

Riverpark Road, Newton Heath, Manchester

Heritage, Townscape and Visual Impact Assessment



Prepared for:

**Kellen Homes and
Great Places Housing
Group**

4th April 2025

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Heritage, Townscape and Visual Impact Assessment – Issued: 4th **April 2025**

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1. INTRODUCTION

1.1 Purpose of this Report

- i) This Heritage, Townscape and Visual Impact Assessment ('HTVIA') has been prepared to accompany an application for full planning permission for the proposed residential-led redevelopment of the former Riverpark Road Trading Estate, Riverpark Road, Newton Heath, Manchester, M40 2XT (the 'Site'). The Site is located within the administrative boundary of Manchester City Council ('MCC'), who are the Local Planning Authority ('LPA').
- ii) This HTVIA has been prepared by Stephen Levrant Heritage Architecture Ltd. ('SLHA'), a practice of conservation architects, surveyor, planners, and heritage consultants which specialises in the historic environment. It has been prepared on behalf of Kellen Homes and Great Places Housing Group (the 'Applicant').
- iii) This report assesses the potential impact of the proposals (the 'Proposed Development') on the significance and setting of nearby heritage assets, local townscape character, and views towards the Site, including the amenity of visual receptors (i.e. people experiencing the view).

1.2 Summary of the Proposed Development

- i) The Proposed Development is summarised in the following terms:
 - A total of c. 500 new dwellings:
 - c. 279 apartments in 5 buildings ranging from 4 to 6 storeys in height
 - c. 221 homes in a mix of 2-, 3- and 4-bedroom properties
 - Around 300 car parking spaces
 - Hard and soft landscaping, including children's play area
 - 43 % of new dwellings will be affordable
- iv) The Proposed Development is presented in the Application Drawings and Design and Access Statement ('DAS') prepared by AEW, the project architect. This HTVIA should be read in conjunction with the design material, the verified views prepared by Ambiente (views are reproduced at **Section 9** of this report), and the Planning Statement prepared by Euan Kellie Property Solutions ('EKPS').

1.3 Overview of the Site

- i) The Site comprises the former Riverpark Road Trading Estate. The Site boundary is illustrated on the plan at **Figure 1**. An aerial photograph of the Site is provided at **Figure 2**, which also illustrates the local context of the Site.
- ii) The Site is bounded by Riverpark Road to the south, and the Manchester to Huddersfield railway line to the north. Ten Acres Lane forms the eastern boundary of the Site, with Briscoe Lane forming the western boundary. The Site has a dense vegetation boundary to the north and east which is effective in screening views into the Site from these directions. The Site is currently occupied by several buildings relating to its former use as an industrial estate. These buildings are in the process of being demolished following the Prior Approval for the demolition of existing buildings (ref. 141383/DEM/2024) dated 21 November 2024. A number of the existing buildings on the Site comprise the components of a former abattoir complex from

the early 1960s which was designed by Manchester City Council's architect, Leonard Cecil Howitt. Its original function diminished into the late 20th century and the abattoir closed in 2000, although the Site was used for the sale of meat and other ancillary uses until 2024. Other later and ancillary buildings occupy the eastern part of the Site, which is also characterised by a large amount of hardstanding.

- iii) The Site is located to the north of Phillips Park, which includes Philips Park Cemetery (located immediately to the south of the Site) and which comprises two Grade II Registered Park and Garden ('RPG') designations covering both the cemetery and the park. A number of buildings and structures within the cemetery are also Grade II listed, including the cemetery chapel and the entrance lodge; cemetery office; and gates and railings at the main entrance on Briscoe Lane. There are no listed buildings or structures within the Site, and it is not located within a Conservation Area.
- iv) The townscape to the north-east and south-east is predominately residential in character; there are also residential neighbourhoods to the west. Directly west and north of the site, the townscape is largely industrial in nature, and of a low townscape value.

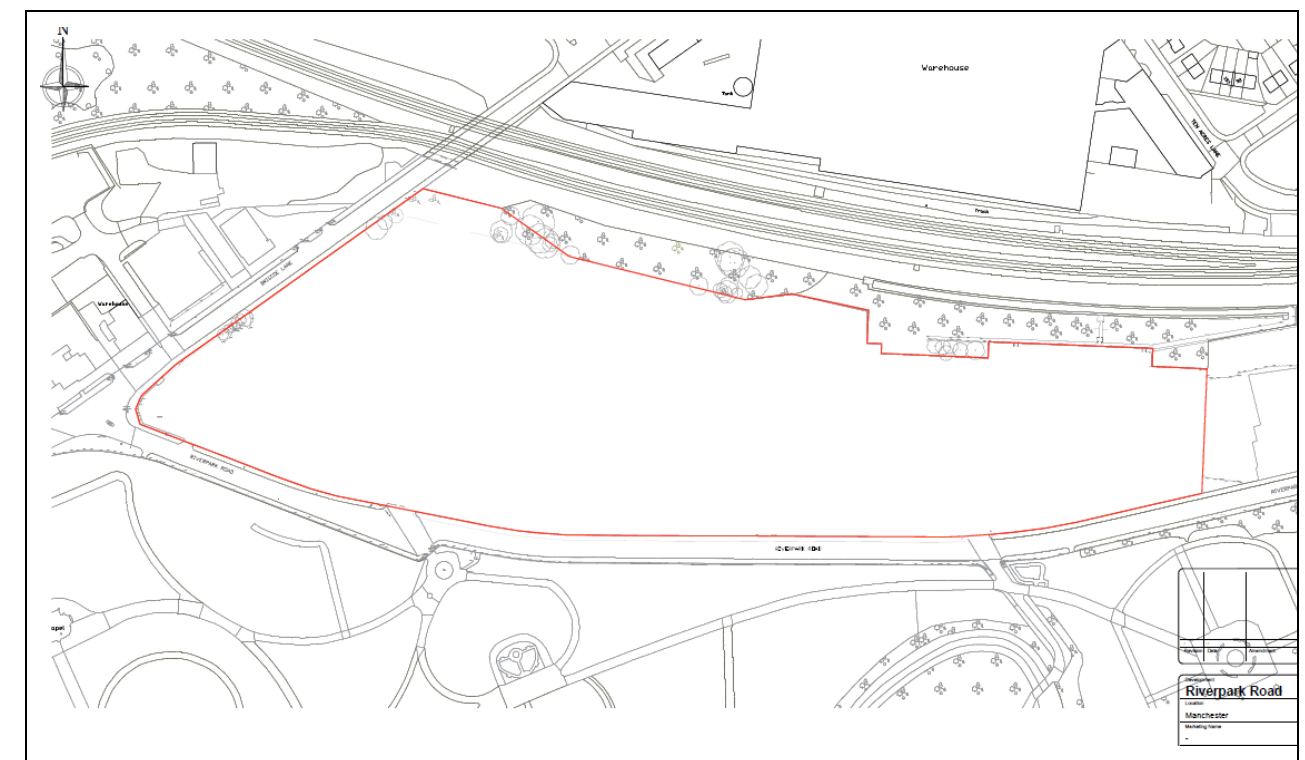


Figure 1: Site plan, outlined in red. Site shown as clear as buildings are in the process of being demolished at the time of writing.



Figure 2: Aerial image showing former arrangement of built form within the Site boundary outlined in red. Source: Google Maps.

1.4 Heritage Context

- i) There are no designated heritage assets within the Site. There are, however, a number of designated heritage assets in the setting of the Site. The following heritage assets lie within 500m of the Site boundary (refer to Figure 33 below):
 - Philips Park Cemetery (Grade II RPG);
 - Philips Park Cemetery (Grade II RPG);
 - Cemetery Chapel at Philips Park Cemetery (Grade II);
 - Cemetery Office at Philips Park Cemetery (Grade II);
 - Gates and Railings to Main Entrance of Philips Park Cemetery (Grade II); and
 - Entrance Lodge to Main Entrance of Philips Park Cemetery.
- ii) The Site is not located in a Conservation Area and there are no such designations within the local area.
- iii) MCC has not prepared a 'Local List' which identifies non-designated heritage assets ('NDHAs') considered to be of local architectural or historical interest. There is no non-designated heritage assets identified in this HTVIA.

1.5 General Methodology

- i) This HTVIA is the result of a process which synthesises literature and documentary research, and which relies on professional judgment. The documentary research was based upon primary and secondary sources, including maps, drawings, photographs, and any other supporting documentation.
- ii) Surveys of the Site and its grounds were conducted in April and November 2024 by visual inspection in order to gain an understanding of the principal heritage, townscape, and visual considerations and the existing condition of the Site, to analyse the setting and interrelationships of identified heritage assets, and to consider the potential impact of the Proposed Development on relevant receptors.

1.6 Research Sources

- i) Documentary research which has informed the content of this Heritage Statement relied upon primary and secondary sources, including maps, drawings, and reports, as well as local archive material.
- ii) The following sources have been consulted:
 - Historic Environment Record (HER).
 - Historic mapping (Ordnance Survey where appropriate).
 - Various online resources (including the National Heritage List for England and Britain From Above).

1.7 Authorship

- i) This report has been prepared by Stephen Levrant Heritage Architecture Ltd.
- ii) Authors:
 - Anna Manley [BA (Hons), MA] – Senior Heritage and Townscape Consultant

2. POLICY CONTEXT: LEGISLATION, NATIONAL AND LOCAL PLANNING POLICY, AND GUIDANCE

2.1 Planning (Listed Building and Conservation Areas) Act 1990

- i) The **Planning (Listed Buildings and Conservation Areas) Act 1990** provides the legislative framework which governs the specific protection for buildings and areas of special architectural or historical interest, over and above that provided by development management policies at a local level.
- ii) As the Site is within the setting of a number of listed buildings and structures, **Section 66(1)** of the Act is applicable. This provision stipulates that the decision-maker should have *“have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”* when considering whether to grant planning permission.

2.2 National Planning Policy Framework (‘NPPF’) (December 2024)

- i) The revised NPPF was published in December 2024. The NPPF constitutes the Government’s view of what sustainable development in England means in practice.
Design
- ii) **Chapter 12** of the NPPF establishes the Government’s framework and approach towards design. The NPPF states at Paragraph 131 that *“good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”*.
- iii) At Paragraph 135, the NPPF establishes a set of principles that Local Authorities should ensure are at the forefront when considering planning policies and development proposals. These principles stipulate that developments should: function well and contribute to the overall quality of the area; be visually attractive through the use of high quality architecture, successful layouts and effective landscaping; be sympathetic to local townscape character and history (including the built environment and landscape setting); reinforce and maintain sense of place through considered arrangement of streets, spaces, typologies and materiality; optimise the potential of sites and create a sustainable mix of developments; and create spaces that are safe, inclusive and accessible to all.
- iv) Paragraph 139 states that developments that are that not well designed should be refused by Local Authorities (including and especially where proposals fail to reflect local design policies and government design guidance). Conversely, the NPPF states in the same paragraph that *“significant weight”* should be given to schemes that reflect local policy requirements and government guidance on design, and those that reflect *“innovative designs which promote high levels of sustainability”*. Read together, Paragraphs 134 and 139 demonstrate the Government’s encouragement of Local Authorities to support schemes which embody high quality sustainable design. It will be clear from this HTVIA that the proposals for the Site seek to provide a sustainable use and a high-quality scheme which accords with the definition of sustainable development provided within the NPPF.
Heritage
- v) **Section 16** of the NPPF sets out the Government’s planning policies on the conservation of the historic environment.
- vi) The policies in the NPPF constitute the Government’s view of what sustainable development in England means in practice. In these terms, development proposals which fail to give due weight to the conservation of heritage assets are deemed not to be sustainable development and consequently shall not be supported.

This is because one of the key dimensions of sustainability is protecting and enhancing our historic environment.

- vii) **Paragraph 207** stipulates that Local Authorities should require applicants to describe the significance of any assets that have the potential to be affected by development proposals, including any contribution their setting makes to an appreciation of their significance. The NPPF determines that this description should be proportionate to the assets’ significance and *“no more than is sufficient to understand the potential impact of the proposal on their significance”*. This report fulfils this requirement by providing an appraisal of the significance of listed buildings and Registered Parks and Gardens (‘RPGs’) within the setting of the Site.
- viii) The NPPF stresses that ‘great weight’ should be given to the conservation of designated heritage assets (**Paragraph 212**), emphasising the need to avoid substantial harm, in terms of demolition, alteration or the compromise of its setting. 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.
- ix) The NPPF establishes a clear hierarchy of significance for heritage assets, derived from their designated status. The fundamental objective is to avoid compromising designated heritage assets, such that any potential ‘harm’ from a development must be balanced against the potential advantages of the public benefits that may outweigh any harm.
- x) **Paragraph 213** determines that *“any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification”*.
- xi) Degrees of harm are categorised within the NPPF as ‘substantial’ and ‘less than substantial’. **Paragraph 214** states that *“Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss”*.
- xii) **Paragraph 215** relates to ‘less than substantial harm’, stating that *“this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use”*.
- xiii) The ‘designated heritage asset’ status of the identified listed buildings and conservation areas within the setting of any site requires that any potential ‘harm’ must be weighed and balanced against the potential advantages of the particular development proposal. It is thus necessary to establish whether the effects of the proposals outweigh any perceived harm, in the context of the statutory duties set out above.

2.3 Planning Practice Guidance (‘PPG’) (2014 and as subsequently amended)

- i) The PPG is an online document which is amended as required by the Government. It provides current advice to assist with the interpretation of the NPPF. The most recent amendment to the online guidance was published in July 2019. The section ‘Conserving and Enhancing the Historic Environment’ of the current iteration of the PPG has been reviewed and referenced in the course of producing this HTVIA.

2.4 Manchester City Council, Places For Everyone (‘PfE’) (2024)

- i) PfE is the long-term plan of nine Greater Manchester districts for jobs, new homes and sustainable growth. The plan sets out a strategic policy framework for the nine boroughs and helps these areas to meet their local housing and employment needs by identifying land and infrastructure to support growth.

- ii) Objective 4 of the PfE seeks to: “Enhance our cultural, heritage and educational assets; - Improve sustainable transport and active travel access to these locations; - Improve access for local people to jobs in these locations.”
- iii) Relevant extracts from **Policy JP-1 1** addressing ‘Sustainable Places’, encourage developments which are/offer:
- *Distinctive, with a clear identity that:*
 - A) *Responds to the natural environment, landscape features, historic environment and local history and culture;*
 - B) *Enables a clear understanding of how the place has developed; and*
 - C) *Respects and acknowledges the character and identify of the locality in terms of design, siting, size, scale and materials used*
 - *Visually stimulating, creating interesting and imaginative environments which raise the human spirit through the use of green space, public art and quality design*
 - *Socially inclusive:*
 - A) *Responding to the needs of all parts of society*
 - B) *Enabling everyone to participate equally and independently*
 - C) *Providing opportunities for social contact and support; and*
 - D) *Promoting a sense of community*
 - *Legible, being easy to understand and navigate, with the protection and enhancement of key views and new development well-integrated into the place*
 - *Easy to move around for those of all mobility levels, particularly by walking and cycling, with enjoyable routes free from obstacles and disorienting stimuli, and with places to rest*
 - *Well-connected to other places, particularly by public transport and digital infrastructure enabling everyone to take advantage of the employment, cultural and leisure opportunities across Greater Manchester and beyond*
 - *Comfortable and inviting, with indoor and outdoor environments:*
 - A) *Offering a high level of amenity that minimises exposure to pollution; and*
 - B) *Addressing microclimate issues such as sunlight, indoor air quality, overheating, shade, wind and shelter*
 - *Incorporating high quality and well managed green infrastructure and quality public realm, with:*
 - A) *Opportunities for recreation and outdoor play for children, and interaction between the generations;*
 - B) *Public and private spaces clearly distinguished;*
 - C) *Development clearly defining, and promoting activity within, public spaces*
 - D) *High quality landscaping with schemes*

E) *Well-served by local shops, services and amenities, including education and health facilities.*

iv) **Policy JP-P 2** addressing ‘Heritage’, states:

Through this Plan we will proactively manage and work with partners to positively conserve, sustain and “enhance its historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct identity and sense of place. Local Plans will set out the key elements which contribute to the district's identity, character and distinctiveness and which should be the priority for safeguarding and enhancing in the future, and demonstrate a clear understanding of the historic environment and the heritage values of sites, buildings or areas and their relationship with their surroundings. This knowledge should be used to inform the positive integration of our heritage by:

1. *Setting out a clear vision that recognises and embeds the role of heritage in place-making;*
2. *Utilising the heritage significance of a site or area in the planning and design process, providing opportunities for interpretation and local engagement;*
3. *Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place;*
4. *Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing; and*
5. *Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.*

Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include historic town centres, places of worship, historic Places for Everyone transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings and areas of identified archaeological, architectural, artistic and historic value.

