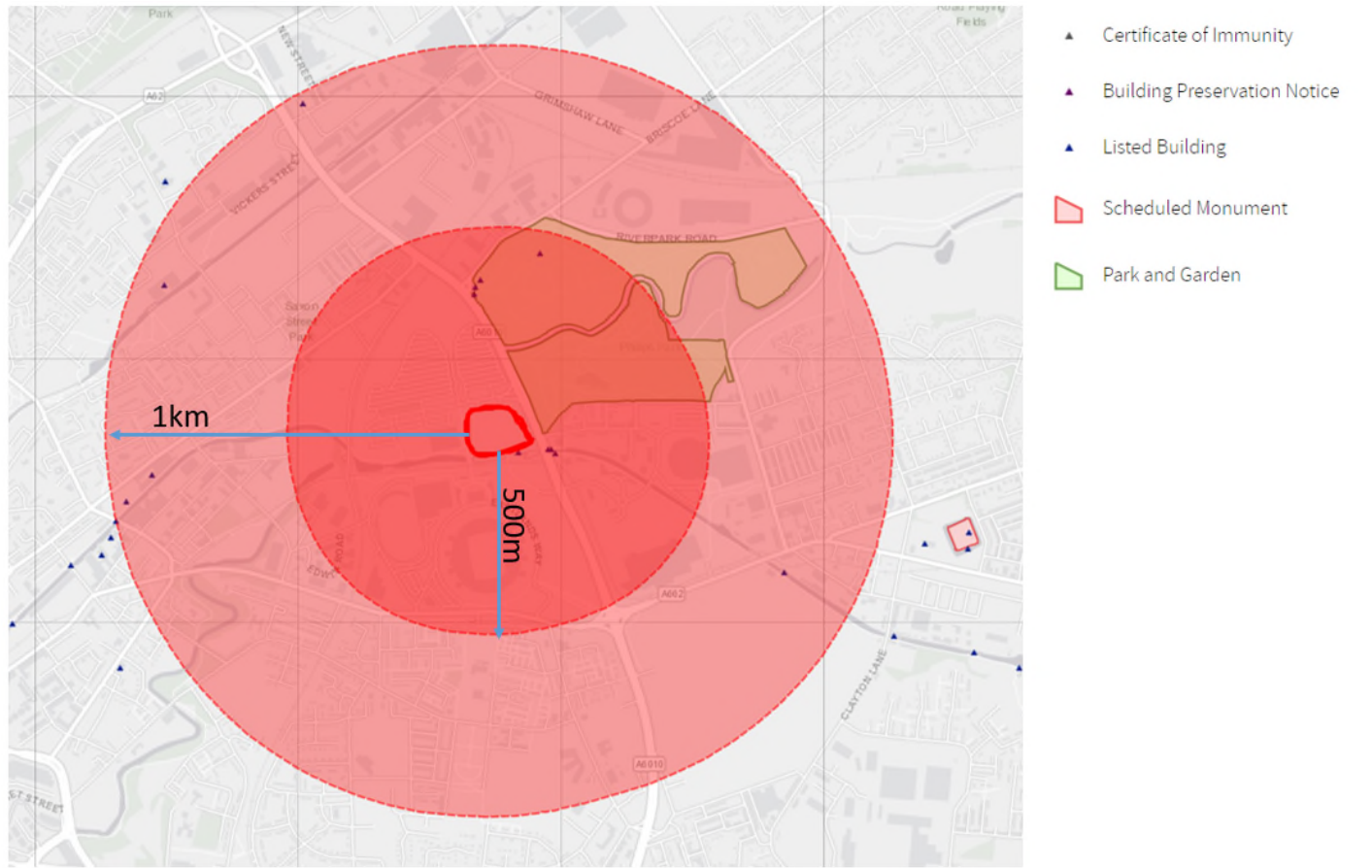


Figure 4.2: Search the List - Map Search (Source: Historic England, 2019) of both 1km and 500m radii shown.

- 4.10 From this analysis it was considered that a notional 1km area of analysis was appropriate for consideration. Beyond 1km the Approximate Zone of Visual Influence indicated that it is highly unlikely that the Proposed Development would be visible in conjunction with any heritage asset due to the topography and existing development (which as set out above, is not considered within an Approximate Zone of Visual Influence).
- 4.11 Following a search of the Historic Environment Record and a review of the National Heritage List for England, 15 no. designated heritage assets have been identified: 13 no. listed buildings, 2 no. registered parks and gardens. There are a number of non-designated assets to the south of the Site, of which all are below-ground and have been assessed in depth by previous archaeological assessments⁷. These non-designated heritage assets have therefore been discounted from this report, which examines built heritage only.
- 4.12 Of these, 4 no listed buildings have been discounted from further assessment as discussed below.

Public Laundry – Grade II Listed

- 4.13 The Public Laundry building is a two-storey red brick and buff-terracotta building built in c.1900-1910 and is currently in use as a Royal Mail Delivery Office. The Public Laundry is approximately 960m to the north of the Site.
- 4.14 Due to the relatively low height of the building and the quantum of development between the heritage asset and the Site it is considered that the Proposed Development would not be visible in conjunction with the Public Laundry, nor considered part of the immediate character area of the asset. Therefore this heritage asset has been scoped out of further consideration in this heritage assessment.

Brunswick Mill – Grade II Listed

- 4.15 Brunswick Mill is a former cotton spinning mill constructed in c.1840 and was in operation until 1950. The Mill is now in use by a number of businesses including Brunswick Mill Studios which is a rehearsal space for musicians. The Mill is approximately 870m so the west of the Site.
- 4.16 The principal façade of Brunswick Mill is fronting Bradford Road. The ability to appreciate the principal façade is diminished due to the restricted views as a result of the presence of low-rise suburban terrace housing. Similarly due to the scale of the Mill, distance between the Site and the Mill, and restricted viewing angles, it is considered that Site would not be visible in conjunction with the heritage asset, nor considered part of the immediate character area of the asset. Therefore this heritage asset has been scoped out of further consideration in this heritage assessment.

Former Cotton Mill Immediately West of Brunswick Mill – Grade II Listed

- 4.17 The Former Cotton Mill Immediately West of Brunswick Mill has now been demolished.

Ashton Canal Lock Number 8 – Grade II Listed

- 4.18 The Lock is listed for its historical and architectural significance for the role the canal network played in the Industrial Revolution. The Lock is one of thirteen other locks in the series. The distance from the Site and the asset, and the lower topography of the asset means that the Proposed Development will not be visible from this location. Therefore this heritage asset has been scoped out of further consideration in this heritage assessment.

Site Visit

- 4.19 After the initial desk-based assessment was completed the author undertook a site visit in December 2019. The purpose of the site visit was to understand the relationship between the identified are shown heritage assets and the Site, and also assess the setting of the identified assets and any considerations which may alter the significance of an asset.

⁷ University of Manchester Archaeology Unit (2000), Sports City, Eastlands, Manchester found at Appendix 3a of the EIA Scoping Request; and Oxford Archaeology North (2011), Sports City Manchester Final Excavation Report found at Appendix 3b of the EIA Scoping Request.

- 4.20 11 no. listed buildings and 2 no. registered parks and gardens have been identified within the area of analysis and have been considered in part of the assessment. The location of each of these assets is illustrated on Figure 4.3. (overleaf).



Figure 4.3: Designated Heritage Assets to be assessed in orange (Source: Author's Own using Historic England's Map Search Tool)

- 4.21 Of these 11 no. listed buildings and registered parks and gardens, 7 no. will be fully assessed in this report:

Listed Buildings:

- Ashton Canal Lock Keepers Cottage on Southside of Lock Number 7 of Ashton Canal – Grade II
- Ashton Canal Lock Number 7 with Roving Bridge Immediately East of Mill Street Bridge – Grade II
- Ashton Canal Lock Number 6 Immediately East of Forge Lane – Grade II
- Victoria Mill – Grade II*
- Entrance Lodge to Main Entrances of Phillips Park Cemetery – Grade II

Registered Parks and Gardens:

- Phillips Park – Grade II
- Phillips Park Cemetery – Grade II

- 4.22 The following 4 no. designated heritage assets have been scoped out of the assessment and will not be considered in this report:

- Cemetery Office at Phillips Park Cemetery – Grade II
- Gates and Railings to the Main Entrance of Philips Park Cemetery – Grade II

- Cemetery Chapel at Phillips Park Cemetery – Grade II
- Ashton Canal Bridge Number 9 Over Ashton Canal (Mill Street Bridge) at West End of Lock Number 7 – Grade II

4.23 The exclusion of these assets is considered to be proportional and is justified by the significant distance and the very limited visual relationship between the Site and the historical assets, as demonstrated by the analysis below.

Cemetery Office at Phillips Park Cemetery – Grade II Listed

4.24 Figure 4.4 shows that the principal façade of the Cemetery Office is enjoyed looking north-west, away from the Site.



Figure 4.4: Cemetery Office at Phillips Park Cemetery Principal Facade (Source: Author's Own, December 2019)

- 4.25 When looking towards the Site, as shown in Figure 4.5, the Proposed Development is likely to be obscured by the Cemetery Wall.



Figure 4.5: Cemetery Office at Phillips Park Cemetery Looking Towards the Site (Source: Author's Own, December 2019)

- 4.26 For these two reasons this asset has been scoped out of further consideration.