Development proposals affecting a designated heritage asset (or an archaeological site of national importance) and a conservation area should conserve those elements which contribute to its significance including those identified in any conservation area appraisal as making a positive contribution to the area. Harm to such elements will only be permitted where this is clearly justified and outweighed by the public benefits of the proposal.

Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process.

2.5 Manchester City Council Core Strategy, 2012

- i) Local planning policy maintains the same focus as the NPPF.

- ii) The City Council's design and heritage related policies focus on the fundamental importance of "*preserving or, where possible, enhancing the historic environment*". The following policies from Manchester's Core Strategy are of relevance.
- iii) **Policy CC9 (Design and Heritage)** states that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled monuments. Whilst the Site is not located in the City Centre, it is expected that MCC would anticipate a similar level of consideration and care with regard to heritage assets in non-central areas and particularly given the sensitive heritage context to the south of the Site.
- iv) **Policy EN1 (Design Principles and Strategic Character Areas)** states that new development will be expected to follow the key principles of urban design (character, continuity and enclosure, quality of public realm, ease of movement, legibility, adaptability, and diversity) and to contribute to the quality of the local and wider area.
- v) **Policy EN2 (Tall Buildings)** states that Manchester City Council will encourage proposals which include tall buildings where it can be demonstrated that they:
 - Are of excellent design quality,
 - Are appropriately located,
 - Contribute positively to sustainability,
 - Contribute positively to place making, for example as a landmark, by terminating a view, or by signposting a facility of significance, and
 - Will bring significant regeneration benefits.
- vi) **Policy EN3 (Heritage)** states that Manchester City Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. Development options must be designed to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance.

2.6 Unitary Development Plan for the City of Manchester, 1995

- i) The Unitary Development Plan (the 'UDP') for Manchester was adopted by the Council in 1995. The Core Strategy, adopted in 2011 and referred to above, replaced significant elements of the UDP, though there are saved policies which are extant, and which are relevant to a consideration of the impact of development proposals on heritage assets.
- ii) **Development Control Policies 18.1 and 19.1** are saved from the UDP and address conservation areas and listed buildings respectively. The policies stipulate the careful consideration is given to development proposals which affect the respective heritage assets, providing a series of provisions to consider such as relationships between new and old buildings, and promote their preservation and enhancement.

2.7 Historic England Guidance

- i) In 2015 Historic England released three Good Practice Advice notes supporting the implementation of national policy and the related guidance provided within the PPG. *Good Practice Advice Note 2 - Managing Significance in Decision-Taking in the Historic Environment* (2015) ('GPA2') and *Good Practice Advice Note 3*

- *The Setting of Heritage Assets* (amended December 2017) ('GPA3') have both been utilised in the preparation of this HTVIA in order to gain a full understanding of the relevant issues.

- ii) In particular, this report takes account of the advice contained within the revised version of GPA3 on understanding what constitutes the setting of a listed building or other heritage asset. Furthermore, this HTVIA relies on the guidance provided on the identification of assets and their settings which have the potential to be affected by development proposals, as well as the approach to the selection of indicative key views of a proposed development in a context which includes heritage assets and heritage sensitivities.
- iii) In terms of assessing the impacts of development proposals, this report takes account of the advice in GPA3 which states that "*setting and views are matters of qualitative and expert judgement [...] technical analyses [and] should be seen primarily as material supporting a clearly expressed and non-technical narrative argument that sets out 'what matters and why' in terms of the heritage significance and setting of the assets affected, together with the effects of the development upon them.*" This advice has informed the approach taken in this report.
- iv) This HTVIA also accords with the guidance and approach established in *Historic England Advice Note 12 - Statements of Heritage Significance: Analysing Significance in Heritage Assets* (2019) and *Conservation Principles, Policies and Guidance* (2017).

3. ASSESSMENT METHODOLOGY

3.1 Introduction

- i) This section explains the methodologies employed for both assessment of the baseline conditions and the effects of the Proposed Development on heritage, townscape and visual receptors. This assessment has been carried out using desk-based data gathering and fieldwork.
- ii) The Guidance for Landscape and Visual Impact Assessments ('GLVIA') IEMA/LI (GLVIA3rd Edition 2013) states that the visual impact assessment guidance with specific respect to Heritage Assets, should be *"assessed through Heritage Impact Assessment (HIA), principally set out in 'Seeing the History in the View' (Historic England)¹ although 'The Setting of Heritage Assets, 2nd Edition GPA3 is also relevant"*.
- iii) When published in 2015, 'The Setting of Heritage Assets' ('HEAN3') superseded 'Seeing the History in the View'. As such, using the latter document as the primary methodology for assessment would not be in accordance with up-to-date guidance. The methodology utilised in this document combines GLVIA principles with those set out in 'The Setting of Heritage Assets' and incorporating other principles from Historic England HEANs and 'Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment', April 2008. This combined approach is followed due to the recognition of how there are other factors necessary to consider when assessing impact, as set out in HEAN 3 (page 1):

"Views, however, can of course be valued for reasons other than their contribution to heritage significance. They may, for example, be related to the appreciation of the wider landscape, where there may be little or no association with heritage assets. Landscape character and visual amenity are also related planning considerations."

- v) The methods used in order to undertake the study were the following:

Desktop Research Review

- vi) Initial desktop studies were undertaken in April and November 2024 to establish the physical components of the Site and its surroundings and to identify built heritage assets, townscape character and potential visual receptors/viewpoint locations. Receptors were initially identified through a review of OS maps, aerial and street view photography, policy and guidance documents and online resources (including Historic England's National Heritage List E Map and Manchester City Council's ('MCC') Interactive Planning Map). Dates of elements and construction periods have been identified using documentary sources and visual evidence based upon experience gained from similar building types and construction sites.
- vii) The documentary research was based upon secondary sources of local history and architecture, including maps, drawings and reports. This HTVIA has also drawn on the research findings resulting from desktop research including online articles and resources.

Area Surveying

- viii) Surveys of the surrounding areas were conducted in April and November in 2024 by visual inspection to analyse the Site and identify the relevant areas that would be most affected by the proposed works.

- ix) The initial scoping exercise was informed by Historic England's Map Search, on-site surveys and professional judgement. A 500m radius is considered to be proportionate and robust for the purposes of the current planning application.
- x) Within the study area of 500m, all designated and non-designated heritage assets ('NDHAs') which have the potential to be affected by the Proposed Development have been identified. The identification of townscape and visual receptors and viewpoints have also been included within the study area. Within an approximate 500m radius of the Site there are a number of built heritage assets.

3.2 Built Heritage Appraisal: Methodology

- i) The baseline conditions have been established through an initial desktop survey to identify the relevant heritage assets in proximity to the Site and included a search of Historic England's National Heritage List for England ('NHLE') to identify statutory listed buildings, RPGs, and scheduled monuments, and a review of MCC's website to identify conservation areas. MCC does not have a formal local list which identifies non-designated heritage assets, and none have been identified throughout the scoping and surveying of the baseline. The heritage significance appraisal is presented at **Section 5** of this report.
- ii) Desktop surveys were supplemented by site surveys undertaken in April and November 2024 to enable a robust assessment of the heritage significance of identified heritage assets, including any contribution of their settings. The survey also enabled a better understanding of the current relationship between the Site and the surrounding heritage assets and the likely potential effects of the Proposed Development on their settings and significance (value).
- iii) This understanding of heritage significance is framed by the policies outlined **Section 2** above. In line with Historic England's guidance, the significance of a designated heritage asset is determined by an analysis of the relevant aspects of the following:
 - **Archaeological Interest:** There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
 - **Architectural and Artistic Interest:** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
 - **Historic Interest:** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

There is no one set of criteria provided in Historic England documentation which provides guidance for the different grading of heritage assets in significance assessments. One set of guidance which is widely adopted for assessing heritage impact is the guidance provided by the International Council on Sites and Monuments ('ICOMOS') in Appendix 3A of, 'Guidance on Heritage Impact Assessments for Cultural World Heritage Properties'.

¹ Superseded English Heritage publication from 2011.

- xi) The focus is on providing necessary and proportionate amount of information based on the perceived level of heritage significance (refer to **Table 1** for full definitions of heritage significance as defined in this present report).
- xii) Once the heritage significance of the built heritage asset has been assessed, including any contribution of its setting, the likely potential impact of the Proposed Development upon its heritage significance is then assessed. Potential impacts are defined as a change resulting from the Proposed Development that affects the heritage asset, including its setting.
- xiii) There is no standard methodology for the appraisal of physical (or ‘direct’) or visual (or ‘indirect’) impact on listed buildings, therefore, the method used below is a synthesis of the Historic England’s guidance on ‘*Conservation Principles*’ (2008) and the policy requirements of the NPPF, which requires that new development should be demonstrably ‘sustainable’, thus securing the protection or enhancement of the historic environment.
- xiv) The impact of the Proposed Development upon the heritage asset’s heritage significance may be described as **beneficial**, **harmful**, or **neutral**. If the Proposed Development will enhance heritage values or the ability to appreciate them, as expressed in the first stage of the assessment (‘Significance Assessment’), then the impact on heritage significance will be deemed to be beneficial; however, if they fail to sustain heritage values or impair their appreciation then the impact will be deemed to be harmful. A neutral impact is identified where it is considered that the proposal will not change or impact an appreciation of the heritage asset’s significance. The scale of the overall impact of the proposed works on the significance of the building fabric is evaluated using the criteria in **Table 2** below.
- xv) This impact of the proposals on heritage assets has been based on the understanding of their significance and setting, the nature of the proposals themselves, as well as the understanding gained from the Visual Impact Assessment (**Section 10**). The respective impacts on each heritage asset can be found in **Section 8**).

Table 1: The hierarchy and definition of heritage significance relevant to the redevelopment of the Site (tailored from ICOMOS & Historic England guidance)	
Heritage Status / Hierarchy	Description
Very High / Exceptional heritage significance International architectural and historic interest and importance.	This heritage grading relates to the fabric and setting of: - Scheduled Ancient Monuments, - Grade-I listed buildings, - Grade-I historic parks/gardens, - and battlefields, defined by statute, where the particular site is well represented in the impacted historic environment.
High heritage significance National architectural and historic importance and interest.	This heritage grading relates to the fabric and setting of: - Grade-II* and grade-II listed buildings, - Grade-II* and grade-II historic parks/gardens, - battlefields, as defined by statute, - Conservation Areas containing very Important buildings. where the particular site is well represented in the impacted historic environment.
Medium heritage significance Regional architectural and historic importance and interest.	This heritage grading relates to the fabric and setting of: - Grade-II listed buildings (dependant on character), - Grade-II historic parks/gardens and battlefields, - designated Conservation Areas, - Unscheduled archaeological sites and landscapes of potential national interest where the fabric and character of the site is well represented in the impacted historic environment.
Low heritage significance Local architectural and historic heritage importance and interest.	This heritage grading relates to the fabric and setting of: - Locally Listed Buildings (as formally identified by the Council and defined by an adopted Local Planning Policy), - Site’s identified and recorded as being of heritage interest on the Historic Environment Record, which retain a definable heritage interest as a component of the historic environment. - unrecorded buildings, structures, or designed landscape features, which demonstrably retain a degree of heritage value due to their: architectural design, historic, communal, or townscape interest.
Negligible heritage significance Buildings or fabric components which have been extensively altered, eroding or compromising their architectural and historic interest	This heritage grading relates to sites which may be: - recorded on the Historic Environment Record in record form or as ‘Find Sites’ but retain minimal or no original fabric or definable character. - buildings, structures, or designed landscape features, which detract from the architectural design, historic, communal, or townscape interest of the principal heritage asset.
Unknown heritage potential Buildings/sites where the potential importance interest requires determination	This heritage grading relates to sites which may be locally identified as meriting recognition but have not been previously recorded or investigated so that their origins and fabric significance have yet to be objectively defined.

Table 2: Criteria for defining the effect and degree of direct and indirect heritage impact		
Definition of Magnitude and Nature of Heritage Impact.	Direct Heritage Impacts (physical alteration or change to character)	Indirect Heritage Impact (visual change to the experience or setting of the building and its context).
Major Adverse Impact. <i>Substantial harm of this nature, which results in total loss of significance or fundamentally affects the significance of defined heritage assets, should normally be avoided.</i>	Development resulting in demolition of a significant historic fabric component which results in total loss of significance.	Substantially harmful change to overarching character or setting of the identified designated heritage assets. Where the development severely erodes the heritage values of the identified heritage assets in the view, or the view as a whole, or the ability to appreciate those values and thus results in total loss of significance.
Moderate Adverse Impact. <i>Such less-than-substantial harm will need to be demonstrably mitigated and justified by clear public benefits.</i>	Development resulting in extensive harmful alterations (but not total demolition) of a designated heritage asset.	Less than substantial harm to overarching character or setting of the identified designated heritage assets. Where the development erodes to a clearly discernible extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
Minor Adverse Impact. <i>The negative impact will need to be balanced by appropriate mitigation.</i>	Development resulting in alterations to a designated heritage asset which result in minor compromise of its fabric or erosion of its character.	Minor compromise to overarching character or setting of the identified designated heritage assets. Where the development erodes to a minor extent the heritage values of the assets in the view, or the view as a whole, or the ability to appreciate those values.
Negligible Adverse Impact. <i>This does not mean that there will be no physical or visual change, rather that the resultant difference would not diminish the value of the heritage assets' significant physical fabric, their settings or significance to any appreciable degree.</i>	Development resulting in negligible direct impact on a designated heritage asset which results in the removal of a minor, original fabric component, but avoids diminishing its character and its special architectural or historic interest.	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would alter, but not diminish, the intrinsic values of the identified heritage assets, or the experience and appreciation of the buildings or the designated area to any appreciable degree.
Neutral Impact. <i>This does not necessarily mean that there will be no physical or visual change, rather that the resultant difference will be imperceptible or appropriately balanced.</i>	Development which comprises an imperceptible physical impact resulting in no apparent change or achieved by removing a component of no heritage value which detracts from the special interest of the building fabric.	Imperceptible change to the and character of a designated heritage asset, or the setting of the identified designated heritage assets. A neutral impact occurs when the development does not affect the values of the heritage assets in the view, the townscape as a whole, or the ability to appreciate its significance.
Negligible Beneficial Impact.	Development resulting in a negligible beneficial direct impact on a designated heritage asset	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of

<i>The resultant difference will be imperceptible but have a positive impact on the understanding or appreciation of the heritage asset.</i>	which results in the removal of a minor non-original fabric component which detracts from the character and its special architectural or historic interest.	change would imperceptibly enhance the intrinsic values of the identified heritage assets, or the experience and appreciation of the buildings or the designated area.
Minor Beneficial Impact. <i>The proposed change would result in a demonstrable improvement to the overall character or setting of a heritage asset.</i>	Development resulting in alterations to a built heritage asset which deliver a minor beneficial physical impact or enhancement of the site's special interest.	Minor enhancement to the overarching character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development enhances to a minor extent the values of the heritage assets in the view, the view as a whole, or the ability to appreciate its significance.
Moderate Beneficial Impact. <i>The proposed change would result in a considerable improvement to the overall character and appreciation of a heritage asset with clear beneficial enhancement of its heritage interest.</i>	Development resulting in alterations to a built heritage asset resulting in moderate beneficial physical impact, or an enhancement of the site's character.	Evident improvement of the overarching character of a designated heritage asset or its setting, resulting in an enhancement of its cultural heritage values. Moderate enhancement to the setting of the built heritage asset. Where the development will enhance to a clearly discernible extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate its significance.
Major Beneficial Impact. <i>The proposed change would result in substantial improvement to the overall character and appreciation of a heritage asset, revealing and/or enhancing important characteristics of its heritage interest.</i>	Development resulting in restoration or alterations to a designated heritage asset which comprises substantial restoration of its fabric and historic character and an enhancement of its cultural heritage values.	Substantial improvement of the overarching character of a designated heritage asset or its setting, resulting in a significant enhancement of its cultural heritage values. Substantial restoration or enhancement of the setting of the built heritage asset where the development will enhance to a fundamental extent the heritage values of the heritage assets in the view, the view as a whole, or the ability to appreciate its significance.

3.3 Townscape and Visual Impact Assessment: Methodology

The Landscape Institute Guidance

- The methodology for assessing townscape, landscape and visual effects is broadly based on the principles set out in the third (2013) edition of 'Guidelines for Landscape and Visual Impact Assessment' ('GLVIA3'), produced jointly by the Landscape Institute and the Institute of Environmental Management and Assessment. These principles are designed to assess natural landscapes however they can be applied to the assessment of urban townscapes and this approach is followed in this HTVIA.
- The GLVIA3 states that assessment work needs to respond to the particular context in which it takes place. It expresses townscape as being:

"...areas where the built environment is dominant... townscape means the landscape within the built-up area, including the buildings, the relationships between them, the different types of urban

- open spaces, including green spaces, and the relationship between buildings and open spaces.”*
(Para. 2.7).
- iii) As such, the term ‘landscape’ in the GVLIA3 guidance can be justifiably used to apply to urban areas, and the term ‘townscape’ shall be used instead of ‘landscape’ in this assessment.
- iv) The two components of TVIA are:
1. Assessment of townscape effects: assessing effects on the townscape as a resource in its own right; and
 2. Assessment of visual effects: assessing effects on specific views and on the general visual amenity experienced by people.
- v) Whilst the assessment has been informed by a series of criteria which is set out in the tables that follow, it is important to note that these criteria are intended as a guide to inform professional judgement.
- Townscape Character Appraisal**
- vi) An appraisal has been made of the Site and its surroundings in their existing state in **Section 6**. This analyses the physical features and characteristics of the townscape and considers the current status of the Site. The objective of identifying the existing context is to provide an understanding of the townscape in the area that may be affected by the Proposed Development – with principal focus around its constituent elements, overall character, condition, how it is experienced, the value attached to it and its sensitivity. This process is referred to as ‘townscape character appraisal’.
- vii) Townscape character is assessed through the identification of a number of geographical areas which have readily identifiable characteristics in common. The physical characteristics of townscape may include: topography; patterns of land use and open space; development patterns and scale, including architectural styles and periods, density, massing, building types and materials; heritage assets including listed buildings, conservation areas and registered parks and gardens; vegetation patterns, including types of green space and their relationship to build form; permeability and linkages; public realm; and transport routes, including roads, railways, footpaths and waterways.
- viii) Consideration of these townscape elements were used to identify Townscape Character Areas (TCAs), defined as areas with broadly homogenous characteristics. The TCAs are based upon a combination of desk-based research, studying historic maps, OS maps and aerial images. This desktop analysis was supplemented by site visits undertaken by SLHA in April and November 2024 to finalise an appraisal of the existing townscape character. A study area of 500m for the baseline townscape character appraisal was determined by the immediate visual envelope of the Site and where the Proposed Development was considered to potentially influence local townscape character and local views.
- ix) The TCAs have been mapped with boundaries and their key characteristics described within the baseline appraisal (**Section 6** of this report).
- x) The GLVIA3 uses the term ‘receptor’ to mean both elements of the physical townscape, and people who will see the development. ‘Viewers’ are taken to be the general public affected by development, considering the differing interests and expectations likely to be found in residents, visitors or people who work in a place. The assessment recognises that people are generally more sensitive to change in the area where they live than elsewhere; and that they are generally more sensitive to change which affects recreational environments such as parks and open spaces rather than streets, whether designated or non-designated.

- xi) The TCA assessment includes identifying the value of each area. The consideration of value is initially based on, and takes into account, whether it is covered by a townscape designation at a national, regional or local level. This is also informed by designated heritage assets. An assessment of the value of each townscape character area is informed by the criteria set out in **Table 3**.

Table 3: Value of Townscape Character	
Value	Description
High	Sites, features or areas of national importance with settings of high quality such as World Heritage Sites, AONB, National Parks, Grade I and Grade II* Listed Buildings and Registered Parks and Gardens. A high value townscape comprises well-designed/well-proportioned buildings with a strong sense of place. Buildings relate well to streets, spaces and landscape elements. Few detracting elements.
Medium	Sites, features or areas of local or regional importance with intact character such as Grade II* and Grade II listed buildings, Registered Parks and Gardens, Conservation Areas, Scheduled Monuments, local nature sites and long-distance recreational route. Tree Preservation Orders (TPO) and local designations that exhibit wider geographic, cultural or townscape significance. A medium value may equate to locally valued townscape, conservation areas that contribute significantly to its historic character, some listed buildings or locally listed buildings which are well represented in the townscape.
Low	Areas or features of local importance such as Tree Preservation Orders (TPO), Public Rights of Way (PROW) and locally listed buildings. A low value townscape character may include some positive features and buildings worthy of conservation at a local level. Lacking a sense of place and identity with detracting features. Possibly including some areas that are identified for improvement.

- xii) The TCA appraisal also considers each area’s susceptibility to change which is assessed as being high, medium or low (**Table 4**). The less likely that the townscape receptor can accommodate the Proposed Development without undue consequences to the baseline condition, the higher its susceptibility to change.
- xiii) The value and susceptibility to change is then combined to judge the sensitivity of each TCA. The assessment of sensitivity takes into account the heritage assets and their settings, including listed buildings, conservation areas, world heritage sites, scheduled ancient monuments, registered parks and gardens, non-designated heritage assets, locally listed buildings and townscape landmarks.
- xiv) The assessment of the sensitivity of the receptor under consideration may be moderated to take into account a judgement about its quality, relative importance and significance. For example: a World Heritage Site or a listed building may have a good or a poor setting, and a good quality setting is more sensitive to change than a poor-quality setting. Similarly, a listed building or a part of a conservation area may be a prominent aspect of a view, or it may be present in the view but only incidentally. Conservation areas include within them areas of greater and lesser quality; and so on. Thus, there is not necessarily a direct link between the different categories of heritage assets and their relative importance, and the assessment of sensitivity as high, medium or low.
- xv) **Table 4** outlines the general criteria to inform judgements on townscape sensitivity:

Table 4: Susceptibility of TCA	
Susceptibility	Description
High	Townscape with distinctive components and characteristics, often including designated townscapes and/or important designated heritage assets; susceptible to small changes of the type of development proposed.
Medium	Townscape with local value, of relatively common components and characteristics and may include heritage assets such as conservation areas and locally listed buildings; reasonably tolerant of changes of the type of development proposed.
Low	Townscape of limited value and relatively inconsequential components and characteristics, including few or no designated and/or non-designated heritage assets; the nature of which is potentially tolerant of substantial change of the type proposed.

- xvi) The magnitude of a townscape effect is assessed in terms of its size or scale, the geographical extent of the area influenced by that effect, its duration and degree of reversibility and the impact these are likely to have on the baseline character of the townscape element. Impact of the Proposed Development upon the townscape character may be described as beneficial, neutral or adverse.
- xvii) The magnitude of change in the townscape takes into consideration the following factors:
 - The extent/proportion of townscape elements lost or added;
 - The of that element to townscape character and the degree to which aesthetic/perceptual aspects are altered; and
 - Whether the effect is likely to change the key characteristics of the townscape, which are critical to its distinctive character.

xviii) The criteria used to assess magnitude of townscape effects are described in **Table 5**, below.

Table 5: Magnitude of Townscape Impact	
Category	Criteria
Major adverse townscape impact	The proposals will result in a total change in the key characteristics of townscape character; will introduce elements totally uncharacteristic to the attributes of the receiving townscape; and/or will result in a substantial or total loss, alteration or addition of key elements/features/characteristics.
Moderate adverse townscape impact	The proposals will result in a partial change in the key characteristics of townscape character; will introduce elements partially uncharacteristic to the attributes of the receiving townscape; and/or will result in partial loss, alteration or addition of key elements/features/characteristics.
Minor adverse townscape impact	The proposals will result in a small change in the key characteristics of townscape character; will introduce elements that are not uncharacteristic to the attributes of

	the receiving townscape; and/or will result in a minor loss, alteration or addition of elements/features/characteristics.
Negligible townscape impact	The proposals will result in a just discernible change to townscape character/elements/features/characteristics.
No change	The proposals will not result in any change to townscape character/elements/features/characteristics, Resulting in a neutral effect.
Minor beneficial townscape impact	The proposals will achieve a degree of fit with the townscape character/elements/features/characteristics and go some way towards improving the condition or character of the townscape.
Moderate beneficial townscape impact	The proposals will achieve a good fit with the townscape character/elements/features/characteristics, or would noticeably improve the condition or character of the townscape
Major beneficial townscape impact	The proposals will totally accord with the townscape character/elements/features/characteristics, or would restore, recreate or permanently benefit the condition or character of the townscape

3.4 Visual Impact Assessment

- i) The visual impact assessment (‘VIA’, **Section 9**) considers how views will change as a result of the Proposed Development and how this will affect people and visual amenity at different places. This assessment is limited to publicly accessible viewpoints and does not comprise a residential amenity assessment, which considers private viewpoints from residential properties (refer to GLVIA3, paragraph 6.17)
- ii) It is acknowledged that the proposals may be visible from some locations beyond those that have been selected, however, it is considered that the selected representative viewpoints cover an appropriately broad area of visibility and will provide the most significant views as well as an idea of the likely potential impact of the Proposed Development beyond these locations.

Receptor Sensitivity

- xvi) Visual receptors relate to people who experience the views. GLVIA3 defines the following visual receptors as being likely to be the most susceptible to change: residents; people engaged in outdoor recreation including users of public rights of way or whose attention is likely to be focused on particular views; and visitors to heritage assets or key attractions, particularly where views of the surroundings are important to the experience.
- xvii) The sensitivity of the receptor (townscape character area, heritage asset, or person experiencing a view) as existing is assessed as **high, medium** or **low**.
- xviii) The sensitivity of a receptor is dependent on:
 - the importance of the receptor;

- the value and quality of the receptor; and
 - the nature and expectation of the viewer.
- xxix) The importance of the viewpoint is determined by any recognition that the viewpoint may have and by its **amenity value** (i.e. “the overall pleasantness of the views people enjoy of their surroundings”, GLVIA3). In terms of views, recognition includes viewpoints visited by large numbers of people, or view that are identified as being important to preserve by the Local Planning Authority through the statutory development plan. In terms of townscape receptors, recognition includes heritage designations and key townscape features. Locations such as parks and riverside walkways which are used for leisure purposes, as well as residential areas, are considered to be more sensitive in visual terms than everyday streetscapes with no heritage designations.
- xxx) The amenity value and quality of the view is a reflection of its visual interest, its character and coherence and any attractive or notable pictorial or compositional qualities. The amenity value of a view or quality of a townscape character area is likely to be higher if it overlooks a designated area such as a conservation area.
- xxxi) The assessment of sensitivity takes into account the following heritage assets and their settings, in decreasing order of importance:
- World Heritage Sites, Grade I Listed Buildings, Scheduled Ancient Monuments;
 - Grade II* or Grade II Listed Buildings, conservation areas and Registered Parks and Gardens; and
 - Locally Listed Buildings or NDHAs (none of which have been identified for the purposes of this assessment).

Visual Impact Assessment

- xxxii) The baseline visual assessment considers the value of each view. This is informed by the criteria in **Table 6:**

Table 6: Value of a View	
Value	Description
High	Statutory development plan identified views and/or views of national or regional importance, or particular local importance. The view is likely to be a nationally or regionally important view (e.g. designed views within Grade I or II* Registered Parks or Gardens) and/or contain heritage assets such as World Heritage Sites, Grade I or II* listed buildings, Scheduled Monuments, Registered Parks or Gardens or Historic Battlefields whose heritage significance is well represented in the view and which benefit from being seen in combination with each other. The view is associated with a designated heritage asset of a high grade whose settings has not been compromised, or across high quality/valued townscape. The view might be referred to in several guidebooks or on tourist maps and/or referenced in art/literature.

Medium	Supplementary planning documents identified views including conservation area appraisals, and/or views of regional or local importance. The view is likely to be of importance at the county, borough or district level (e.g. designed views within Grade II Registered Parks or Gardens) and/or contain heritage assets such as Grade II listed buildings, Grade II Registered Parks or Gardens or Historic Battlefields, conservation areas, locally listed buildings or other locally identified heritage resources whose heritage significance is well represented in the view and which benefit from being seen in combination with each other. It may also be a view that contains heritage assets such as World Heritage Sites, Grade I or II* listed buildings, Scheduled Monuments, Grade I or II* Registered Parks or Gardens or Historic Battlefields, whose heritage significance is clearly readable, but not best represented, in this particular view. Views of relatively common elements of townscape, likely to be of local visual amenity importance. It may comprise public rights of way through townscapes of moderate value or settings of heritage assets that have already been compromised.
Low	The view is not associated with designated heritage assets or important townscape. It might be across ordinary or poor-quality townscape with detracting or common elements. The view is unlikely to be referred to in guidebooks or on tourist maps and/or referenced in art and literature. It is likely to be of little visual amenity importance. The view may be a locally valued view and contain heritage assets whose heritage significance is clearly readable, but not best represented, in this particular view.

- xxxiii) The assessment also considers each view’s susceptibility to change which is assessed as being **high, medium or low**. The less likely that the townscape or landscape receptor can accommodate the Proposed Development without undue consequences to the baseline condition, the higher its susceptibility to change. The **susceptibility to change** within a view is judged by taking account of the occupation or activity of the people experiencing the view and the extent to which their attention or interest is focused on the view; this is assessed as **being high, medium or low**.
- xxxiv) The higher the importance of the visual receptor and the more open the view of the Proposed Development is, the higher its susceptibility to change. The criteria for the susceptibility of change is presented in **Table 7**, below.

Table 7: View's Susceptibility to Change	
Sensitivity	Description
High	Specific interest or appreciation of the view, including residents, people engaged in outdoor recreation or using public rights of way, whose attention is focused on the townscape/view; and/or a view of national value (e.g. designated/protected views or important views within conservation areas). A low ability to accommodate the specific proposed change.
Medium	General interest or appreciation of the view, including people engaged in outdoor recreation that does not focus on an appreciation of the townscape; and/or a view of local or limited value of (e.g. suburban residential areas or areas outside of conservation areas). A medium ability to accommodate the specific proposed change.
Low	Interest, appreciation or period of exposure to the view is limited, including people at work or motorists travelling through the area; and/or a view of limited value (e.g. industrial areas or derelict land). A high ability to accommodate the specific proposed change.

- xxv) The value and susceptibility to change is then combined to judge the sensitivity of each view. The assessment of sensitivity takes into account the heritage assets and their settings, including listed buildings, conservation areas, world heritage sites, scheduled ancient monuments, registered parks and gardens, NDHAs, locally listed buildings and townscape or landscape landmarks.
- xxvi) The magnitude of impact assesses the impact the Proposed Development will have on a view. **Table 8** outlines the criteria against which an assessment of the magnitude of effect in each view has been informed. This incorporates magnitude of effect on the view including the townscape character and any heritage assets. Impact has been determined through a consideration of the size, scale and intensity of the proposed change, the geographical extent of the area influenced, the type of development and the level of integration of new features with existing elements.

Table 8: Magnitude of Impact	
Magnitude of Impact	Description
Major beneficial	The development considerably enhances the heritage assets in the view, or the view as a whole, or the ability to appreciate those values. The Proposed Development responds very well to the scale, landform and existing pattern of the townscape or landscape and will result in considerable enhancements. The Development would create a significant improvement in views.
Moderate beneficial	The development enhances to a clearly discernible extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values. The Proposed Development is characteristic of the scale, landform and existing pattern of the townscape, and maintains and/or enhances the existing quality or characteristic features.

	The Proposed Development would create a noticeable and improved change to the existing view.
Minor beneficial	The development enhances to a minor extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values. The Proposed Development complements the scale, landform and pattern of the townscape and maintains the existing character. The Proposed Development results in minor improvements to the existing view.
Imperceptible/Negligible or None	The development does not affect the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values. The Proposed Development results in limited or barely perceptible changes to the existing townscape character. The Proposed Development results in limited or barely perceptible changes to the existing view. A neutral impact occurs when the development does not affect the values of the heritage assets in the view, the townscape as a whole, or the ability to appreciate its significance. <i>This does not necessarily mean that there will be no physical or visual change, rather that the resultant difference will be imperceptible or appropriately balanced.</i>
Minor adverse	The development erodes to a minor extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values. The Proposed Development does not complement the scale, landform and pattern of the townscape and/or detracts from its existing quality or characteristic features. The Proposed Development causes minor deterioration or visual intrusion to the existing view.
Moderate adverse	The development erodes to a clearly discernible extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values. The Proposed Development is not characteristic of the scale, landform and pattern of the townscape, and/or damages its existing quality or characteristic features. It includes elements that are prominent but may not be substantially uncharacteristic of the existing townscape. The Proposed Development causes noticeable deterioration or visual intrusion to the existing view.
Major adverse	The development severely erodes the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values. Where the Proposed Development is at considerable variance with the scale, landform and pattern of the townscape and/or is considerably detrimental to quality or characteristic features. It includes the introduction of elements that are prominent and uncharacteristic of the townscape. Where the Proposed Development causes major deterioration or visual intrusion to the existing view.

xxvii) To determine the overall effect, the magnitude of impact is assessed against the sensitivity score using the criteria in **Table 9** below.