Gates and Railings to the Main Entrance of Philips Park Cemetery – Grade II

- 4.27 Figure 4.6 is looking west towards the asset, which is enjoyed when looking into the Cemetery of which it is the entrance of, and away from the Site. For this reason this asset has been scoped out of further consideration



Figure 4.6: Gates and Railings to the Main Entrance of Philips Park Cemetery (Source: Author's Own, December 2019)

Cemetery Chapel at Phillips Park Cemetery – Grade II

- 4.28 Figure 4.7 is taken looking southwards towards the Site. The Proposed Development would not be seen in the same view as the asset due to the topography of the area resulting in the asset being of higher ground than that of the Proposed Development. Likewise there is significant tree cover between the Site and the asset which further obscures the Proposed Development.

(Figure 4.7 overleaf)



Figure 4.7: Cemetery Chapel at Phillips Park Cemetery looking southwards (Source: Author's Own, December 2019)

Ashton Canal Bridge Number 9 Over Ashton Canal (Mill Street Bridge) at West End of Lock Number 7 – Grade II

- 4.29 Figure 4.8 is taken looking westwards towards the Site. The asset is appreciated at a lower ground level than that of the Site, and as a result the Proposed Development would not be visible within the same view. Likewise, the Bridge is appreciated when looking at the asset from on the towpath rather than whilst on the Bridge. On this basis the Canal Bridge has been scoped out of further assessment.

(Figure 4.6 overleaf)



Figure 4.8: Mill Street Bridge (Source: Author's Own, December 2019)

Views

- 4.30 An assessment of views is being undertaken as part of the Townscape and Visual Impact Assessment being submitted with this application. A number of these views will be useful in assessing the impact on the identified heritage assets. These views are shown in Figure 4.9 below.
- 4.31 Views 1, 2, and 6 will be used to assess the impact on the identified heritage assets.

(Figure 4.6 overleaf)

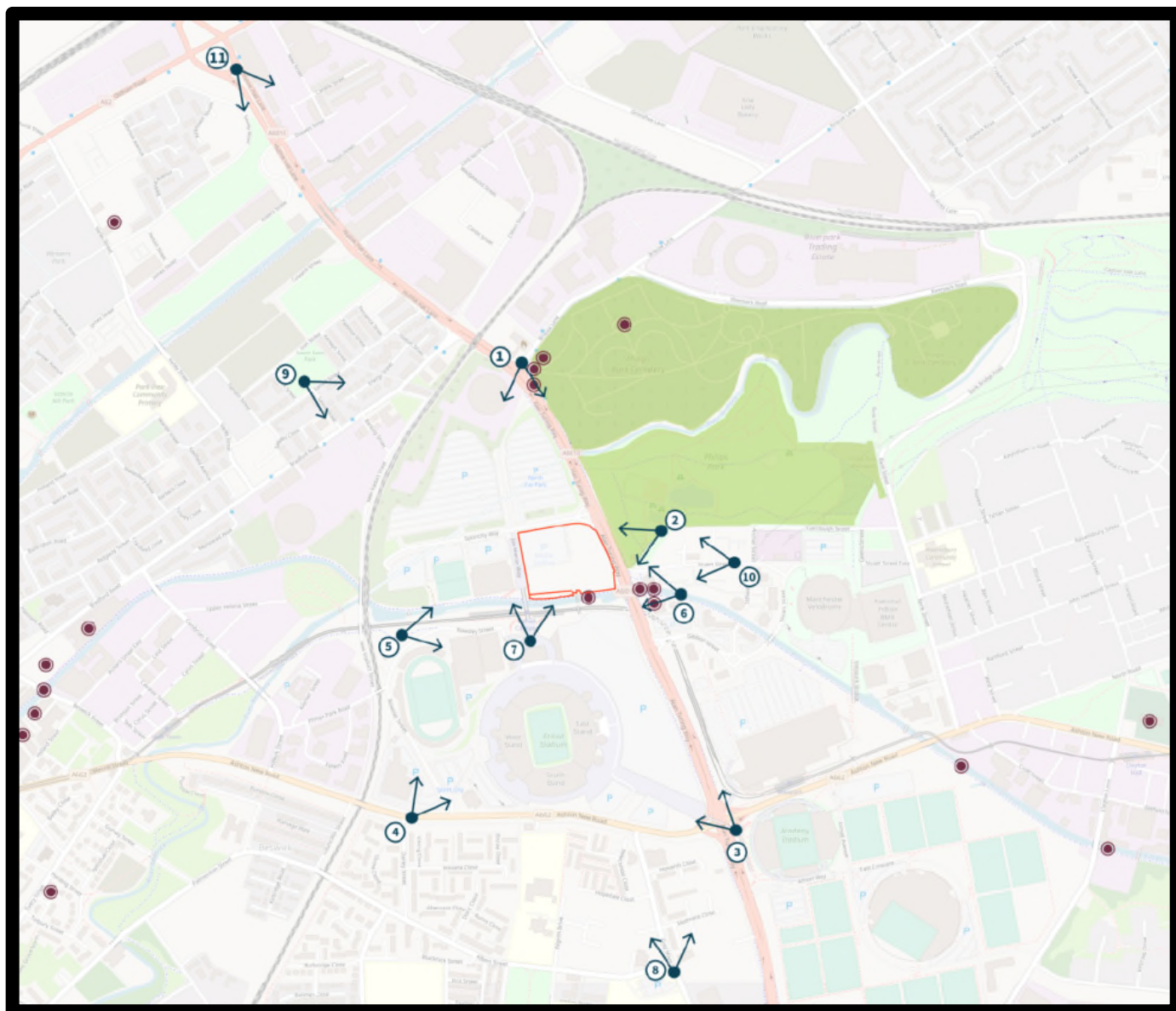


Figure 4.9: TVIA View Points (Source: Planit.ie, November 2019)

5 Assessment of Significance

- 5.1 This Section describes the significance of the heritage assets identified in Section 4, and where relevant, what contribution their setting makes to this significance. This assessment is proportionate to both the significance of the relevant heritage assets the potential impact on their significance.

Philips Park

- 5.2 Philips Park is a Grade II Registered Park and Garden, and the description on the register is as follows:

"Philips Park, with Queen's Park (qv), Manchester and Peel Park in Salford, was one of the first three public parks in the Manchester area, established at public expense as a single enterprise. All were designed by Joshua Major (1786-1866) following an open competition and opened consecutively on the same day in 1846, a year earlier than the official opening of Birkenhead Park."

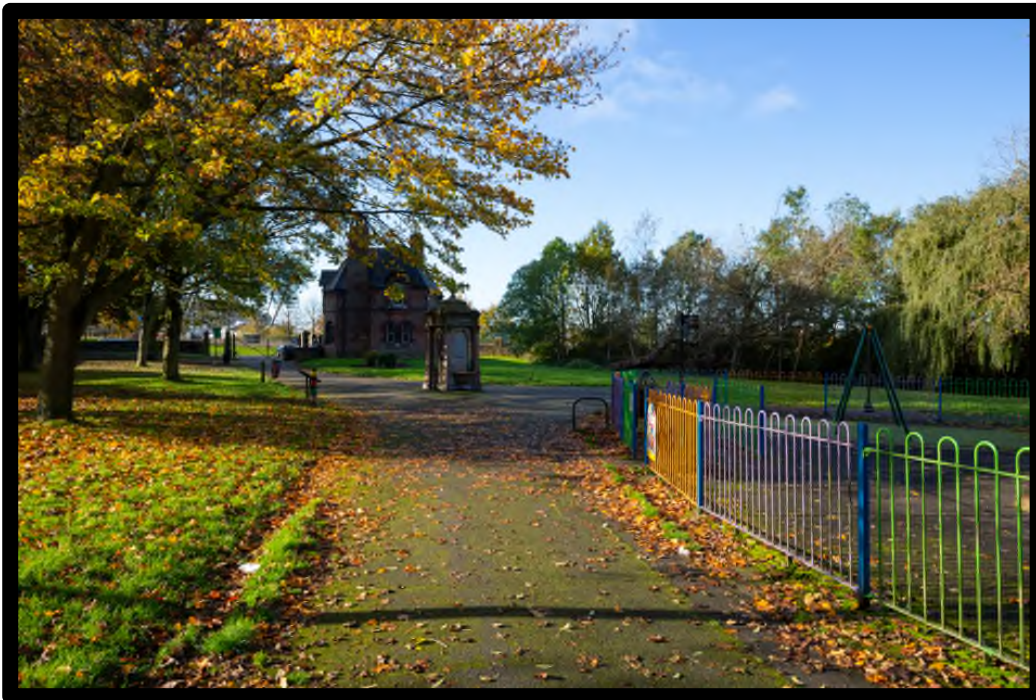


Figure 5.1: Philips Park (Source: Planit.i.e. November 2019)

Significance

- 5.3 The significance of Philips Park relates to it being one of the first public parks in Manchester and is named after the Manchester MP Mark Philips who promoted the need for public parks in Manchester and served on the 1833 Parliamentary Select Committee on Public Walks. It opened in 1846 and remains as one of the largest public parks in Greater Manchester.
- 5.4 It opened at a time where there had been rapid industrialisation and population growth within Manchester which had led to high levels of unsanitary conditions and poverty for the working class. As part of this, riots had taken place in Glasgow, Newcastle and Birmingham in 1839 and in 1842 there were chartist strikes in Manchester where four strikers were shot⁸. This led to an

⁸ Ruff, A. "Manchester's Philips Park: A Park for the People, By the People, Since 1845"

acknowledgement that improvements were needed not only for the welfare of the poor but also to ensure the safety and security of the wealthy.