Table 9: Overall Effect			
	With High Value	With Medium Value	With Low Value
With high magnitude of impact	Major effect	Major effect	Moderate effect
With medium magnitude of impact	Major effect	Moderate effect	Minor effect
With low magnitude of impact	Moderate effect	Minor effect	Negligible effect
Negligible / neutral impact	Negligible effect	Negligible effect	Negligible effect

- xxviii) **Limitations and assumption:** In considering the effects of the Proposed Development upon built heritage assets, townscape character and representative viewpoints, the assessment is based on the material that accompanies the planning application, including the Accurate Visual Representations (AVRs) by Ambiente, and the design material prepared by AEW.
- xxix) The visual analysis is based on views from external spaces within the public domain and not from inside buildings or private spaces. The GLVIA3 outlines that public views are generally attributed greater value than views from private property due to the number of visual receptors being greater.
- xxx) The experience of the Site and the scheme can only be demonstrated in the HTVIA through the use of photographs, AVRs, plans and maps. The AVRs do not cover every possible view of the Proposed Development but are a selection of representative viewpoints from publicly accessible places where there are particular townscape or heritage sensitivities.
- xxxi) A number of the AVRs are presented in AVR1 format, i.e. coloured wirelines; they are two-dimensional and cannot fully capture the complexity of the real visual experience. They form an indication of the true three-dimensional visual experience. They do not capture transient significant effects arising from noise or traffic or other sensory effects. A visit to the viewpoint locations is encouraged to better appreciate and understand the potential visual impact.

4. HISTORICAL DEVELOPMENT

4.1 Introduction

- i) In order to understand the relative significance of the Site and its contribution to its surrounding townscape context, it is first necessary to understand its historical development and that of its locality.
- ii) This section of the HTVIA analyses and interprets historic maps and primary and secondary information in order to provide a sound evidence base, placing the Site in the context of the wider development of Manchester.

4.2 History and Development of the Site up to the Mid-20th Century

- i) The following historic maps and images record the development of the Site and its locality from the mid-19th century to the mid-20th century. Prior to this, the Site and the surrounding area was characterised by low density development and individual or small groups of dwellings and farmsteads.



Figure 3: Surveyed 1845, Published 1848. (Source: Historic England). Indicative Site area shown in red.

In the mid-19th century, the Site is seen to have been formed of sub-divided plots of land, presumably used for agricultural purposes. The western edge of the Site was defined by a linear body of a water, forming a small lake which may have been created as part of the landscaped setting of the large residence to the south-west of the Site, The Grange (land later developed to form Philips Park Cemetery). A small road is seen to have subdivided the eastern and western halves of the Site, connecting the riverside path to the south with the settlement beyond the railway line to the north. Adjacent to the Site's northern boundary was a small railway station, Park Station.

The piecemeal industrialisation of the surrounding landscape is evident in this map from 1845, with a number of sites including Bank Bridge Print Works (in the area soon to be developed as Philips Park) and Clayton Vale Print Works shown to be well established by this time. The wooded, undulating landscape of Clayton Dingle to the south-east of the Site is also clearly illustrated.

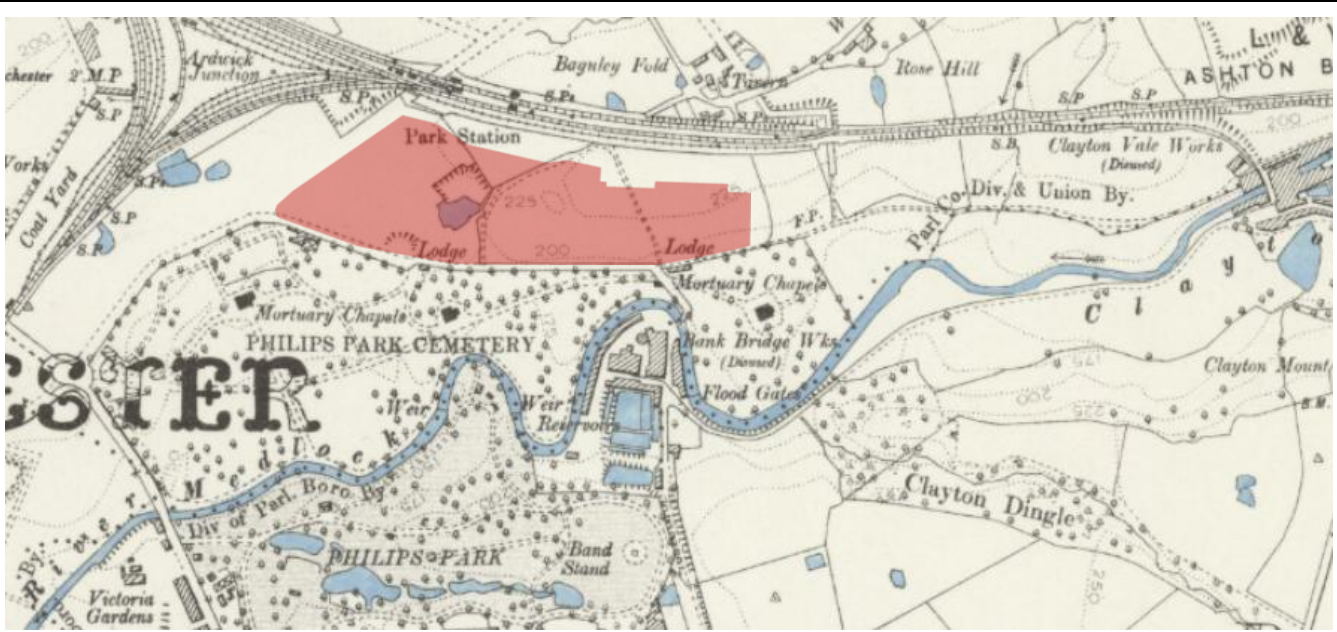


Figure 4: Surveyed 1888 to 1891, Published 1891. Indicative Site area shown in red.

The key change illustrated in this late 19th map is the establishment of Philips Park (1846) and Philips Park Cemetery (1866-67) to the south of the Site. The creation of these designed green landscapes marked a considerable change from the previous landscape defined by agricultural fields and sporadic industrial premises. The Cemetery was laid out across the pastureland to the east of the former residence here, The Grange, which appears to have been demolished to facilitate the landscaping. The arrangement of both the Cemetery and the Park is clearly illustrated in the plan, the two areas separated by the sinuous path of the River Medlock. Notwithstanding the establishment and opening of the Park in 1846, an industrial site was still functioning within the boundary of the area which forms the park today. Bank Bridge Stopper Works had replaced the previous printing works shown to have been at this location in the previous map. The formal landscapes of Philips Park and Cemetery was thus experienced in the context of surrounding industrial sites.

The intensification of the railway line to the north and establishment of a connecting line to the south reflects the broader pattern of urbanisation at the time and the expansion of Manchester to the south-west. There were further infrastructure works which included the culverting of water ways to the east and west of the Site and levelling of the undulating terrain. Within the Site, the first indications of the brickworks which is more clearly illustrated in later maps is evident with the establishment of a central basin and yard area. Riverpark Road (at this time 'Cemetery Road') forming the southern boundary of the Site had been laid out to define the boundary of the Cemetery to the south.



Figure 5: Landscaping and pathways through Philips Park with gasholder and industrial chimneys visible on the skyline. Date unknown. Source: Historic England Archive.



Figure 6: View across Philips Park towards the chapel in the neighbouring Philips Park Cemetery, 1900. Source: Greater Manchester Lives.



Figure 7: Main entrance at the south-west corner of Philips Park Cemetery illustrating the grandeur and formality of the approach, 1909. Source: Greater Manchester Lives.



Figure 8: Cemetery lodge (since replaced) and side entrance to Riverpark Road, 1901. The raised escarpment of land in the background forms part of the Site. Source: Greater Manchester Lives.

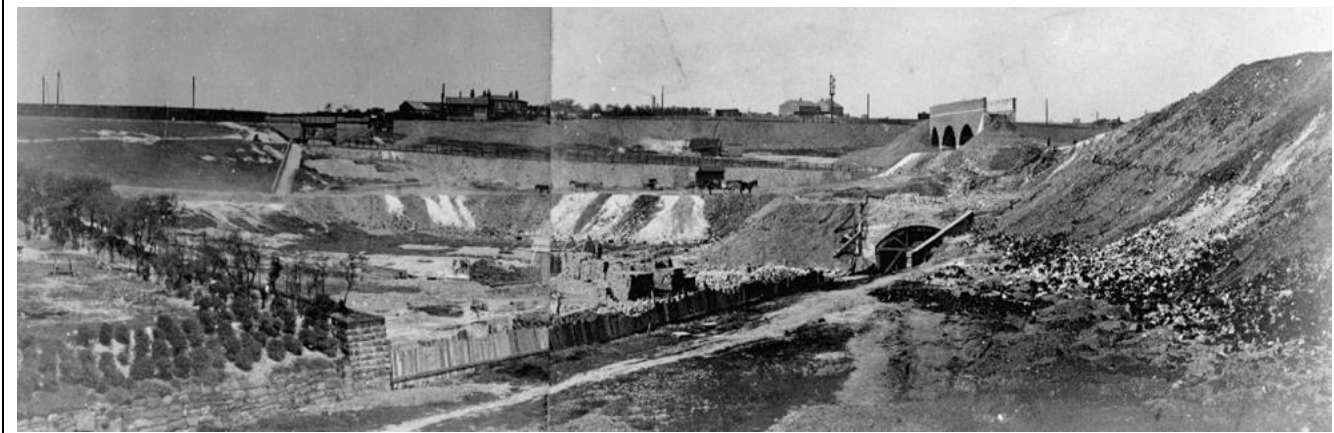


Figure 9: Extensive infrastructure works in Clayton Vale in the setting of the Site in 1903. The former railway bridge (now disused) which lies at the eastern termination point of Riverpark Road is seen to the right side of the frame and the former eastern boundary to the Cemetery is seen in the bottom left side of the frame, indicated by the coursed stone wall. The embankment of land in the background steps up to the line of the railway and provides an insight into the extent of infrastructure works which shaped the local environs of the Site in this period. Source: Greater Manchester Lives.

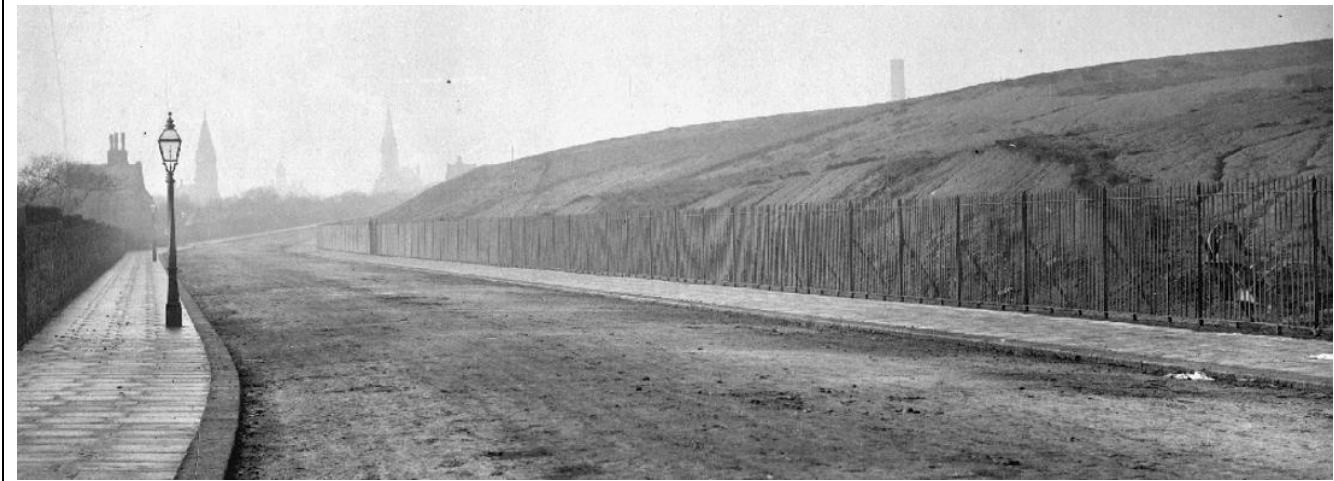


Figure 10: Riverpark Road, formerly Cemetery Road, looking west, 1909. The Site is on the right side of the frame. The Cemetery Chapel and side lodge (now demolished) and Chapel are seen to the left of the frame. Source: Greater Manchester Lives. T



Figure 11: Infrastructure works on Riverpark Road, formerly Cemetery Road, 1904. Source: Greater Manchester Lives.



Figure 12: Infrastructure works within the Site, 1904. Source: Greater Manchester Lives.

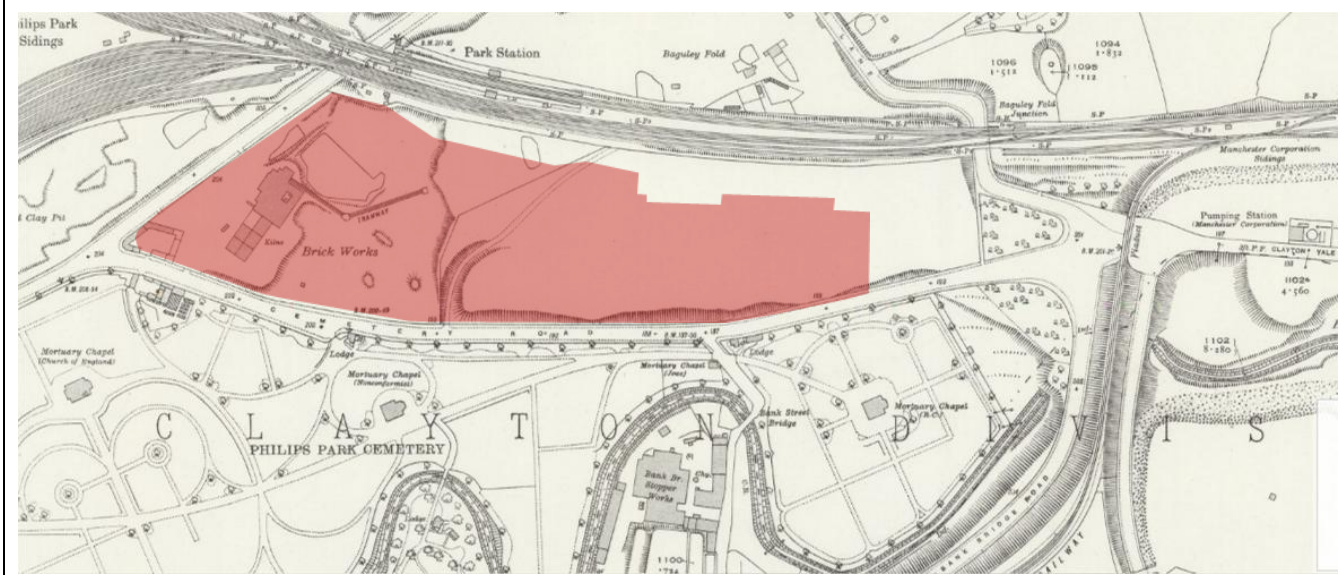


Figure 13: Surveyed 1915, Published 1922. Indicative Site area shown in red.

This early 20th map shows the arrangement of the brickworks established on the Site in the latter part of the 19th century, comprising a main building, series of kilns, and a tramway. A courtyard arrangement of small buildings was present in the south-western corner of the Site. The shading on the map illustrates the banked topography of the Site.

The intensification of the rail network in the setting of the Site is legible in this map, particularly to the south-east and north-west of the Site, and providing context for the extensive infrastructure works documented in historic photographs from the period leading up to this survey.