- 5.5 At the time, there was no formal open space for working people in which to relax in, with only the wealthy having gardens. The new public park was intended to be a green space for the working class in which to get 'clean air', spend leisure time and to exercise with overall intention for it to benefit public health and reduce more unsavoury leisure activities such as gambling and drinking⁹. Members from all classes of society were involved with the fundraising to purchase the land and develop the park¹⁰. The land was offered-up by a local land-owner who considered the topography of the land was not suitable for development¹¹. At the time the suitability of the Site was questioned, however Manchester Times wrote in response "*It is placed near the junction of several roads and paths, and will be conveniently situated for the dense population*"¹².
- 5.6 The park was laid out by Joshua Major, a landscape gardener from Leeds who had won the competition to design the Park. He incorporated areas for a variety of sports within landscaped grounds including shrubs and trees. The sports included skittles, quoits, archery, cricket, badminton, children's play areas, and in 1871 Manchester's first public bowling-green was added¹³. It is considered that the serpentine paths and the winding circuit drive were the main elements of the design¹⁴. Many of the original features of the park remain including the serpentine paths and the amphitheatre (also known as tulip valley) although the bandstand, the glasshouses and two of the ponds are no longer in place.
- 5.7 In this way Philips Park includes many of the features set out in Historic England's 'Urban Landscape' (2013) guidance for registered parks and gardens. These common elements include, "boundary walls, gate lodges, separate carriage ways and inter-weaving paths, one or more lakes, grass to play on, ornamental trees to give instruction and form, rippling water to enliven the scene, shrubberies for year-round foliage, rock gardens, bedding and flowers intended to give seasonal colour". The layout of the Philips Park also follows the theory of the time that, "not all the park should be seen at once; that boundaries should not be immediately visible; and that views should look inwards from the perimeter carriageways – ambitions only possible in the larger parks".
- 5.8 Prior to winning the competition for Manchester's first municipal parks, Joshua Major was successful at flower competitions and had begun to foray into landscape design with early commissions including Hannover Square, Leeds (1824) Derwent Hall, Derbyshire (1833) and Oakes Park, Sheffield (1834)¹⁵. Joshua Major subsequently published 'The Theory and Practice of Landscaping Gardening' in 1852 which is based on his experience with designing the municipal parks in Manchester.
- 5.9 During the mid-20th century the Park saw marked decline and there were concerns over personal safety when visiting the park. As part of the 2002 Commonwealth Games, the Park was improved which included new sports and play facilities and improvement of the paths. In 2005, the Park gained Green Flag status in recognition of its high standard in park management.
- 5.10 It is therefore of moderate-high significance, representing the historical significance of these first municipal parks and also the communal significance due to the extensive public involvement in the park to raise funds at the outset, and also more recently the community involvement to regenerate the park and the association with the Commonwealth Games.

Contribution of Setting to the Asset's Significance

- 5.11 The Park is itself a setting and is enjoyed when walking through it and viewing inwards to other parts of the 31 acre park. There are currently minimal structures surrounding the park to the west of the Park which provides a sense of openness albeit with the vehicular traffic of Alan Turning Way being audible.

⁹ O'Reilly, C, "From 'the people' to 'the citizen' : the emergence of the Edwardian municipal park in Manchester, 1902 - 1912" (2012)

¹⁰ Ibid

¹¹ Ruff, A. "Manchester's Philips Park: A Park for the People, By the People, Since 1845" (2016)

¹² Ibid

¹³ Medlock Valley, Philips Park Past and Recent History

¹⁴ Pevsner, "Lancashire: Manchester and the South-East".

¹⁵ Ruff, A. "Manchester's Philips Park: A Park for the People, By the People, Since 1845" (2016)

Figure 5.2: Photos of the Park which form its Setting (Source: Author's Own, December 2019)



- 5.12 The setting of the periphery of the Park has changed over time. In the late 19th Century, the south and western sides of the park were historically built up with housing, and beyond this were heavy industrial uses including many mills, factories, the Bradford Colliery and Bradford Gas Works. This industrial setting eroded over time as the industries closed throughout the 20th Century and the area became more derelict until the major regeneration programme in the 1990s including the National Cycling Centre, which has a strong presence. The east of the Park remained open land until the mid-20th century when housing was developed here and remains largely unchanged since the 1980s.

- 5.13 The increased intensification of Alan Turing Way has established it as a major vehicular route as the Etihad Campus continues to develop, and further adding to what may be considered the Park's new, altered setting to that of 1990s regeneration. This new established setting is characterised in Figure 5.2 images 2 and 5 whereby the urban development can be witnessed, including the National Cycling Centre in image 5. This is further echoed in the brightly coloured children's play facilities in Figure 5.2 images 4 and 8.
- 5.14 Therefore, the immediate setting of the Park has evolved over time and makes a low contribution to the asset's significance, especially given the inward nature of the design. However, the wider setting of the Park, within Manchester, does still contribute to the asset's significance, particularly due to the Park's role as one of the City's first municipal parks and the key figures involved with its creation.
- 5.15 Overall, the setting has a low positive impact on the Asset's significance.

Contribution of the Site to the Setting

- 5.16 At points where the Park is closest to the Site, it contributes to the feeling of openness of the Park because there are no visible urban structures from certain views. However, these views are limited and primarily occur at the closest points to the Site rather than from where such views are more likely to have been intended which one can infer from the nature of the layout of the Park (as shown in Figure 5.2).
- 5.17 Therefore it is considered that the Site, being vacant and largely not visible, does not currently contribute to the setting of the Park i.e. it makes a neutral contribution to the Site's Setting.

Philips Park Cemetery

- 5.18 Philips Park Cemetery is a Grade II Registered Park and Garden, and the description on the register is as follows:

"A public cemetery opened in 1866 and completed in 1867. The layout was designed by William Gay and the buildings by Paull and Ayliffe. Philips Park Cemetery was the first municipal public cemetery in Manchester and is adjacent to Philips Park (qv), opened in 1846."



Figure 5.3: Philips Park Cemetery Looking Towards the Site (Source: Author's Own, December 2019)

Significance

- 5.19 The significance of Philips Park Cemetery relates to it being the first municipal cemetery in Manchester and was opened in July 1867. A design competition was held for the grounds with Manchester architects Paull and Ayliffe designs for the building being chosen and William Gay's design for the grounds being chosen. The Manchester Corporation recruited unemployed cotton mill workers to carry out the laying out and planting work.
- 5.20 Paull and Ayliffe had a short-lived partnership between 1861 and 1866, preparing 31 commissions in this time of which a majority were chapels and schools¹⁶. William Gay was a renowned landscape designer as recognised by Historic England in 'Paradise Preserved: Registered cemeteries in date order with notes on principal reasons for designation and designers and architects' 2011 with numerous of his designs included on the Register, and is therefore perhaps the more renowned persons involved in the Philips Park Cemetery design.
- 5.21 The Cemetery has an unusual level of specific religious or denomination grounds with each ground having its own mortuary chapel¹⁷. This division amongst denominations of the Cemetery is considered which reflected the religious state of England in the mid-19th Century and is therefore of historical significance.¹⁸ The 19th Century was a significant point of religion in England whereby there was increased religious diversity albeit predominantly in the Christian faith and Judaism. This increased diversity was spearheaded by a number of key laws including the Religious Disabilities Act 1846 which removed the last restrictions against dissenters and Catholics, and extended to Jews the same right and freedoms on education and property¹⁹. In 1857 the Church's ancient jurisdictions over matrimonial matters and the administration of wills was transferred to the State and the role of the Church in education was reduced. In addition,

¹⁶ Manchester Victorian Architects, 'Paull and Ayliffe', Accessed 09/12/19: <https://manchestervictorianarchitects.org.uk/partnerships/paull-and-ayliffe>

¹⁷ Medlock Valley, Philips Park Cemetery (n.d) http://www.medlockvalley.org.uk/MedlockValley/Medlock_Valley_Places/Philips_Park_Cemetery/accessed_on_03/12/2019

¹⁸ The Gardens Trust, "Paradise Preserved: Registered cemeteries in date order with notes on principal reasons for designation and designers and architects" (2011).

¹⁹ UK Parliament, "Religion in the nineteenth century". Accessed 09/12/19: [https://www.parliament.uk/about/living-heritage/transformingsociety/private-lives/religion/overview/religionc19th/-/](https://www.parliament.uk/about/living-heritage/transformingsociety/private-lives/religion/overview/religionc19th/)

the Oaths Act of 1888 allowed individuals professing no religious belief to take up their parliamentary seat by changing the wording to 'solemnly affirm' rather than 'swear by God'²⁰.