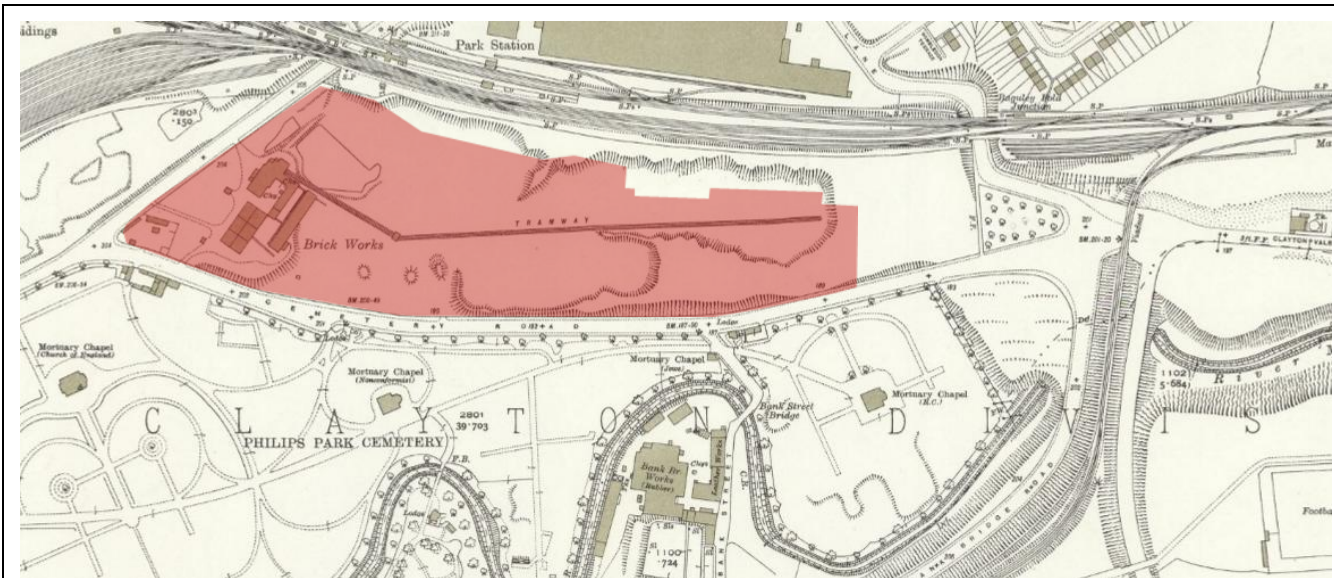


Figure 14: Surveyed: 1932, Published 1934. Indicative Site area shown in red.

The map illustrates the replacement of adaptation structures at the brickworks within the Site, including the extension of the tramway further east into the body of the Site.

To the north of the railway line beyond the Site, large industrial premises had been established including the Park Engineering Works and Avro Works (which still stands), the latter of which was involved in the manufacture of aeroplanes (and one of the world’s first aircraft builders). Just legible to the north-east is residential housing which reflects the continuing evolution of the area into the 20th century.



Figure 15: Aerial photograph looking north-east showing the brickworks within the Site, including the former factory building, kilns and tramway, Park Engineering Works to the top left of the frame, and Avro Works to the top centre, 1927. Source: Britain from Above.



Figure 16: Aerial view looking south-west across the premises of Park Engineering Works (bottom left), Avro Works (centre left) and the railway line across the open expanse of the Site, 1932. Philips Park and Cemetery is visible in the background, with the Chapel forming a particularly prominent landmark. Source: Britain from Above.

4.3 Construction of the City of Manchester Abattoir

- i) The next major phase in the Site’s development did not commence until the 1950s. Before the construction of the Riverpark Road Abattoir, Manchester Corporation’s slaughterhouse was located on Water Street on the western edge of the Castlefield area. The slaughterhouse was built in 1872 and comprised a number of large buildings including abattoirs, a wholesale meat market, pig sale depot, hide and skin market, and a hide, skin and fat market. As early as 1949, discussions had been ongoing within Manchester City Council to purchase a large, suitable site for the relocation of the city’s abattoir out of the city centre, with the aim of improving the slaughtering facilities and the standard of hygiene in the city’s existing abattoir. Initial discussions and proposals had focused on the use of a 20-acre disused brickyard near the corner of Cheetham Hill Road and Queens Road. However, following comments from British Rail declaring the rail network would not be able to cope with the increased rail traffic in this location, the choice of site was abandoned, and the City Surveyor, Mr. R. Nicholas, suggested looking at a similar site on Riverpark Road. In December 1952, Manchester Market’s Committee submitted plans to Manchester City Council for the use of the former brickworks site adjacent for the proposed location of the new abattoir.
- ii) In an article in the Manchester Guardian on the 10th July 1959, it was stated that the scheme would cost £3, million and would take around three years to complete, noting that “It will be circular in shape – similar to the one at Lisbon – and will incorporate the latest ideas in slaughterhouse and market equipment”. Amendments were made to the scheme in order to reduce the overall cost, bringing the estimated total

down to £2.3 million. The scheme was subsequently approved on the 10th November 1959, with construction anticipated to begin in August of 1960. The new abattoir was built with the aim that it would meet the slaughtering and meat processing needs for an area covering some a 20-to-30-mile radius of the city. The site was designed by City Architects, S. G. Besant Roberts and Leonard Cecil Howitt and completed by 1966. Details from a 1959 article from The Guardian are recorded:

“Features from several continental abattoirs and markets have been included in the new buildings and, wherever possible, automatic processes will be used. The lairage will hold up to 1400 cattle, 6000 sheep and 800 pigs. Adjoining the lairage is a two-storey block where animals will be slaughtered and dressed on the “line” system designed and developed by Canadian Packers Ltd. As soon as they have been slaughtered they are hoisted on to an elevated rail, and all subsequent operations are carried out while the carcass is suspended. Each operator would perform one part of the dressing process as the carcass passed him, and machinery would be used for heavy work such as removing hides.

The slaughtering block is connected to the chilling rooms and a cold store, which in turn are linked with the “circular” meat market (a sixteen-sided polygon) by conveyors which will deliver meat automatically to any one of about fifty stalls. This conveyor will be operated by photo-cell equipment working on a code-card selection system. In addition to lairage, slaughtering, storage and marketing facilities, the scheme will also include shops for trades connected with the meat market, administration offices, banks and parking space for up to 800 lorries, cars and vans. Arrangements will be made for Jewish ritual slaughtering.

Councillor Harold Stockdale, Chairman of the Corporation Markets Committee, said yesterday that the abattoir and market had been designed to reduce handling of meat to a minimum, to ensure full hygiene and 100 percent inspection at all stages and to improve the eating and keeping quality of all meat sold in the Manchester area” (The Guardian, 2nd December 1959).

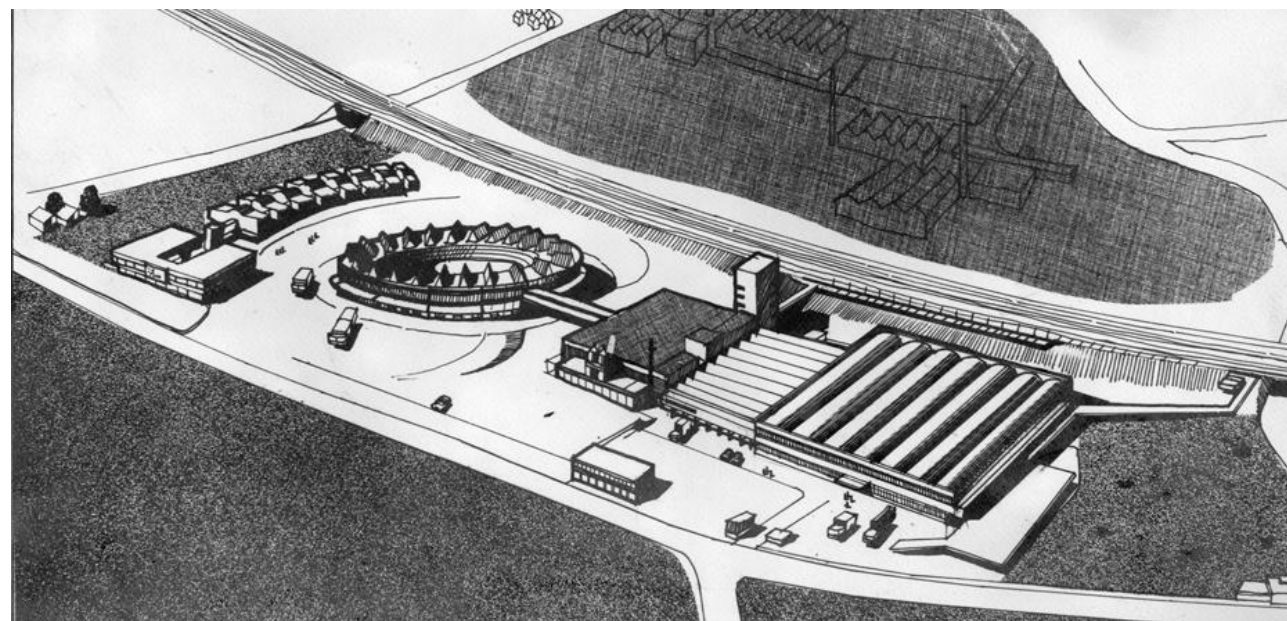


Figure 17: Illustrative sketch of the abattoir, 1963. Source: Royal Society of Public Health.

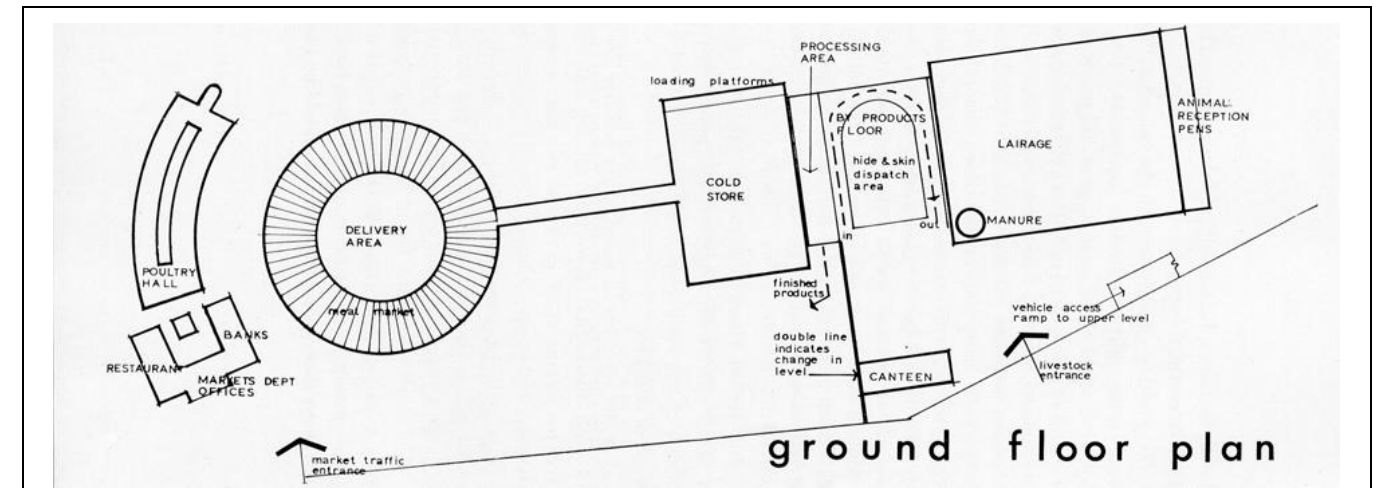


Figure 18: Original ground floor plan. Source: Main Stream Modern.

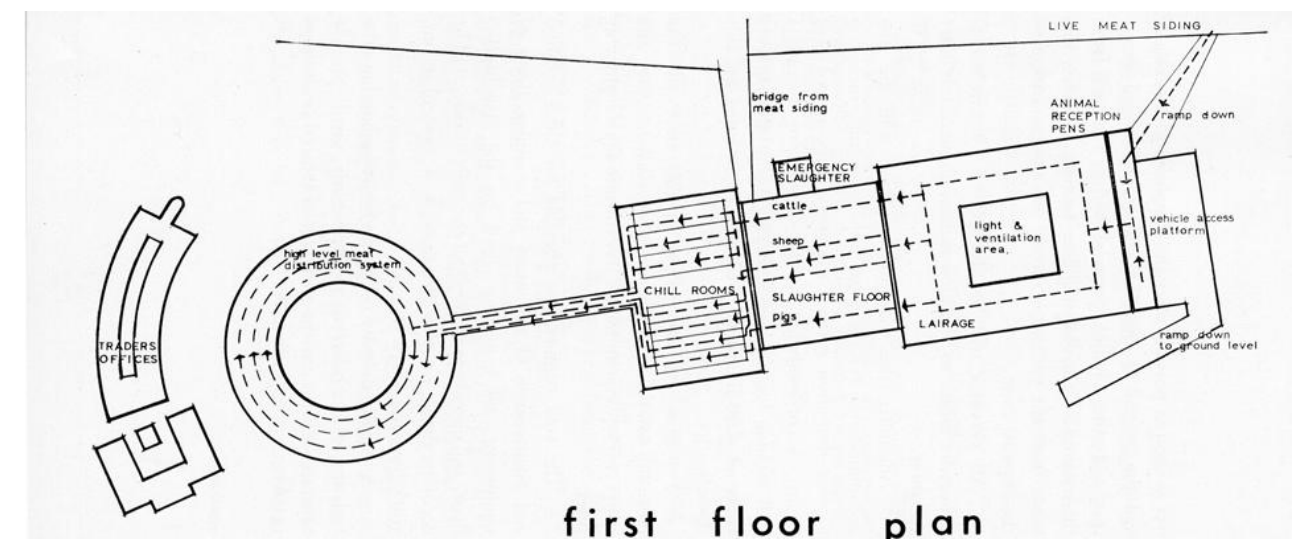


Figure 19: Original first floor plan. Source: Main Stream Modern.



Figure 20: Aerial photograph of the abattoir, date unknown. Source: Manchester Evening News.



Figure 21: Railway cattle delivery platform, 1965.



Figure 22: Cattle ramp from rail sidings to lairage, 1965.



Figure 23: Delivery tunnel into market, 1965.



Figure 24: Admin building, 1965.



Figure 25: Poultry hall, 1965.

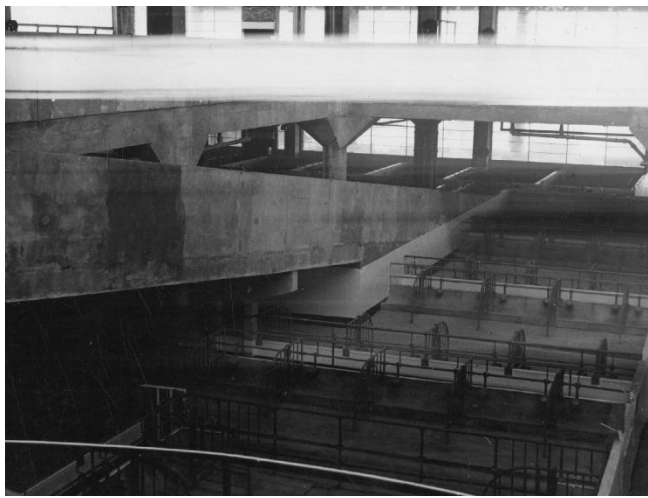


Figure 26: View from gantry, 1965.

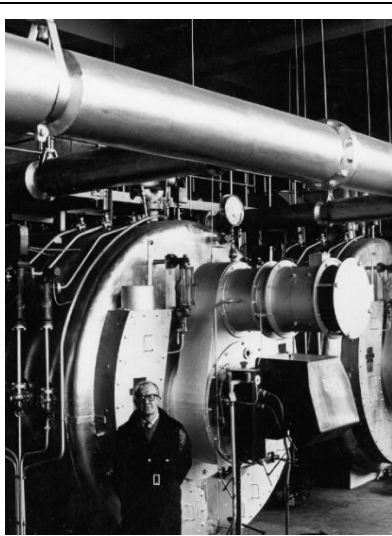


Figure 27: Boiler, 1965.

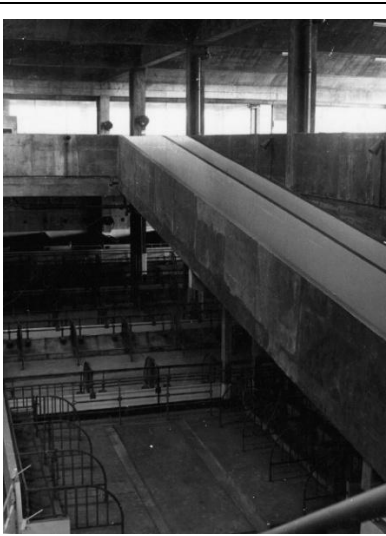


Figure 28: Lairage and cattle ramp, 1965.

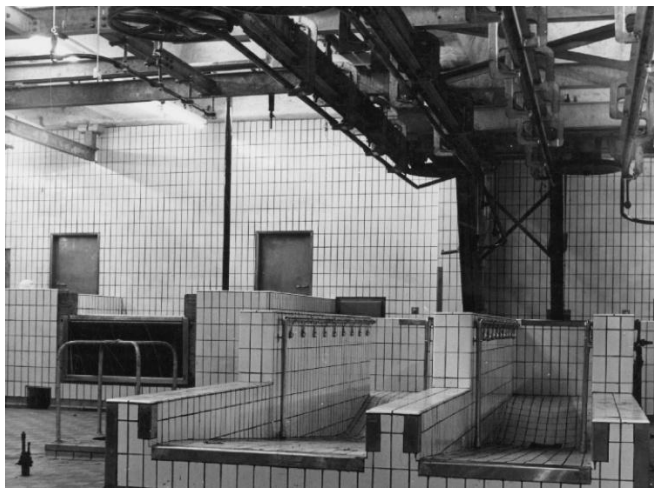


Figure 29: Washing troughs, 1965.