- 5.22 A significant number of Irish Catholics were buried in the Roman Catholic Section of the Cemetery, as well as a majority of those who died in the Poorhouse²¹. This was considered to be representative of the local area. The Cemetery also was the place of significant flooding in 1872 which washed away tombstones and a large number of bodies from the Roman Catholic area of the Cemetery.
- 5.23 There are also a number of graves with historic interest including two survivors of the Charge of the Light Brigade (1854), a recipient of the Victoria Cross for bravery at the battle of Rorkes Drift in 1879, a family who died during the sinking of the Lusitania in the First World War, and also a First Lieutenant who died in action during the First World War. These graves add to the historical significance of the Cemetery.
- 5.24 The Cemetery is therefore of moderate-high significance.

Contribution of Setting to the Asset's Significance

- 5.25 As with Philips Park to the south of the Cemetery, the surrounding area has changed over time from an 19th Century place of industry to that of 1990s urban regeneration but throughout retaining an urbanised environment. The surrounding urban uses are somewhat obscured by the many mature trees, especially towards the southern and western boundaries of the Cemetery. On the basis of the tree cover and the urban setting, the surroundings are considered to make a no contribution to the asset's significance. However, as with the Park, the setting of the Cemetery goes beyond that of the immediate locality to its wider setting and importance to Manchester and as an example of William Gay's designs. In addition it is considered that the cemetery itself when looking to at other parts of the cemetery is part of the setting. Therefore overall the setting is considered to have a low positive impact of the Asset's significance.

Figure 5.4: Setting of the Cemetery (Source: Author's Own, December 2019)



²⁰ Ibid

²¹ Philips Park Cemetery, Joan Gill (The Manchester Genealogist Vol. 37 No.4, 2001)

Contribution of the Site to the Setting

- 5.26 As shown in Zone of Visual Influence included within the TVIA Chapter of the ES, it is unlikely the Site would be visible from within the Cemetery except at very select viewpoints. Furthermore the experience of those visiting the cemetery is overwhelmingly likely to be directed to the interior of the cemetery rather than using it for active leisure or to admire views from within the Cemetery (save where they form an incidental backdrop to the interior of the cemetery). The Site, in its vacant state, has a very limited visual relationship with the Cemetery essentially as a result of it being open and visible at limited points within the cemetery and therefore the Site makes a neutral contribution to the setting of the asset.

Entrance Lodge to Main Entrance of Philips Park Cemetery

- 5.27 Entrance Lodge to Main Entrance of Philips Park Cemetery is Grade II listed and the listing description is:

"Lodge to cemetery. 1867, by Paull and Ayliffe. Coursed sandstone rubble, steeply-pitched slate roofs. Compact rectangular plan. Eclectic Gothic style. Two storeys and 2 irregular bays, the 1st being a square tower and the 2nd gabled. The first has a segmental-pointed arched doorway at ground floor, a transomed lancet at 1st floor, a frieze with 3 quatrefoils, and a steep pyramidal roof with fishscale bands and apex finial; the 2nd has a shallow mullion-and-transom bay window with hipped roof, and a cross-window immediately above. Attached to the left of the tower is a curved stair-turret with lancet window in the left side, and beyond that the gable of the return."



Figure 5.5: Entrance Lodge to Main Entrance of Philips Park Cemetery (Source: Planit.i.e. November 2019)

Significance

- 5.28 The significance of the Lodge relates to its connection to Philips Park Cemetery. In addition the Lodge was designed by Manchester architects Paull and Ayliffe who formed a short-lived partnership between 1861 and 1866.
- 5.29 It is considered to be of moderate historical significance due to its relationship with the Cemetery and low-moderate architectural significance as one of the few buildings designed as part of the

Paull and Ayliffe partnership. The Lodge underwent internal and external alterations sometime after 2008 which appears to have been undertaken sensitively, including the replacement of the windows and repair of the external brickwork.

Contribution of Setting to the Asset's Significance

- 5.30 The asset is a component part to Philips Park Cemetery and therefore the setting of the asset adjacent to the Cemetery is of high significance. This is where the principal significance of the asset lies and is maintained due to the ongoing use of the Cemetery.
- 5.31 The surrounds have changed over time with heavily industrialised Bradford Colliery and Bradford Gas Works ceasing operation and all buildings being removed, Alan Turing Way becoming a major vehicular route and the introduction of Sport City, such as the Etihad Arena in the background of Figure 5.5. These features are experienced within the setting of the asset and marginally detract from the asset by creating an alternative focus in the view (the Stadium) and a noise source (the Road) but are not considered to directly impact of the significance of the asset and any effect is marginal.
- 5.32 Overall the setting makes a moderate positive contribution to the asset's significance.

Contribution of the Site to the Setting

- 5.33 The Site is currently vacant and makes a neutral contribution to the setting of the asset by reason of the absence of development.

Ashton Canal Lock Number 6 Immediately East of Forge Lane

- 5.34 Ashton Canal Lock Number 6 Immediately East of Forge Lane is Grade II listed and the listing description is:

"Canal lock. c.1792-1799, for Manchester and Ashton-under-Lyne Canal Company; renovated. Large blocks of millstone grit, with some red brick, wooden gates. Narrow type (chamber 7 feet wide), with covered overflow channel on south side; stone staircases flanking lower entry at west end, extended bullnose at top end of island. Fourth in a series of 13 similar locks, all in working order"
- 5.35



Figure 5.6: Ashton Canal Lock Number 6 Immediately East of Forge Lane Looking West (Source: Author's Own, 2019)

Significance

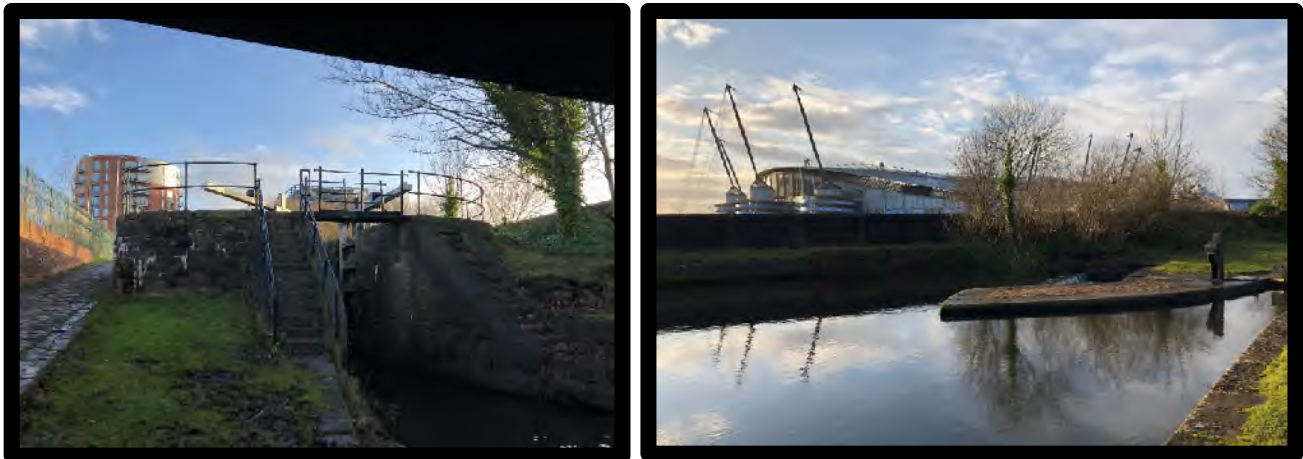
- 5.36 The significance of the asset relates to Ashton Canal which was built to supply coal from Oldham and Ashton under Lyne to Manchester and opened in 1796. It was latterly connected to the Rochdale Canal in 1800. Architecturally the use of pound locks were an example of the use of technologies employed at the time and which still in use today.
- 5.37 It was a popular as a means of transporting goods up until it gained competition from railways and road transport. By 1958 all traffic on the canal had ceased and it fell into disrepair. Following campaigning, parts of the route were restored and re-opened to leisure use in 1974²².
- 5.38 The lock is therefore of moderate historical and architectural significance.

Contribution of Setting to the Asset's Significance

- 5.39 The setting of the asset is considered to be the Ashton Canal which gives the lock its purpose, and it is best experienced when on a boat passing through the lock. In this was the setting of the lock is almost entirely related to the Canal.
- 5.40 As with much of the area, the wider setting has changed significantly over time with the heavy industrial uses of the Bradford Gas works adjacent the asset closing and the surrounding areas being cleared. However, it is considered that this wider setting does not contribute to the setting of the Lock.

²² Cumberlidge, Jane (2009). Inland Waterways of Great Britain (8th Ed.). Imray Laurie Norie and Wilson.

Figure 5.7: Setting of the Lock (Source: Author's Own, December 2019)



- 5.41 The setting of the Lock within the Canal therefore makes a high positive contribution to the significance of the asset.

Contribution of the Site to the Setting

- 5.42 The Site which is situated adjacent to the Canal is cleared and used as temporary overspill car parking on match-days at the Etihad Stadium. The temporary car park has little to recommend it in terms of appearance and with some areas of self-seeded shrub. When in use as a car park it further detracts from the area due to vehicle movements, emissions and a lack of positive activity. In its current state, the Site has a minor negative impact on the setting of the asset.

Ashton Canal Lock Number 7 with Roving Bridge Immediately East of Mill Street Bridge

- 5.43 Ashton Canal Lock Number 6 Immediately East of Forge Lane is Grade II listed and the listing description is:

"Canal lock and associated roving bridge. c.1792-1799, for Manchester and Ashton-under-Lyne Canal Company; renovated. Large blocks of millstone grit, wooden gates. Narrow type (chamber 7 feet wide); north jamb of lower gates inscribed "1865"; roving bridge over lower entry, with cobbled doglegged ramp on north side, stone slab wall and cast-iron fences. Forms group with lock-keeper's cottage on south side (q.v.) and Mill Street Bridge attached at west end. Fifth in a series of 13 similar locks, all in working order."



Figure 5.8: Ashton Canal Lock Number 7 with Roving Bridge Immediately East of Mill Street Bridge (Source, Planit.i.e. November 2019)

Significance

- 5.44 As with Lock 6 above, the significance of this asset relates to Ashton Canal which was built to supply coal from Oldham and Ashton under Lyne to Manchester and opened in 1796. It was latterly connected to the Rochdale Canal in 1800. Architecturally the use of pound locks were an example of the use of technologies employed at the time and which still in use today.
- 5.45 It was a popular as a means of transporting goods up until it gained competition from railways and road transport. By 1958 all traffic on the canal had ceased and it fell into disrepair. Following campaigning parts of the route were restored and re-opened to leisure use in 1974²³.
- 5.46 The lock is therefore of moderate historical and architectural significance.

Contribution of Setting to the Asset's Significance

- 5.47 The setting of the asset is considered to be the Ashton Canal which gives the lock its purpose, and as with Lock 6 it is best experienced when on a boat passing through the lock. In this was the setting of the lock is almost entirely related to the Canal.
- 5.48 The wider setting around Lock 7 has changed over time to now include high-density residential living (as shown on the right of Figure 5.8 above), and with the clearance of the Bradford Gasworks (background, location of the Site). However, the adjacent Lock Keepers Cottage (discussed below) has been retained and is considered part of the group value of the Lock.

²³ Cumberlidge, Jane (2009). Inland Waterways of Great Britain (8th Ed.). Imray Laurie Norie and Wilson.

Figure 5.9: Setting of the Lock (Source: Authors Own, December 2019)



- 5.49 The immediate setting of the Lock within the Canal therefore makes a high contribution to the significance of the asset.

Contribution of the Site to the Setting

- 5.50 The Site which forms the background of the Lock and in its current state the Site has a neutral impact on the setting of the Asset, it neither adds nor detracts from the setting.

Ashton Canal Lock Keepers Cottage on South Side of Lock Number 7 of Ashton Canal

- 5.51 Ashton Canal Lock Keepers Cottage on South Side of Lock Number 7 of Ashton Canal is Grade II listed and the listing description is:

"Lock-keeper's cottage. Dated 1865 on lintel of door. Brown brick in stretcher bond, with a band of black and white brick, painted sandstone dressings, and slate roof. Double-depth double-fronted plan. Two storeys, a symmetrical 2-window facade; central gabled porch with lintel dated "A.D. 1865" and pitched roof with projected verges; transomed tripartite casement windows at ground floor and 2-light casements at 1st floor with brick sill-band carried round, all these windows with raised sills and large rectangular lintels; roof with overhanging eaves and verges, gable chimneys. Forms group with Lock No.5 (q.v.), and with Bridge No.9 (Mill Street Bridge), q.v."



Figure 5.10: Ashton Canal Lock Keepers Cottage on South Side of Lock Number 7 of Ashton Canal (Source: Planit.i.e. November 2019)

Significance

- 5.52 As with Locks 6 and 7 above, the significance of this asset relates to Ashton Canal which was built to supply coal from Oldham and Ashton under Lyne to Manchester and opened in 1796. It was latterly connected to the Rochdale Canal in 1800.
- 5.53 It was a popular as a means of transporting goods up until it gained competition from railways and road transport. By 1958 all traffic on the canal had ceased and it fell into disrepair. Following campaigning, parts of the route were restored and re-opened to leisure use in 1974²⁴.
- 5.54 The Lock Keepers Cottage were home to those who operated and maintained the locks. The keepers generally kept an eye on their section of the canal including rescuing people who fell into the water and collecting fares. The Lock Keepers Cottage therefore represents a point in history where lock keeping was an essential form of employment. The principle façade is facing the canal and would be appreciated travelling in both east and west directions.
- 5.55 Architecturally its significance has been much eroded by later, unsympathetic alterations including PVC windows, CCTV and the letterbox. It is therefore of very low architectural significance.

²⁴ Cumberlidge, Jane (2009). *Inland Waterways of Great Britain* (8th Ed.). Imray Laurie Norie and Wilson.



Figure 5.11: Principle Facade of the Lock Keepers Cottage (Source: Author's Own, 2019)

5.56 The asset is therefore of moderate historical and very low architectural significance.

Contribution of Setting the Assets Significance

5.57 The Lock Keepers Cottage is 'read' in conjunction with Lock 7 and the Ashton Canal and therefore this setting makes a high contribution to the asset's significance. Historically, the wider setting would relate to the industrial uses of the area the lock keeper tending to those transporting the goods.

5.58 As set out above, the setting around the asset has changed over time to now include high-density residential living (as shown on the right of Figure 5.10 and behind the Lodge in Figure 5.11 above), and with the clearance of the Bradford Gasworks (background, location of the Site). The presence of the high density residential properties have negatively impacted setting of the asset from its previous low density industrial setting, particularly when viewing the principle façade.

5.59 Overall it is considered that setting has a moderate positive impact on the Asset's significance.

Contribution of the Site to the Setting

5.60 The Site which forms the background of the Lock and in its current state the Site has a neutral impact on the setting of the Asset.

Victoria Mill

5.61 Victoria Mill is Grade II* listed and the listing description is:

"Cotton spinning mill, now disused; a double mill built in 2 phases in 1869 and 1873. George Woodhouse, architect, for William Holland. Red brick with yellow brick dressings; roof not visible but probably slate. Fire-proof internal structure. U-plan formed by 2 large rectangular spinning mills, joined by a central engine house. Symmetrically planned about a central stair turret wrapped around the chimney with engine house (rebuilt in 1902 on conversion to rope drive) and boiler house to the rear, in the centre of a narrow courtyard formed by the 2 mill ranges to either side of the stair tower, a 3-window range, that to left with former internal engine house marked by partially blocked round-arched window; the right hand range obscured by a brick shaft of 1920. This central block is flanked by the 2 spinning mills, each a 6-storey, 11x10 bay block, with stressed angle pilasters (extended as privy towers to N elevation). Italianate detail

of spinning mills, which have segmentally headed windows to 5 storeys, and coupled round-headed windows to the upper storey, arcaded with shafts and continuous sill band. 2-window towers towards centre of each mill appear to be later additions. Interior not inspected, but constructional system almost certainly transverse brick arches carried on cast iron columns. Ancillary buildings survive to NW of site, but former blowing rooms and offices, which were built parallel to the front of the mill across a narrow yard, and a range of ancillary buildings to the SE are no longer extant. A very large double mill for its date, which makes striking use of a distinctive industrial architectural vocabulary (especially in the economical design of combined stair tower and chimney). An excellent example of the development of a specifically industrial architecture, and of the work of George Woodhouse."



Figure 5.12: Victoria Mill's Principal Facade (Source: Author's Own, 2020)

Significance

- 5.62 The architectural importance of Victoria Mill is captured within the listing description. The Mill was designed by George Woodhouse, an architect from Bolton, and built for William Holland who looked to relocate his textile business from Adelphi Mill in Salford²⁵. Woodhouse became one of the most prolific architects in Lancaster and is possibly connected within the building of more mills than any other person in Lancashire²⁶. Notable works by Woodhouse include Bolton Townhall, Wigan Mill, and Bliss Tweed Mill. The Mill owner, William Holland, was also a man of repute who took an interest in public affairs including being a magistrate and a member of Lancashire County Council.
- 5.63 The Mill is now in use as offices and residential. The conversion of the Mill has resulted in small number of external alterations however these do not diminish from the significance of the asset, and its distinctive features such as the chimney and u-shaped formation.

²⁵ Swindels, T (2013), Manchester Streets and Manchester Men. Read Books Ltd.

²⁶ Manchester Victorian Architects (n.d), 'George Woodhouse'. Available at: <https://manchestervictorianarchitects.org.uk/architects/george-woodhouse> (Date accessed 11/02/2020).

5.64 Overall, Victoria Mill is considered to be of moderate-high architectural and historical significance.

Contribution of Setting to the Assets Significance

5.65 The original setting of the Mill has changed significantly over-time; it is no longer surrounded by the mills industry that dominated the area in the 19th Century. Victoria Mill now sits next to a children's playground (Victoria Mill Park) and is a landmark in a predominantly low-rise residential area. The asset's relationship with the Ashton Canal remains intact and which is a key component to the asset's historical significance within the Industrial Revolution.



Figure 5.13 Victoria Mill seen in conjunction with Victoria Mill Park (Source: Author's Own, 2020)

5.66 Overall the setting of the asset makes a moderate-low positive contribution to the asset's significance.

Contribution of the Site to the Setting

5.67 The Site forms part of the far-background of the setting the asset, as indicated by the visibility of the gas-holder and the Etihad Stadium. As the Site is currently vacant it makes a neutral contribution to the setting of the asset by reason of the absence of development.

Summary of Significance

5.68 The significance of the identified listed buildings is summarised below, along with the contribution the setting and Site make to this significance.