Figure 30: Cattle pens in lairage hall, 1965.

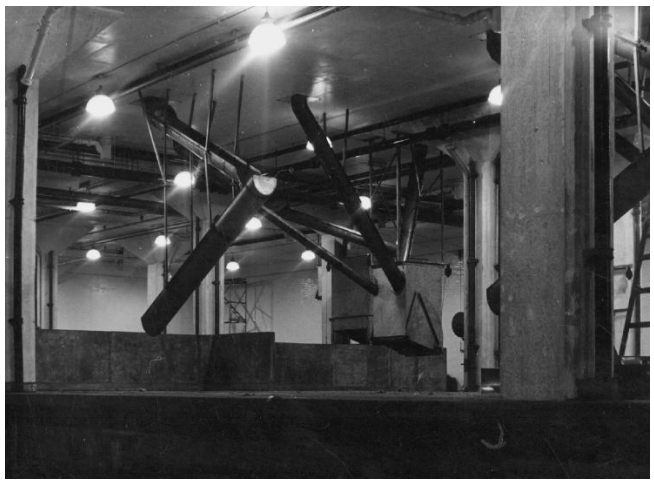


Figure 31: Offal delivery shutes, 1965.



Figure 32: Cattle hoist, 1965.

- iii) The site was designed to rationalise and control the movement of animals across each stage of the process, and this was legibly reflected in the design of the buildings individually and their relationship to one another and to the railway line to the north. It was the only such site in the UK that met the preparation and processing standards required to export meat to the USA and Common Market countries.
- iv) Despite being touted as the “*most technologically advanced abattoir in Europe*”² contemporary newspapers record that the abattoir was underutilised in its early years and the centralisation of the processes involved in the handling of livestock to the sale of meat were unfavourable to the processing of the different stages in smaller, localised sites. The project had also cast a heavy financial burden onto the Corporation and City Council. The abattoir was intended to process 225,000 cattle per year, although it never achieved this output, with only 95,000 processed in the year ending March 1970³, resulting in a related loss of finances.
- v) The abattoir eventually closed in 2000, and the interior processing equipment was largely removed, the buildings put to new uses and adapted accordingly.

4.4 Context for this Application

- vi) The Site was the subject of a spot-listing request in 2024. It was reviewed by Historic England and found not to fulfil the criteria for statutory designation. A Prior Approval Application for the demolition of the former abattoir and clearance of the Site has since been approved and these works are ongoing at the time of writing. For the purposes of this HTVIA, the Site is treated as a cleared site.

² Hansard, HC Deb 17 November 1970 vol 806 cc1194-204

³ Ibid.

5. HERITAGE BASELINE: APPRAISAL OF SIGNIFICANCE

5.1 Introduction

- i) The purpose of this significance appraisal is to use recognised criteria to assess any potential heritage significance within the Site in addition to defining the significance of heritage assets in its setting which have the potential to be affected by the Proposed Development. In the analysis below, the nature and heritage value of each asset is defined, including the contribution its setting makes to an appreciation of this value. The Heritage Baseline: Appraisal of Significance is informed by the detailed methodology presented at **Section 3** of this report.
- ii) The appraisal of significance informs the subsequent Heritage Impact Assessment ('HIA') at **Section 7** of this report which considers the impact of the Proposed Development on the significance, and the appreciation of this significance, on heritage assets in the study area. This in turns allows, in a planning policy context. the extent of any identified "harm" upon any heritage asset incurred by the proposals to be established within the terms defined by the NPPF. In particular, the assessment of significance and consideration of setting has informed the selection of viewpoints which form a key part of the subsequent Visual Impact Assessment at **Section 10**.
- iii) This appraisal first considers the significance of the Site and then addresses heritage sensitivities in the setting of the Site.

5.2 Statement of Significance of the Site

- i) The Site does not contain any designated heritage assets, and it is not located in a conservation area. Notwithstanding this, it is necessary to consider whether and to what degree the Site, in its existing condition, embodies elements of archaeological, architectural and artistic, and historical interest.
- ii) The Site's accommodation of the former abattoir is of historic interest, although all structures associated with the Site are to be cleared as agreed through a Prior Approval Application. The history and development of the Site documented in **Section 4** of this report and records the scale and technological complexity of the former abattoir, which was constructed to a striking Brutalist design, factors which contribute to the historical interest of the Site and provide the context for its character and development throughout the 20th century. Likewise, the presence of the former brickworks on the Site and its potential association with the large residence at The Grange are strands of the Site's historical interest.

5.3 Scope of Heritage Assessment

- i) A study area of 500m has been determined to identity heritage assets that have the potential to be affected by the redevelopment of the Site. The heritage assets within this study area are illustrated on the map at **Figure 33**.

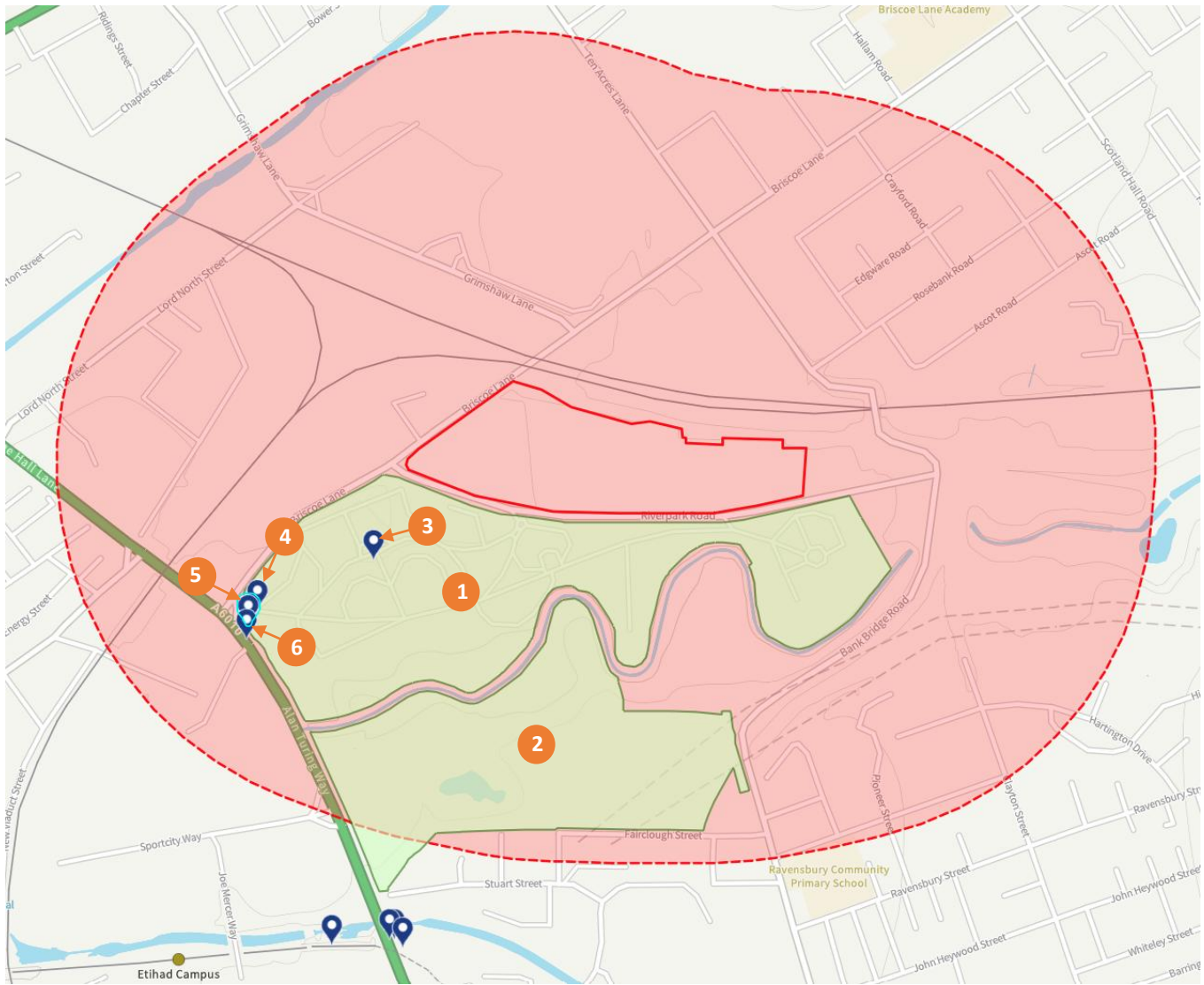


Figure 33: Designated heritage assets within 500m (red shaded area) of the Site boundary (outlined in red). The blue markers identify listed buildings. The green shaded area identifies the Grade II Philips Park Cemetery RPG. Number references relate to **Table 10** below. Source: Historic England National Heritage List for England ('NHLE').

- ii) The review of the NHLE (see **Figure 33**) has highlighted a total of six designated heritage assets within a 500m radius of its boundary. These heritage assets are as follows:
 - Philips Park Cemetery (Grade II RPG);
 - Philips Park (Grade II RPG);
 - Cemetery Chapel at Philips Park Cemetery (Grade II);
 - Cemetery Office at Philips Park Cemetery (Grade II);
 - Gates and Railings to Main Entrance of Philips Park Cemetery (Grade II); and
 - Entrance Lodge to Main Entrance of Philips Park Cemetery (Grade II).

- iii) A number of additional heritage assets lie within the wider setting of the site (i.e. beyond the 500m study area). Given the relative distance, intervening built development, and nature of the Proposed Development, it is unlikely that there will be any significant effects on the significance of these receptors and subsequently they are not considered as part of this assessment.

5.4 Appraisal of Heritage Assets in Study Area

- i) The table on the following page (**Table 10**) summarises the form and nature of the scoped-in heritage assets, including a summary of their significance, and assessment of the degree to which their setting contributes to an appreciation of this, including the contribution made by the Site in its existing condition. For these purposes, the contribution of setting to the significance of any given heritage asset is considered to be positive, neutral, or negative, or a range depending on the asset and nature of its surroundings.

Table 10: Appraisal of Heritage Assets in Study Area				
Map Ref.	Name	Designation	Summary Description (extracted from Historic England’s NHLE) and Significance	Contribution of Setting to Significance
1	Philips Park Cemetery	Grade II RPG	Philips Park Cemetery was designated as Grade II RPG in 2002. The NHLE has a detailed listing entry for the RPG, a summary highlighting the key features of the site’s development and characteristics is provided below. The site comprises a public cemetery that was opened in 1866 and completed in 1867. The cemetery was designed by William Gay, with the building set-pieces designed by Paull and Ayliffe (Manchester-based architects). It was the first municipal public cemetery in Manchester. It situated to the north of Philips Park, which was opened in 1846, the two sites separated by the River Medlock The NHLA states: <i>“Features of Gay’s design were the siting of the main entrance at the west corner, the closest point to the city centre, and an arterial road running from this entrance through the centre of the site to the eastern end. The site was apportioned between denominations with c 8ha at the western end for the Church of England, c 5.5ha for Dissenters at the centre, and c 3ha for Roman Catholics at the eastern end. Each section had its own chapel with separate entrances for Dissenters and Roman Catholics. The chapels differed in composition (Pevsner 1969) but were all described as being in the ‘transitional period of Gothic architecture’ (The Builder 1867) ...In 1872 the River Medlock flooded, washing away tombstones and a large number of bodies from the Roman Catholic area of the cemetery (Manchester Courier, 15 March 1872, quoted by Ruff 2000). In the subsequent enquiry it was claimed that the low-lying ground near the river had originally been intended for walks and shrubs rather than burial (Ruff 2000). In 1873 a stone rubble wall was constructed along the banks of the river, but erosion continued to be a problem until the riverbed was paved in 1909 (ibid). A fourth mortuary chapel, for Jews, stood immediately to the south of the Bank Street entrance to the Dissenters or Nonconformist area (OS 1893)”.</i> The cemetery has a leafy and contemplative character and atmosphere, with serpentine paved routes leading from the entry points through the landscape, which is undulating and populated with mature trees. The south-west portion of the cemetery has a less structured, more informal character than the areas to the west. The surviving buildings within the cemetery are of significance individually and for the	The contribution of setting to an appreciation of the architectural and historical interest of the RPG is varied; the industrial townscape to the north and west is of a low townscape quality and detracts from the local environs of the Cemetery. Alan Turing Way to the west is a multi-lane thoroughfare and often heavily trafficked, further diminishing the local experience of the RPG. The mass of the Co-Op Live entertainment venue to the south-west is visible in glimpsed views from the Cemetery and diminishes an appreciation of the intimate and insular quality of the Cemetery. Conversely, Philips Park RPG to the south contributes in a significant positive manner to the setting of the Cemetery. This contribution is manifested in the continuation of the expanse of greenery, providing a buffer from the townscape to the south, through the attractive and insular views that are experienced across and within the two landscapes, and by providing important historical context that enables and facilitates an appreciation and understanding of both RPG’s architectural and historical interest. The listed structures which define the south-eastern entrance to the Cemetery likewise make a positive contribution to an appreciation and understanding of the RPG. The sense of grandeur and formality which characterises this entrance reflects the historical status of the Cemetery and the funds which were used to establish it. The Site, situated to the north of the RPG on Riverpark Road, makes no contribution to an appreciation of the Cemetery’s architectural and historical interest.

			contribution they make to the architectural and historical interest of the cemetery and to one another. These structures are discussed individually below. The NHLE notes that <i>“the cemetery contains a number of graves of historical interest. These include two survivors of the Charge of the Light Brigade, a recipient of the Victoria Cross for bravery at the battle of Rorke's Drift in 1879, a family who perished during the sinking of the Lusitania in the First World War, and a First Lieutenant in the Royal Flying Corps, killed in action, aged twenty-two, during the First World War.”</i> Overall, and for the reasons presented above, the cemetery is considered to be of Medium-High historical interest, and of Medium architectural interest.	
2	Philips Park	Grade II RPG	Philips Park was designated as Grade II RPG in 2001. The NHLE has a detailed listing entry for the RPG, a summary highlighting the key features of the site’s development and characteristics is provided below. Philips Park was one of the first three public parks in Manchester, alongside Queen’s Park in Manchester and Peel Park in Salford. All three were financed by public expense, designed by Joshua Major following an open competition and were opened consecutively in 1846. The NHLE states: <i>“The land for Philips Park, purchased from Lady Hoghton for £6100 and comprising c 12.5ha (The Builder, 16 August 1845), was formerly part of the Bradford estate and included Bradford Hall, by then a dilapidated farmhouse (Manchester Guardian, 26 August 1846; Ruff 2000) ... The majority of Joshua Major's work was for private clients; his plans for a villa garden were reproduced by J C Loudon in his Encyclopaedia of Gardening, and the Manchester parks probably represent his largest design commission (J Garden Hist 1987) ...In 1872 Philips Park was the site of Manchester's first bowling green while in the late-C19 a bandstand was erected. In 1891 the city's first Open Air Bath, for men and boys, was opened in the park (ibid). In the late-C19 flooding caused erosion damage to both the park and adjacent cemetery and in 1909 the riverbed was paved (ibid). In 1954 the Open-Air Bath and all but one of the ponds were filled in to provide more play space and in 1983 extensive replanting was carried out.</i> <i>The principal feature of the park is the winding carriage drive forming a circuit around the perimeter of the park to the west, south, and east and running at the head of the steep east/west bank in the centre of the park. Except for a short section to the north-east, the line of the drive appears to match Major's 1846 design (Ruff 2000). To the north the main feature is the level oval area of ornamental gardens bounded by the river to the north and enclosed by a steep, curving wooded bank to the south. From the south-west entrance the drive proceeds north-east for 40m before dividing at the circuit drive with a further tree-lined path leading directly north. The junction is marked by an ornate drinking fountain, in sandstone and red granite, with an engraved plaque recording that it was erected in 1896 to celebrate the 50th anniversary of the opening. Between the west boundary and the carriage drive an area laid out for wildlife has an informal path through it.</i> <i>Serpentine paths, and in particular the winding circuit drive, were a main element in Major's 1845 design for Philips Park and their layout, as described in contemporary accounts (ibid), remains largely intact today (2001).”</i>	The contribution of setting to an appreciation of the architectural and historical interest of the RPG is varied; the industrial townscape to the north and west is of a low townscape quality and detracts from the local environs of the Cemetery. Alan Turing Way to the west is a multi-lane thoroughfare and often heavily trafficked, further diminishing the local experience of the RPG. The mass of the Co-Op Live entertainment venue to the south-west is visible in glimpsed views from the Park and diminishes an appreciation of the intimate and insular quality of the Park. Conversely, Philips Park Cemetery RPG to the north contributes in a significant positive manner to the setting of the Park. This contribution is manifested in the continuation of the expanse of greenery, providing a buffer from the townscape to the south, through the attractive and insular views that are experienced across and within the two landscapes, and by providing important historical context that enables and facilitates an appreciation and understanding of both RPG’s architectural and historical interest. The Site, situated to the north of the RPG beyond the Cemetery on Riverpark Road, makes no contribution to an appreciation of the Park’s architectural and historical interest.