Asset	Significance	Contribution of Setting	Contribution of Site to Setting
Philips Park	Moderate-High	Low Positive	Neutral
Philips Park Cemetery	Moderate-High	Low Positive	Neutral
Entrance Lodge to Main Entrance of Philips Park Cemetery	Moderate	Moderate Positive	Neutral

Asset	Significance	Contribution of Setting	Contribution of Site to Setting
Ashton Canal Lock Number 6 Immediately East of Forge Lane	Moderate	High Positive	Minor Negative
Ashton Canal Lock Number 7 with Roving Bridge Immediately East of Mill Street Bridge	Moderate	High Positive	Neutral
Ashton Canal Lock Keepers Cottage on South Side of Lock Number 7 of Ashton Canal	Low-Moderate	Moderate positive	Neutral
Victoria Mill	Moderate-High	Moderate-low positive	Neutral

6 Assessment of Impact

- 6.1 This Section assesses the impact that the Proposed Development has on the significance of the identified heritage assets.

The Proposed Development

- 6.2 Prior to assessing the impact, it is first important to understand the Proposed Development. As set out in Section 2 the existing Site is primarily vacant albeit occasionally used as overspill car parking facilities it therefore neither contributes nor detracts to the setting of identified heritage assets (save in one limited sense). The Proposed Development involves the construction of a new, state of the art arena venue which extends to approximately 40m in height.



Figure 6.1: Existing Site (Source: Author's Own, December 2019)

Scale and Massing

- 6.3 The nature of the Proposed Development involves the development of a large-scale building to ensure that the capacity and facilities required for a world-class arena can be accommodated. The venue's functional requirements to meet the client's brief, limits the opportunities to experiment with different scales and massing for the Proposed Development.
- 6.4 With this in mind, the Design Team have worked hard to create a recognisable and iconic Manchester building, with acknowledgement for its surroundings, whilst ensuring the Proposed Development creates an event experience that visitors will enjoy.
- 6.5 The scale and massing of the venue responds directly to the Site context by making sure it does not exceed the height of the existing surrounding buildings, whilst ensuring efficient and effective use of a previously developed site in a strategically important location.
- 6.6 It has a unique identity and shape and the horizontal layering of the stacked box form contrasts strongly with the solid form of the plinth that grounds the building to the Site.

- 6.7 The concept proposes two principal elements, a grounded lower masonry plinth and an upper lightweight stepped box. The lower plinth connects to Sportcity Way and Alan Turing Way and forms a series of terraces along Joe Mercer Way and the Ashton Canal.
- 6.8 The materials used for the façade of the Proposed Development have been chosen to contrast with the solid plinth and enable the form of an iconic, yet simple, acoustically effective development. There is no desire to provide glazing to the façade of the building or allow daylight into the internal spaces since the acoustic value of the Proposed Development can only be maximised through the creation of an immersive experience.
- 6.9 The form of the building is simplistic, yet iconic, with the strong forms allowing for a simple diagram of the building to be used to give the venue a strong placemaking identity. Whilst the large scale of the building arises from its function, its scale and massing is nonetheless redolent of the industrial scale of development that has existed in this area at times over the last two centuries. Whilst the building will undoubtedly give rise to a change it is not a change which is out of character with this part of the city. Indeed as the City of Manchester Stadium has demonstrated – new large scale built forms can become positive adjuncts to the ‘time depth’ and character of this part of the City.
- 6.10 The design also allows for dynamic facade activation to the upper box and the building soffits, with the flat surface on each façade being viable as display areas for sponsors, brand activation and event activation.

Façade Design and Materiality

- 6.11 The design delivers a high quality façade treatment which includes LED screens and architectural lighting to the upper box and box soffits, integrated seamlessly into the structure of the Proposed Development and flexible to the level and spread of illumination and the activation and type of images shown.
- 6.12 The seamless integration of the architectural lighting and LED façade material ensures that they form part of the structure of the building during daylight hours and are not discernible as LED panels, creating a calm and simple, yet iconic contemporary design.
- 6.13 When approaching the building, the façade is revealed in more detail, and the pattern of the perforation, the integration of the architectural lighting and LED screens is complemented by a carefully designed panellised grid. This grid has been arranged to emphasise the verticality of the façade against the length of each elevation, heightening the dramatic overhangs of the stepped boxes.
- 6.14 The black perforated panelling is to have a higher gloss level, so that the façade reflects the surrounding environment and skyline, bringing a further level of animation to the appearance of the building in daylight.
- 6.15 To enhance this architectural illusion, the base concrete panelling is capped by a reflective soffit installed to the base of the lowest of the boxes. This acts to animate event arrival ambiance and boost illumination as guests approach the entrances.
- 6.16 The controlled palette of high quality materials proposed and interesting shape of the Proposed Development unify the buildings elevations and ensure that it is both architecturally beautiful when illuminated and when not.
- 6.17 Light coloured, textured and smooth concrete panelling is proposed to frame the main entrances to the base of the building to contrast with the dark granite paving to the venue approaches. Green screens are proposed to the vertical concrete plinth facing Joe Mercer Way and to the landscaped site perimeter wall to Alan Turing Way to the east, softening the building into the existing site.
- 6.18 Further information about proposed materials is contained in the Design and Access Statement submitted in support of the planning application. Nonetheless it follows that the proposed design is deliberately intended to address its context in a positive way and not merely accommodate the interior uses.

Assessment of Impact on Identified Heritage Assets

Philips Park

Philips Park, at its closest point, is located approximately 40m to the east of the Site. As shown in Figure 6.2 the Proposed Development will be visible from this viewpoint in Philips Park and does have an impact on the setting of the Park from this viewpoint i.e. the setting is altered.

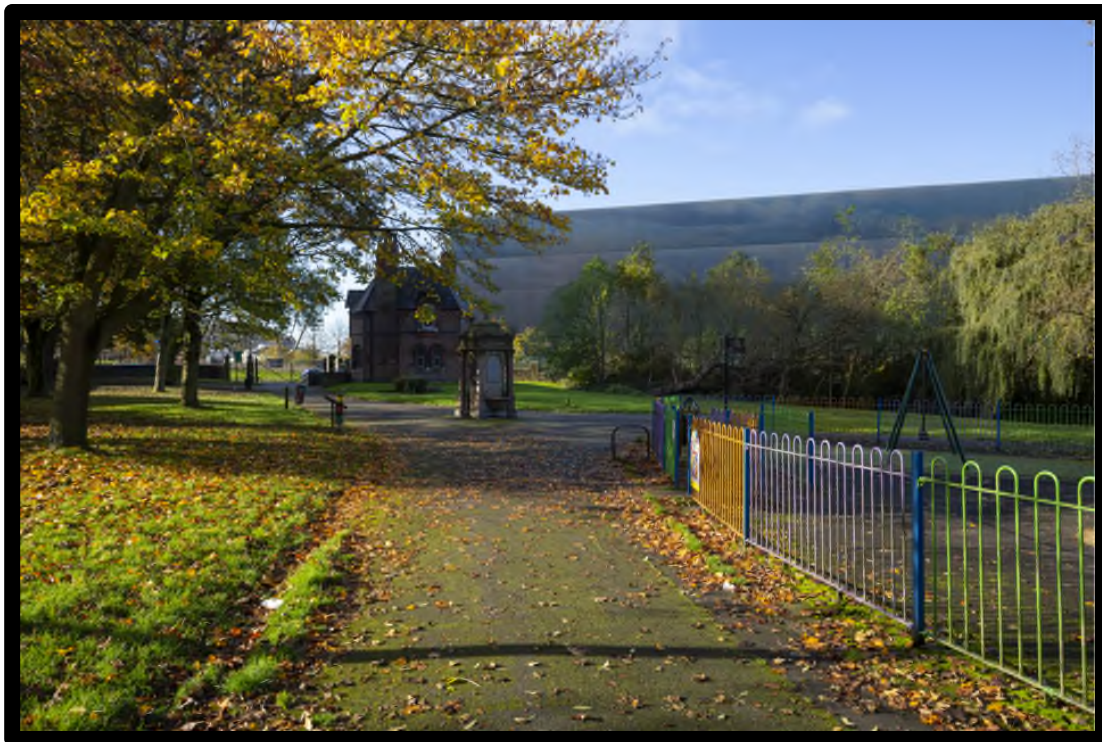


Figure 6.2 Proposed Development in Situ when looking east out of Philips Park (Source: Planit.i.e, December 2019)



Figure 6.3: Philips Park Viewpoint (original) (Source: Planit.i.e, November 2019)

6.19 In Section 5, the following was concluded in respect of Philips Park:

Table 6.1: Summary of Philips Park Significance

Asset	Significance	Contribution of Setting	Contribution of Site to Setting
Philips Park	Moderate-High	Low Positive	Neutral

6.20 The Proposed Development introduces a built-form into a previously open vista. The cumulative impact of the Proposed Development, alongside that already to the east, is considered to negatively impact the setting of the heritage asset.

6.21 However, as discussed in Section 5 the setting comprises far more than this viewpoint. The setting has changed significantly over time from that of its original setting in the 19th century to that of the now established 1990s regeneration setting. The introduction of the Proposed Development into this setting is considered to be a further evolution of this new 1990s regeneration setting, albeit recognising that it is contributing negatively to the now eroded-historic setting of the asset.

6.22 Furthermore, this view is one of many views within the extensive Park Grounds. It is considered that within the majority of the Park, the Proposed Development would not be visible (as demonstrated on the Zone of Visual Influence included as part of the TVIA ES Chapter). In any event, the Park is principally enjoyed from within the Park looking towards other parts of the Park and therefore looking mostly away from the Site or at some distance from the Site. As noted above the Park was expressly designed to provide accessible open space within the context of the dense industrialization of the city beyond, providing 'rus in urbe'. The contrast

between the park and the view beyond of large scale built development is not wholly out of character therefore.

- 6.23 In addition, as set out in Section 5, the significance of the Park relates to its historical setting as one of the first municipal parks in Manchester, the layout of the park, and those who contributed to the creation of the Park. The Proposed Development does not impact on these key defining points of the historical significance of the Park.
- 6.24 Therefore whilst the Proposed Development will have a noticeable visual impact in limited select views, as discussed in the TVIA, due to the wider setting of the asset, and in particular its setting in Manchester; it is considered that the impact on setting and therefore significance is very minor. In terms of the NPPF this would amount to the lower end of the category of **less than substantial harm** to the asset's significance.
- 6.25 This should also be considered against the potential heritage benefits of the Proposed Development on Philips Park, namely the increased opportunity of members of the public to enjoy the heritage asset (Planning Practice Guidance 'Historic Environment' paragraph002 Reference ID: 18a-002-20190723). It is anticipated that the new, state-of-the-art arena would lead to increased visitors to the area and therefore there is the opportunity to promote the Park further to these visitors – especially to those with young family members who might benefit from the play facilities prior or post attending an event at the arena.

Philips Park Cemetery

- 6.26 As demonstrated in the Figure 6.44 below, the Proposed Development would be visible from certain viewpoints, when looking towards the Site. Whilst no verified view has been produced from this view, it is considered that the Proposed Development would be most likely visible (the red arrow indicating the approximate location of the Proposed Development). However, it would predominantly be visible only in winter when there is less leaf cover, during summer months the Proposed Development will be more obscured by increased leaf cover.



Figure 6.4: Photo looking east towards the Site from within the Cemetery with the red arrow indicating approximate location of the Proposed Development. (Author's Own, December 2019)

- 6.27 In Section 5, the following was concluded in respect of Philips Park Cemetery:

Table 6.2: Summary of Philips Park Cemetery's Significance

Asset	Significance	Contribution of Setting	Contribution of Site to Setting
Philips Park Cemetery	Moderate-High	Low Positive	Neutral

- 6.28 The Proposed Development alters the setting of the Cemetery, albeit with varying impacts dependent on tree cover. As a result is considered that the introduction of the Proposed Development will have an impact of the significance of the asset.
- 6.29 As discussed in Section 5, the wider setting of the asset has altered from its previous historic industrial use to that of 1990s regeneration and therefore the Proposed Development is characteristic of this regeneration albeit that this setting has a negative impact on the asset. This must also be considered alongside that within the majority of the Cemetery the Proposed Development would not be visible, as shown on the Zone of Visual Influence included as part of the TVIA ES Chapter and in consideration that the Proposed Development would be largely obscured by tree cover during parts of the year.
- 6.30 Furthermore, the significance of Cemetery is principally related to its laying out of the different religions by renowned Cemetery designer William Gay, rather than the wider setting which makes a low contribution to the significance of the asset.
- 6.31 Overall the Proposed Development is considered to have an effect which is at the bottom range of **less than substantial harm** upon Philips Park Cemetery.

Entrance Lodge to Main Entrance of Philips Park Cemetery

- 6.32 **Error! Reference source not found.**5 demonstrates the introduction of the Proposed Development when looking southwards towards the Site, with the Entrance Lodge to Main Entrance of Philips Park Cemetery in the foreground.



6.33

Figure 6.5: Proposed Development in Situ when looking towards the Lodge (Source: Planit.i.e, December 2019)



Figure 6.6: Entrance Lodge (original)(Source: Planit.i.e, November 2019)

6.34 In Section 5, the following was concluded in respect of Philips Park Cemetery:

Table 6.3: Summary of Entrance Lodge to Main Entrance of Philips Park Cemetery's Significance

Asset	Significance	Contribution of Setting	Contribution of Site to Setting
Entrance Lodge to Main Entrance of Philips Park Cemetery	Moderate	Moderate Positive	Neutral

6.35 The Proposed Development alters the Lodge's setting through the introduction of a dominant, modern, structure in the background. The change to the immediate setting of the asset is negative as it is incongruous with the architecture of the Lodge and its setting of the Cemetery, albeit it is already altered by views of the contemporary stadium which is already visible in this direction (at a greater distance).

6.36 As discussed in Section 5, the wider setting of the asset has altered from its previous historic industrial use to that of 1990s regeneration and therefore the Proposed Development is characteristic of this regeneration, albeit it cumulatively harms the setting of the asset.

6.37 The contribution of the 'moderate positive' setting to the significance of the asset principally relates to its relationship with Philips Park Cemetery and its setting adjacent to the Cemetery. The Cemetery remains unaltered by the Proposed Development, and therefore this element of the asset's setting is not impacted.

6.38 Therefore it is considered that the impact on setting and therefore significance is very minor. In reference to the NPPF this would amount to the bottom end of the range of **less than substantial harm** to the asset's significance.

Ashton Canal Lock Number 6 Immediately East of Forge Lane

6.39 Figures 6.7 and 6.8 demonstrate that the Proposed Development will highly visible from the Ashton Canal tow path and will therefore be visible in conjunction with experiencing Lock 6.



Figure 6.7: View of Lock 6 with location of Proposed Development indicated by the red arrow

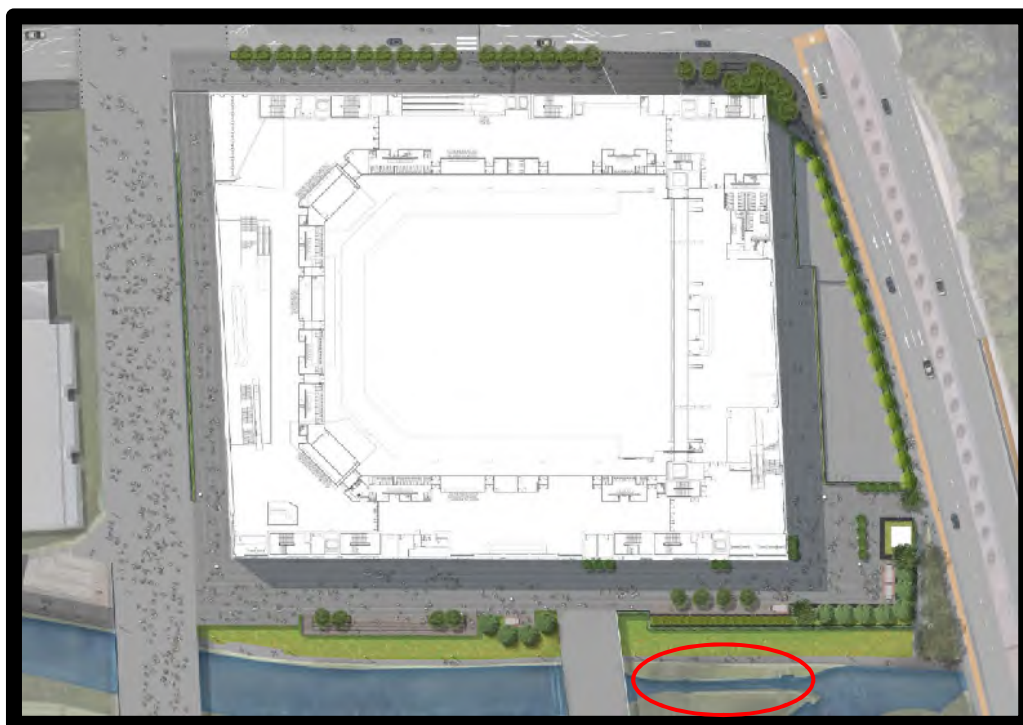


Figure 6.8: Landscaping General Arrangement Plan (Source: Populous, 2020) with Lock 6 circled in red.

6.40 In Section 5, the following was concluded in respect of Lock 6:

Table 6.4: Ashton Canal Lock Number 6 Immediately East of Forge Lane Summary of Significance

Asset	Significance	Contribution of Setting	Contribution of Site to Setting
Ashton Canal Lock Number 6 Immediately East of Forge Lane	Moderate	High Positive	Minor Negative

- 6.41 The Proposed Development will be visible when at the canal side environment. However, as set out in Section 5 the 'high positive' contribution of the setting to the asset's significance relates to the Lock's setting within the functioning Ashton Canal, its role in Manchester's industrial revolution, and the function of the lock, rather than neighbouring sites.
- 6.42 The Proposed Development does not directly affect the Ashton Canal or the Lock or detract from their relationship and intrinsic setting. It is therefore considered that although the Proposed Development would result in change to the wider setting of the asset, this would **not harm** the Lock's significance.
- 6.43 The proposals do however have the potential to deliver heritage benefits. The Proposed Development includes landscaping enhancements within the Site boundary which overlook the canal towpath and provide increased animation and passive surveillance for those using the towpath. The tow path is likely to also experience additional footfall as a result of the events at the arena. This increased use of the tow path will in turn allow a greater appreciation of not only Lock 6 but the wider lock network as the user progresses along the tow path.