			Overall, and for the reasons presented above, the cemetery is considered to be of Medium-High historical interest , and of Medium architectural interest .	
3	Cemetery Chapel at Philips Park Cemetery	Grade II listed building	The Cemetery Chapel was Grade II listed in 1988. The Chapel was built in 1867 to the designs of Paull and Ayliffe. It is constructed from squared sandstone rubble with (now collapsed) steeply pitched slate roof and south-east tower with spire. The Chapel was designed in a Decorated style, reflected in its pointed moulded and shafted entrance in the south-western porch, geometrical tracery, and stone buttresses. The tower is constructed from pink stone and there is patterned blue and grey slate-cladding to the spire. Writing in 2024, the Chapel was in a poor, semi-ruinous state of repair, with a collapsed roof and vegetation growing within the body of the building. Notwithstanding this, the building is considered to be of Medium architectural and historical interest by reason of its Gothic architecture and its intrinsic connection to and relationship with the surrounding RPG landscape and other key buildings within the Cemetery (namely the Office, Gate Lodge, and Gates and Railing to Main Entrance), and particularly its contribution to the sense of arrival into the Cemetery from Alan Turing Way / Briscoe Lane.	The local setting of the listed building is entirely formed of the surrounding Philips Park Cemetery RPG, which places the building in its historical context and contributes to an appreciation and understanding of its architectural and historical interest. The Chapel also has a visual and setting relationship with the Entrance Lodge, Office and Gates and Railings (all Grade II listed) at the main entrance of the Cemetery to the south-west, reinforcing an appreciation of their shared architectural characteristics and identity and their position with a designed landscape. Philips Park to the south continues the greenery to the south and the spire of the Chapel is prominent on the skyline when one moves north through the Park, acting as a wayfinder and reflecting local landmark quality. The contribution of the Chapel's wider setting to an appreciation of its architectural and historical interest is wholly limited due to the visual enclosure of the Cemetery's boundary to Riverpark Road and the screening effect of mature trees. The Site, situated to the north of the Cemetery on Riverpark Road, makes no contribution to an appreciation of the Park's architectural and historical interest.
4	Cemetery Office at Philips Park Cemetery	Grade II listed building	The Cemetery Office within Philips Park Cemetery was Grade II listed in 1988. The small office building was constructed in 1867 to designs by Paull and Ayliffe, forming a group with the adjacent Entrance Lodge, Gates and Railings at the Main Entrance, and the Cemetery Chapel further within the interior of the landscape. The Office was constructed from coursed squared sandstone rubble, with a steeply pitched slate roof. Irregular in plan and arranged over two storeys with a central tower, it was designed in an Eclectic Gothic style. The NHLE presents the following architectural description of the building: <i>“Two storeys with central tower, plus high single-storey wing to right, 3:3 bays (irregular); square tower with diagonal buttress to left, segmental-headed doorway at ground floor, cusped transomed lancet above door, very thin loop light to third stage, foliated cornice, ashlar top stage with corner shafts and inset clockfaces, and tall pyramidal roof with lucarnes and apex finial. Transomed window to left; transomed three-light window to right and half-dormer above this with cross-window; gable chimney. Wing to right has three cross-windows and a doorway with cusped head, tall, hipped roof, and four-bay return wall with two tall cross-windows rising into a hipped dormer and flanked by cross-windows.”</i> The Office has since been converted to residential use. The building is considered to be of Medium architectural and historical interest by reason of its Gothic architecture and its intrinsic connection to and relationship with the surrounding RPG landscape and other key buildings within the Cemetery (namely the Chapel, Gate Lodge, and Gates and Railing to Main Entrance, and particularly their contribution to the sense of arrival into the Cemetery from Alan Turing Way / Briscoe Lane.	The Cemetery Office is experienced from both within the Cemetery and from Alan Turing Way / Briscoe Lane in conjunction with the Entrance Lodge, Gates and Railings, and south-west approach into the Cemetery RPG. The spire of the Cemetery Chapel is also visible in the background, appearing above the tree canopy. The buildings and landscape are read and understood together, contributing positively to an appreciation of the heritage assets individually and as a group as part of a designed landscape. The surrounding townscape outside the RPG is characterised by large commercial buildings and the busy road network, limiting an appreciation of the significance of the building from outside its immediate environs. The Site, situated to the north of the RPG beyond the Cemetery on Riverpark Road, makes no contribution to an appreciation of the Park's architectural and historical interest.
5	Gates and Railings to Main Entrance of Philips Park Cemetery	Grade II listed building	The Gates and Railings to Main Entrance of Philips Park Cemetery were Grade II listed in 1988.	The Gates and Railings are experienced from both within the Cemetery and from Alan Turing Way / Briscoe Lane in conjunction with the Entrance Lodge, Cemetery Office, and

			The Gates and Railings were constructed in 1867 to designs by Paull and Ayliffe, forming a group with the adjacent Entrance Lodge, Office, and the Cemetery Chapel further within the interior of the landscape. The Gates and Railings are constructed from sandstone and wrought iron. The NHLE records the following details: <i>“Large central ashlar gate pier in the form of a splay-footed spire on a square base, with marble corner shafts finished as small corner pinnacles, crockets to the spire and apex cross; two pairs of smaller square outer piers with pyramidal caps, linked by walls of coursed sandstone rubble; wrought-iron gates and railings with dog bars, the gates with three bands of fleur-de-lys in circles and the railings with trefoil-headed panels.”</i> The structures are considered to be of Medium architectural and historical interest by reason of their Gothic aesthetic and their intrinsic connection to and relationship with the surrounding RPG landscape and other key buildings within the Cemetery (namely the Chapel, Gate Lodge, and Office), and particularly their contribution to the sense of arrival into the Cemetery from Alan Turing Way / Briscoe Lane.	south-west approach into the Cemetery RPG. The spire of the Cemetery Chapel is also visible in the background, appearing above the tree canopy. The buildings and landscape are read and understood together, contributing positively to an appreciation of the heritage assets individually and as a group as part of a designed landscape. The surrounding townscape outside the RPG is characterised by large commercial buildings and the busy road network, limiting an appreciation of the significance of the structures from outside their immediate environs. The Site, situated to the north of the RPG beyond the Cemetery on Riverpark Road, makes no contribution to an appreciation of the Park’s architectural and historical interest.
6	Entrance Lodge to Main Entrance of Philips Park Cemetery	Grade II listed building	The Entrance Lodge was Grade II listed in 1988. The Gates and Railings were constructed in 1867 to designs by Paull and Ayliffe, forming a group with the adjacent Office, Gates and Railings, and the Cemetery Chapel further within the interior of the landscape. The Office was constructed from coursed squared sandstone rubble, with a steeply pitched slate roof. Irregular in plan and arranged over two storeys with a central tower, it was designed in an Eclectic Gothic style. The NHLE records the following details: <i>“Two storeys and two irregular bays, the first being a square tower and the second gabled. The first has a segmental-pointed arched doorway at ground floor, a transomed lancet at first floor, a frieze with three quatrefoils, and a steep pyramidal roof with fishscale bands and apex finial; the second 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.”</i> The building is considered to be of Medium architectural and historical interest by reason of its Gothic aesthetic and its intrinsic connection to and relationship with the surrounding RPG landscape and other key buildings within the Cemetery (namely the Chapel, Gate Lodge, and Office), and particularly its contribution to the sense of arrival into the Cemetery from Alan Turing Way / Briscoe Lane.	The Entrance Lodge is experienced from both within the Cemetery and from Alan Turing Way / Briscoe Lane in conjunction with the Cemetery Office, Gates and Railings, and south-west approach into the Cemetery RPG. The spire of the Cemetery Chapel is also visible in the background, appearing above the tree canopy. The buildings and landscape are read and understood together, contributing positively to an appreciation of the heritage assets individually and as a group as part of a designed landscape. The surrounding townscape outside the RPG is characterised by large commercial buildings and the busy road network, limiting an appreciation of the significance of the building from outside its immediate environs. The Site, situated to the north of the RPG beyond the Cemetery on Riverpark Road, makes no contribution to an appreciation of the Park’s architectural and historical interest.

6. TOWNSCAPE AND VISUAL BASELINE

6.1 Introduction

- i) This section provides an appraisal of the existing townscape and visual baseline relative to the Site and Proposed Development. Understanding the character and nature of townscape and visual receptors in the setting of the Site provides a basis for accurately interpreting how the proposed development might affect them. This section first addresses the townscape baseline.
- ii) The methodology for the appraisal of townscape baseline and the selection of candidate viewpoints is set out in detail in **Section 3.0** of this report.

6.2 Townscape Character Area Appraisal

- i) The following discussion provides an appraisal of the existing townscape character of the Site and its surroundings. It provides an analysis of the physical characteristics of the townscape within a 500m study area of the Site’s boundary. The appraisal analyses the quality of the townscape, its form, grain, scale, character, materiality of its built form, level and quality of public and/or green space, and the relationship between buildings and open spaces. The prevailing characteristics and uses of each area are defined, including the primary audiences that these areas are experienced by e.g. residents or people taking part in leisure activities.
- ii) The appraisal of the townscape character within the 500m study area has been informed by desk-based analysis, including a review of maps (historical and recent), and on-site analysis, which was conducted in April and November 2024.
- iii) The baseline appraisal has identified three broad character areas including the Site and within 500m of its boundary. These Townscape Character Areas (hereafter referred to as ‘TCAs’) are defined as follows:
 - TCA 1: Industrial
 - TCA 2: Designed Green Spaces
 - TCA 3: Residential (Sub Areas A and B)
- iv) The broad boundaries defining the TCAs are illustrated on the map at **Figure 34**. TCA 3 has been split across two sub-areas as they are of very similar townscape character and quality. Although clearly defined on the map, the boundaries between the TCAs are often not as clear cut and may, in some instances, be more fluid and less distinct.
- v) The following pages provide a summary analysis of each TCA.

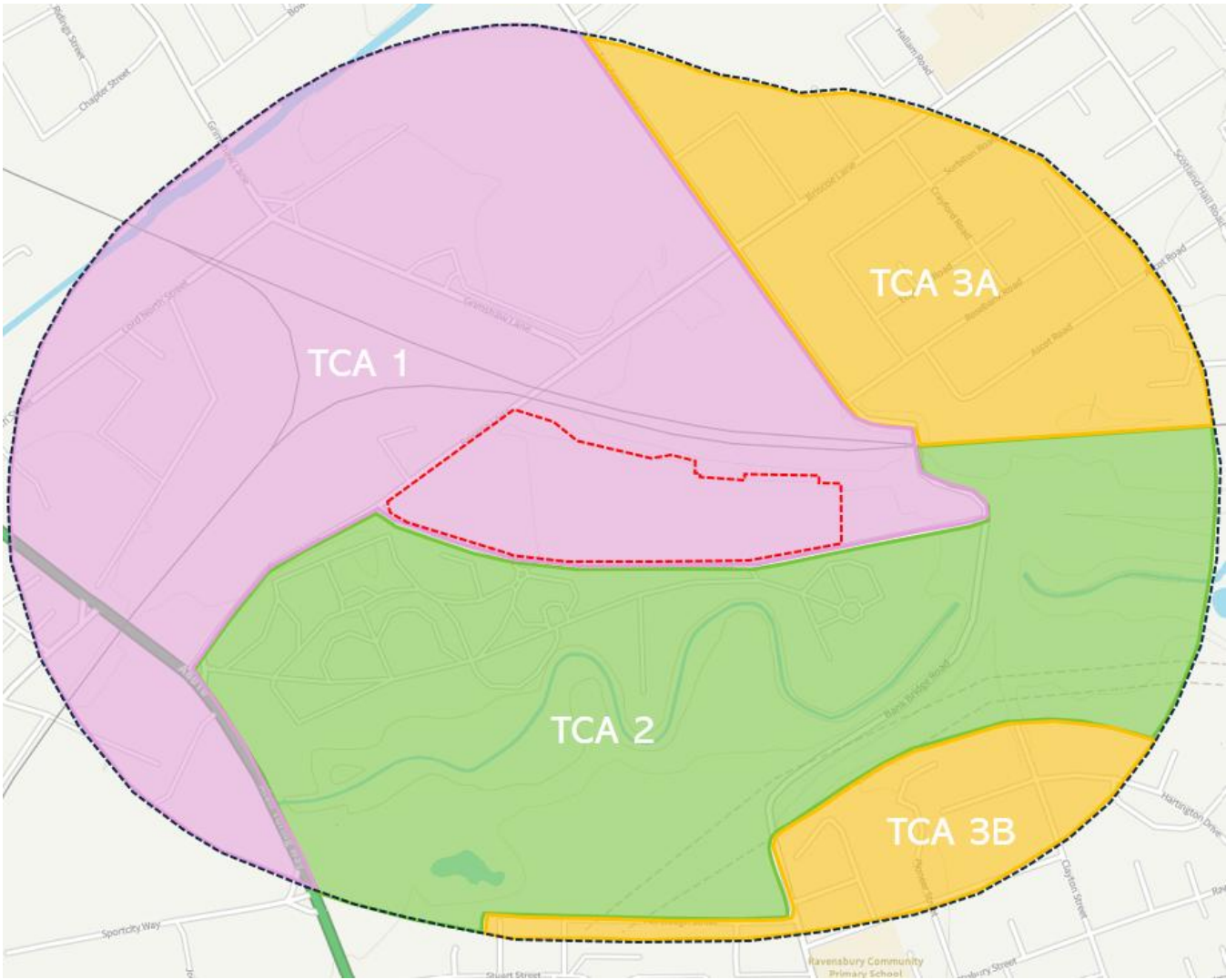


Figure 34: Townscape Character Area Plan with indicative red line Site boundary and 500m study area indicatively show in dark blue. Key: TCA 1 – Industrial, TCA 2 – Designed Green Spaces, TCA 3A and 3B – Residential. Base map source: Historic England, NHLE.

6.3 TCA 1: Industrial

- i) TCA 1 comprises an area of industrial townscape in the northern and western part of the study area and encompasses the entirety of the Site. The quality of the townscape in this area is generally poor, with no consistency or coherence to buildings, many of which have been poorly maintained, low-quality areas of hardstanding and boundary treatments, and inactive frontages. These elements contribute to a townscape that is not readily enjoyable to experience and as a result is frequented primarily by people employed in local businesses or those passing through, largely travelling in vehicles as opposed to on foot or bicycle.
- ii) Building heights are generally modest, with the majority of structures taking the form of low industrial warehouses with large footprints and a coarse grain, constructed from steel frames with corrugated metal sheeting. Many of the external areas within the TCA are used as storage yards and so accommodate parked vehicles or other materials. The plot to the west of Alan Turing Way, formerly the site of a gasholder, comprises an expansive area of hardstanding used as a car park servicing Co-Op Live to the south. Generally the townscape has a strong utilitarian and functional character.
- iii) The TCA is intersected by the multi-laned A6010 (Alan Turing Way) and the railway line, and consequently has a fragmented, disparate quality. Smaller secondary and tertiary routes provide access to industrial premises across the TCA. The Rochdale Canal defines the north-western boundary of the TCA within the study area. It is sunken and enclosed to the north by a tree-lined edge, a towpath defines its southern edge.
- iv) Greenery and vegetation are limited to ad hoc trees (particularly along the railway line) across the TCA. There are a number of brownfield plots which are open and undefined by any built form. These plots contribute to a sense of inactivity and disuse in particular areas of the TCA, including along Ten Acres Lane and Grimshaw Lane.
- v) The Site occupies a significant part of the TCA and, with the demolition of the former structures on the Site (currently in process at the time of writing), maintains the character which reflects the wider area. As a brownfield site with low quality boundaries, it detracts from the quality and character of the townscape. Riverpark Road provides a clear and definitive boundary between TCA 1 and TCA 2 to the south.
- vi) A small pocket of fine grain residential townscape falls within the area defined at TCA 1 to the western edge of the study area. The development along Bradford Road and the network of roads that connects to it is more alike in character and quality to the townscape captured within TCA 3 Sub Areas A and B.
- i) Overall, TCA 1 is considered to be of **Low to Very Low townscape value**. Its susceptibility to change is judged to be **Low**, resulting in the receptor’s **Low** sensitivity.