Ashton Canal Lock Number 7 with Roving Bridge Immediately East of Mill Street Bridge

- 6.44 Figure 6.9 below demonstrates the visual presence of the Proposed Development when read in conjunction with Canal Lock Number 7.



Figure 6.9: Proposed Development in situ when looking west towards the Site (Source: Planit.i.e. December 2019)



Figure 6.10: Lock 7 (original) (Source: Planit.i.e, November 2019)

6.45 In Section 5, the following was concluded in respect of Lock 7:

Table 6.5: Ashton Canal Lock Number 7 with Roving Bridge Immediately East of Mill Street Bridge Summary of Significance

Asset	Significance	Contribution of Setting	Contribution of Site to Setting
Ashton Canal Lock Number 7 with Roving Bridge Immediately East of Mill Street Bridge	Moderate	High Positive	Neutral

6.46 As set out in Section 5 the high positive contribution of the setting to the significance of the asset relates to the Ashton Canal and its location within Manchester, rather than surrounding development, and as with Lock 6, the Proposed Development does not alter or infringe upon the Canal.

6.47 The Proposed Development does not directly affect the Ashton Canal or the Lock or detract from their relationship and intrinsic setting. It is therefore considered that although the Proposed Development would result in change to the wider setting of the asset and result amount to the bottom range of **less that substantial harm to** the Lock's significance.

6.48 As set out in respect of Lock 6, there is potential for the Proposed Development to lead to heritage benefits for the Lock due improved canal-side environs and a potential increase in footfall along the tow path. These features would lead to greater public access to the heritage asset.

Ashton Canal Lock Keepers Cottage on South Side of Lock Number 7 of Ashton Canal

6.49 **Error! Reference source not found.**¹¹ below demonstrates the visual presence of the Proposed Development when read in conjunction with Canal Lock Keepers Cottage.



Figure 6.11: Proposed Development in situ when looking west towards the Site (Source: Planit.i.e. December 2019)



Figure 6.12: Lock Keepers Cottage (original)(Source: Planit.i.e, November 2019)

6.50 In Section 5, the following was concluded in respect of the Lock Keepers Cottage:

Table 6.6: Ashton Canal Lock Keepers Cottage on South Side of Lock Number 7 of Ashton Canal Summary of Significance

Asset	Significance	Contribution of Setting	Contribution of Site to Setting
Ashton Canal Lock Keepers Cottage on South Side of Lock Number 7 of Ashton Canal	Low-Moderate	Moderate positive	Neutral

- 6.51 The Proposed Development is clearly visible from this viewpoint, and is likely to be read in conjunction with the asset. There is a notable change to the setting of the asset. However this change does not impact on the setting which contributes to the significance of the asset, that of the canal and associated infrastructure.
- 6.52 In addition, the surrounding area has altered over time to include high-density residential uses and the Proposed Development will be seen as a continuation of the urban environment which now characterises the area. Furthermore, it should be acknowledged that the Site was previously in use as a Gas Works and therefore the historical setting of the Lock Keepers Cottage was of dense industrial development and the vacant site was therefore uncharacteristic of the original setting of the Cottage.
- 6.53 On this basis the Proposed Development this would amount to the lower end of the category of ***less than substantial harm*** to the asset's significance .

Victoria Mill

- 6.54 Figures 6.13 and 6.14 demonstrate that the Proposed Development may be only slightly visible from Lower Vickers Street and within Victoria Mill Park, and therefore maybe be visible in conjunction with experiencing Victoria Mill. This is due to the Proposed Development being circa. 14m lower than the Gas Works.



Figure 6.13: Victoria Mill with approximate location of Proposed Development indicated by red arrow
(Source: Author's Own, 2020)

Comparison of the Proposed Development height in the context of surrounding dominant structures:

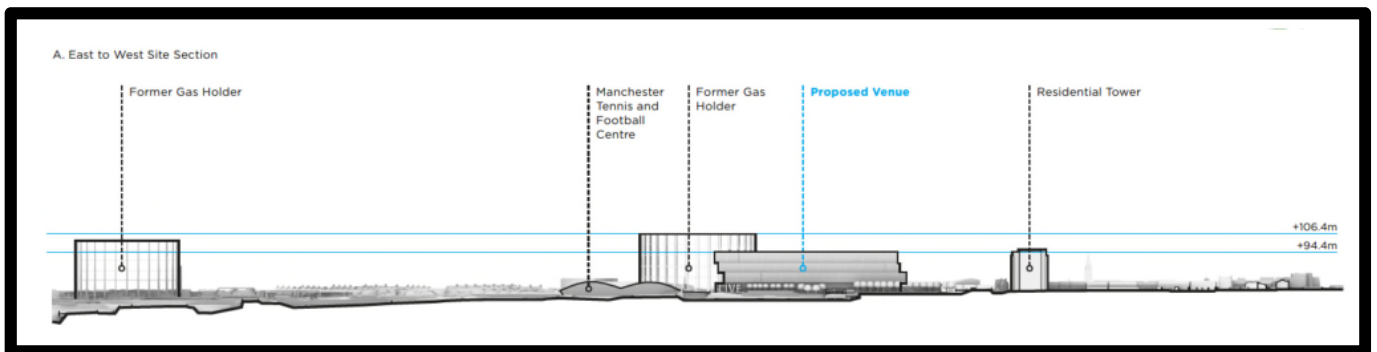


Figure 6.14: Site Section Diagram (Source: Populous, January 2020)

- 6.55 If the Proposed Development is glimpsed as a small, linear form in the background whilst viewing Victoria Mill, it will be viewed as part of the existing grouping of quasi-industrial development in this location, and would therefore lead to no impact on the setting of the asset.
- 6.56 On the basis that the Proposed Development is likely to be imperceptible in the background of the asset, it is considered that the Proposed Development will have **no harm** on the significance of the heritage asset.

Summary of Assessment of Impact

- 6.57 The assessment of impact on the identified listed buildings is summarised below.

Asset	Significance	Contribution of Setting	Contribution of Site to Setting	Assessment of Impact
Philips Park	Moderate-High	Low Positive	Neutral	Less than Substantial
Philips Park Cemetery	Moderate-High	Low Positive	Neutral	Less than Substantial
Entrance Lodge to Main Entrance of Philips Park Cemetery	Moderate	Moderate Positive	Neutral	Less than Substantial
Ashton Canal Lock Number 6 Immediately East of Forge Lane	Moderate	High Positive	Minor Negative	No Harm
Ashton Canal Lock Number 7 with Roving Bridge Immediately East of Mill Street Bridge	Moderate	High Positive	Neutral	Less than Substantial
Ashton Canal Lock Keepers Cottage on South Side of Lock Number 7 of Ashton Canal	Low-Moderate	Moderate Positive	Neutral	Less than Substantial
Victoria Mill	Moderate-High	Moderate-low Positive	Neutral	No Harm

7 Planning Policy Assessment

- 7.1 The NPPF stresses that 'great weight' should be given to the conservation of designated heritage assets (NPPF paragraph 193), emphasising the need to avoid substantial harm, in terms of demolition, alteration or the compromise of an asset's setting.
- 7.2 The Proposed Development will not have a direct impact on a designated or non-designated heritage asset, either through its alteration or destruction.
- 7.3 However, as concluded in Section 6 there will be five instances of less than substantial harm to heritage assets, through alteration to their setting.
- 7.4 Paragraph 196 is therefore triggered which states that, *"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."*
- 7.5 Heritage benefits are to be considered as part of public benefits, and these are summarised below:
- Enhanced setting alongside the Ashton Canal tow path leading to increased public access and appreciation of the listed Locks.
 - Potential for increased use of Philips Park through increased activity in the area.
- 7.6 There are a large number of public benefits from the Proposed Development. These are outlined in full in the Planning Statement in Section 9 and within the Sustainability Statement and associated appendices.
- 7.7 Paragraph 192 directs local planning authorities to consider three key factors when determining planning applications concerning the historic environment. These are considered below in light of the Proposed Development.
- The Proposed Development will sustain the significance of the identified heritage assets.
 - The Proposed Development will not affect the positive contribution that the heritage assets can make to their community.
 - The Proposed Development will make a positive contribution to local character and distinctiveness.
- 7.8 The Proposed Development is also in full compliance with MCC Local Policy EN3 (Preserving and enhancing the historic environment) and Saved UDP Citywide Development Control Policy DC19.1 (Listed Buildings).
- 7.9 The proposals are fully in accordance with national and local planning policy.

8 Summary

- 8.1 In accordance with the requirements of the NPPF, the significance of the designated heritage assets which have the potential to be affected by the application proposals have been described within this Heritage Statement. This included an assessment of the contribution the setting and the Site makes to this significance.
- 8.2 The impact on this significance has been assessed.
- 8.3 It has been concluded that the proposal will have a ***less than substantial harm*** on the special architectural and historic interest of 3 listed building and 2 registered parks and gardens. As set out in NPPF paragraph 196, this harm should be weighed against the public benefits of the proposal. The exercise is set out in the Planning Statement and it is concluded that the public benefits outweigh the 'less than substantial harm'.

Deloitte.

Real Estate

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