	
<i>Figure 35: Industrial buildings within the Site boundary, looking east along Riverpark Road.</i>	<i>Figure 36: Junction of Briscoe Lane and Alan Turing Way at south-western corner of the Site.</i>
	
<i>Figure 37: Low quality areas of outdoor space within the Site boundary, typical of numerous such areas across the TCA.</i>	<i>Figure 38: Hardstanding yard and low scale, coarse grain industrial warehouses (in process of being demolished at time of writing) within the Site boundary.</i>

6.4 TCA 2: Designed Green Spaces

- ii) TCA 2 comprises primarily of Philips Park and Philips Park Cemetery, both Victorian designed landscapes and Grade II RPGs. The TCA has defined boundaries to the north (Riverpark Road and Briscoe Lane), west (Alan Turing Way) and south (Fairclough Street and residential development), whilst to the east the designed landscape flows – with the exception of the interception of Bank Bridge Road – into a looser, more naturalised green space, Clayton Vale, following the path of the River Medlock. Both Philips Park and the adjacent Cemetery combine elements of formal and informal landscape design, with buildings and structures (most of which are Grade II listed) acting as set-pieces which form visual focal points – notably the entrance gates, lodge and office which define the principal entry point to the cemetery in the south-west, the chapel whose spire peaks above the tree canopy, and the drinking fountain which provides a natural pausing point within the Park. These structures influence the pattern and flow of pedestrian

- movement across the sites and create localised destination points within the landscape. Within the Cemetery and including the unlisted lodge which defines the south-west entrance to the Park, there is a shared architectural language and materiality that reflects the contemporary Victorian trend for Gothic designs.
- iii) The structures are set within an attractive and well-established landscape consisting of mature trees and hedgerows. The open areas within the western part of the Cemetery are relatively regular in their arrangement – defined by neat rows of burials. Curving, serpentine paths dissect the otherwise geometric arrangement and link the landscape with the parkland to the south, beyond the River Medlock which separates the two areas, and whose bank is defined by dense verges of trees. Philips Park comprises open areas of lawn, a small lake, small playgrounds, tennis court, bowling green, mountain bike track, and allotments (including a garden wellness centre), reflecting its use for leisure activities. The Park is connected to and accessible from the residential townscape to the south, illustrating the connected functionality and relationship between the neighbouring townscape character areas. The character, appearance and experience of the two adjacent green areas is informed by the gently undulating topography – which creates views across the landscape, and the contrast between areas enclosed by trees and with related sense of intimacy, and wide-open areas with a sense of airiness. TCA 2 is primarily frequented by those pursuing leisure activities – walking, running, dog walking, children playing, sports, and also by those attending the Cemetery to visit a burial site – and thus it has a duality of activity and commemoration and contemplation. It is used most intensely by local residents, given its location beyond the city centre lying to the south-west. Notwithstanding intervisibility with neighbouring TCAs, including large structures to the west, the TCA has primarily insular, intimate quality, and most views are focused inwards across the designed landscapes.
- iv) TCA2 is considered to be of **Medium-High townscape value**. Its susceptibility to change is judged to be **Medium** in nature (taking into consideration its existing setting), resulting in the receptor’s **Medium** sensitivity overall.



6.5 TCA 3 (Sub Areas A and B): Residential

- v) TCA 3 comprises of two sub areas, A (in north-eastern part of the study area) and B (in the south-east). These two areas have been grouped together as they share many townscape characteristics and are experienced in a similar manner.
- vi) TCA 3A comprises almost entirely of a single post-war residential estate, apparently constructed in one phase in c.1950s. The townscape is defined by neat, gridded rows of fine grain semi-detached and terraced houses of a standard residential typology, with front and rear gardens, of red brick, with grey slate roofs and primarily arranged over two storeys. There are some courtyard and cul-de-sac arrangements, and communal green spaces define key corners of intersecting streets. In the eastern part of the sub area, four tower blocks are arranged in a low-density formation, set within a landscaped site which merges with the greenery defining the north edge of the railway line beyond. The northern tip of the sub area takes in a small portion of an extensive brownfield site that is enclosed by low quality fencing.
- vii) The small pocket of townscape that is encompassed within TCA 3B lies immediately to the south of Philips Park. It too forms part of a designed residential estate, though of a more recent construction date (ranging from c.1990s to c.2020s). The townscape has a tight, fine grain and comprises primarily of houses of two-three storeys constructed from brick.
- viii) Across both areas, the predominate use is residential, although there are other uses including assisted living, education, and leisure facilities. Both areas are defined by a series of secondary streets and a connected network of tertiary streets and cul-de-sacs. The townscape is predominantly experienced by local residents, and those passing through, whether on foot or via vehicle.
- ix) TCA2 is considered to be of **Low-Medium townscape value**. Its susceptibility to change is judged to be **Low-Medium** in nature (taking into consideration its existing setting), resulting in the receptor’s **Low-Medium** sensitivity overall. This evaluation takes into consideration the generally higher susceptibility of residential receptors to development within their local area, whilst also considering the degree of separation between TCAs 3A and 3B and the Site and particularly the screening effect of interposing vegetation.



Figure 47: Low scale, fine grain housing in TCA 3A.



Figure 48: Tower blocks and low scale housing in TCA 3A.



Figure 49: Low scale contemporary housing in TCA 3B.



Figure 50: Interface between TCA 3B and Philips Park within TCA 2 along Fairclough Street.

6.6 Summary of Townscape Character Areas

- i) The findings of the appraisal above are summarised in **Table 11** below.

Table 11: Summary of Townscape Value and Sensitivity of TCAs

Townscape Character Area	Townscape Value	Susceptibility	Sensitivity
TCA 1	Very Low - Low	Low	Low
TCA 2	Medium - High	Medium	Medium
TCA 3A	Low	Low – Medium	Low – Medium
TCA 3B	Low – Medium	Low – Medium	Low – Medium

6.7 Visual Baseline

- i) In order to inform the assessment of the Proposed Development on heritage, townscape, and visual receptors, a series of viewpoints have been identified in the local area which intend to illustrate how the proposals will appear in its local context. A total of nine views have been identified for this purpose. The location of the viewpoints presents a geographical spread around across the area surrounding the Site and takes into consideration townscape sensitivities, particularly the presence of heritage assets such as listed buildings and RPGs.
- ii) The viewpoint locations selected for this HTVIA are illustrated on the map at **Figure 51** below. The views have been photographed by Ambiente and are presented in the subsequent Visual impact Assessment at **Section 10** of this report.



Figure 51: Viewpoint location plan. Indicative Site boundary in red.

iii) The views are presented in the following format:

- **Existing** – existing scenario (including schemes currently under construction shown in wireline).
- **Proposed** – existing scenario plus the Proposed Development.

7. HERITAGE IMPACT ASSESSMENT

7.1 Introduction

- i) The **NPPF (paragraph 212)** requires that when considering the impact of a Proposed Development on the significance of a designated heritage asset, great weight is given to its conservation in order to avoid any ‘harm’ which might diminish the value of the asset and its significance.
- ii) As there are no heritage assets within the Site boundary, the following discussion will focus on the indirect impact upon the setting of heritage assets within its setting. This principally relates to any potential visual impact but also takes into consideration the changed experience within the setting of the heritage assets, including traffic, noise, accessibility, permeability and patterns of movement, as outlined within Historic England’s assessment checklist for assessing the impact on ‘setting’⁴.

7.2 Summary of Proposed Development

- i) An understanding of the Proposed Development has been informed by an appraisal of the design material prepared by AEW and the verified views prepared by Ambiente.
- ii) The Proposed Development will provide:
 - A total of c. 500 new dwellings:
 - c. 279 apartments in 5 buildings ranging from 4 to 6 storeys in height
 - c. 221 homes in a mix of 2-, 3- and 4-bedroom properties
 - Around 300 car parking spaces
 - Hard and soft landscaping, including children’s play area
 - 43 % of new dwellings will be affordable
- iii) The apartment buildings are proposed in the western part of the Site, with the lower scale housing take up the body and eastern part of the Site. The architectural language is of a traditional domestic typology and is consistent and cohesive across the Site.

7.3 Indirect Heritage Impacts

- i) As recommended in the revised Historic England guidance on the settings of heritage assets referenced above, the perceived indirect impact upon nearby heritage assets (those within the defined 500m study area) in both Construction and Operational phases of the Proposed Development have been tabulated below. The impact assessment has been informed by the baseline significance appraisal at **Section 5** and follows the recommended ICOMOS scheme of Heritage Impact Assessment as defined by the Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (2011).
- ii) The following tables (**Tables 12 and 13**) assess the scale of impact and the perceived effect of change in each case as regards each of the designated heritage assets identified which could potentially be affected by the

Proposed Development. No non-designated heritage assets have been identified within the study area by MCC.

- iii) This impact assessment is based on the architectural design material prepared by AEW, the landscape design material prepared by CW Studio and verified views prepared by Ambiente (presented in **Section 9**).

7.4 Potential Construction Effects

- i) Construction works will trigger various construction impacts which in turn may affect nearby heritage assets through temporary impacts such as dust, noise and vibration. In particular, Philips Park Cemetery (Grade II RPG) and the Chapel (Grade II listed building) has the potential to be adversely impacted during this phase of the Proposed Development.
- ii) Heritage assets will need to be adequately protected during the demolition works to ensure no direct (physical) harm (i.e. loss of historic fabric) occurs and the indirect effect of dust, noise, vibration, and increased traffic levels on the setting of these assets is limited as far as possible. Comprehensive Demolition and Construction Method Statements by appointed contractors should therefore be submitted alongside the planning application to ensure no direct impacts are caused and to mitigate any indirect impacts.
- iii) The potential indirect construction effects of the Proposed Development on heritage assets within the 500m study are summarised below in **Table 12**. It is emphasised that these effects are temporary and of short-medium term duration.

Table 12: Heritage Impact Assessment Summary – Construction Effects					
Map Ref	Heritage Asset	Designation	Significance Value	Magnitude of Impact	Overall Effect
1	Philips Park Cemetery RPG	Grade II RPG	Medium-High	Moderate	Moderate Adverse
2	Philips Park RPG	Grade II RPG	Medium-High	Minor-Moderate	Minor-Moderate Adverse
3	Cemetery Chapel at Philips Park Cemetery	Grade II	Medium	Moderate	Minor-Moderate Adverse
4	Cemetery Office at Philips Park Cemetery	Grade II	Medium	Minor	Minor Adverse
5	Gates and Railings to Main Entrance of Philips Park Cemetery	Grade II	Medium	Minor	Minor Adverse
6	Entrance Lodge to Main Entrance of Philips Park Cemetery	Grade II	Medium	Minor	Minor Adverse

⁴ Historic England (2017). The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning Note 3 (Second Edition).

7.5 Potential Operational Effects

Proposed Development is generally considered to be a positive introduction to the setting of localised heritage assets, and thus no adverse indirect impacts to heritage assets are identified.

- i) The potential effects resulting from the Operational phase of the Proposed Development are likewise limited to indirect effects. The assessment of operational effects is summarised in **Table 13** below.
- ii) The Proposed Development will introduce a series of new buildings into the setting of the heritage assets in the area surrounding the Site. The table below highlights that the indirect effects will range from **Minor-Moderate Beneficial to Negligible-Minor Beneficial**. Given the cleared, brownfield nature of the Site, the

Table 13: Heritage Impact Assessment Summary – Operational Effects						
Map Ref	Heritage Asset	Designation	Significance Value	Magnitude of Impact	Overall Effect	Nature of Effect
1	Philips Park Cemetery RPG	Grade II RPG	Medium-High	Moderate	Minor-Moderate Beneficial	The Proposed Development will introduce a new collection of residential buildings into the Site which will be readily perceived from within the RPG and from its local setting. Whilst the scheme will be visible in views across the landscape, it is not considered that this intervisibility will diminish or detract from an appreciation and enjoyment of the historic cemetery. Due consideration has been given to the sensitivity of the RPG and particularly its proximity to the Site along the shared interface of Riverpark Road, with the scale of built form along this edge of the Site limited to two-three storeys for the majority of the frontage, stepping up to the west of the Site with four storeys to address the corner and the intersection with Briscoe Lane, and reaching a maximum of six storeys on the frontage to Briscoe Lane. Gaps in the streetscape between building plots along the frontage to Riverpark Road are intended to break down the appearance of the scheme from the Cemetery and maintain a sense of openness and permeability to the north. View 4 (Section 9) illustrates how the experience of the Proposed Development from within the PRG along the key east-west route through the Cemetery will take in the new buildings along the Riverpark Road frontage of the Site. Although the degree of proximity experienced in this particular view is judged to have a limited adverse impact from this particular location, the new buildings are understood as forming part of the streetscape beyond the RPG – a streetscape which formerly comprised the utilitarian and functional elevations of the Manchester Abattoir – and which from most parts of the RPG will form an incidental part of the townscape experienced from the landscape. The architectural quality of the scheme will be appreciated in these transient views as one moves through the Cemetery, views filtered by mature trees which define its edge to Riverpark Road. In views further south and from within the body of the RPG, the Proposed Development is seen to sit well below the tree line and will likely only be experienced in glimpsed and fleeting views (see View 3 at Section 9), and demonstrably without impacting upon the appreciation of the profile of the spire of the Grade II listed Cemetery Chapel as it appears above the treeline or the collection of listed structures at the south-western entrance to the RPG. The injection of residents into the Site will likely facilitate greater use of and interaction with the designated landscape and, consequently, increase opportunities for an appreciation of the architectural and historical interest of the RPG.
2	Philips Park RPG	Grade II RPG	Medium-High	Minor	Minor Beneficial	Given the interposing distance that separates the RPG from the Site and the filtering effect of trees, the impact of the Proposed Development on the setting of Philips Park is lesser than that identified with regard to the adjacent Cemetery. Notwithstanding this, it is considered that the increase in the local residential population via the redevelopment of the Site will encourage increased use of the Park and again, facilitate further opportunities for an appreciation and enjoyment of the RPG and an understanding of its architectural and historical interest. Views 2 and 7 (Section 9) illustrate that the Proposed Development, if experienced at all, will be a distant, background addition to vistas across the Park, unlikely to draw the attention of park-users due to their low scale and the obscuring effect of interposing trees.
3	Cemetery Chapel at Philips Park Cemetery	Grade II	Medium	Minor	Minor Beneficial	The Proposed Development will introduce new built form into the setting of the Cemetery Chapel, and it is likely the structure will be appreciated in conjunction with the scheme in views from the RPG. It is not considered that this intervisibility will materially affect an appreciation of the Chapel, owing to the low scale of the buildings along Riverpark Road (albeit stepping up to the west) and to its high architectural quality. View 3 (Section 9) demonstrably illustrates that in views across the landscape, the Proposed Development will set well below the form of its slender spire, currently experienced above the tree canopy from many areas within and beyond the Cemetery boundary, and which has an important landmark and wayfinding value. This aspect of the listed building’s special interest will be unaffected by the Proposed Development.

						As with other heritage assets in the setting of the Site, the introduction of new residents into a Site previously underutilised and an industrial / commercial use will provide greater opportunities for an appreciation of its special interest.
4	Cemetery Office at Philips Park Cemetery	Grade II	Medium	Negligible-Minor	Negligible-Minor Beneficial	The Proposed Development will introduce new built form into the wider setting of the heritage asset, improving the existing quality and appearance of the brownfield Site. View 3 (Section 9) illustrates that in views from the main entrance to the Cemetery, the Proposed Development will be a background feature and largely obscured by interposing trees and thus not readily noticeable. It is considered that beyond the localised improvement to the quality of the townscape, the Proposed Development will not significantly affect an appreciation or understanding of the Cemetery Office.
5	Gates and Railings to Main Entrance of Philips Park Cemetery	Grade II	Medium	Negligible-Minor	Negligible-Minor Beneficial	The Proposed Development will introduce new built form into the wider setting of the heritage asset, improving the existing quality and appearance of the brownfield Site. View 3 (Section 9) illustrates that in views from the main entrance to the Cemetery, the Proposed Development will be a background feature and largely obscured by interposing trees and thus not readily noticeable. It is considered that beyond the localised improvement to the quality of the townscape, the Proposed Development will not significantly affect an appreciation or understanding of the Gates and Railings.
6	Entrance Lodge to Main Entrance of Philips Park Cemetery	Grade II	Medium	Negligible-Minor	Negligible-Minor Beneficial	The Proposed Development will introduce new built form into the wider setting of the heritage asset, improving the existing quality and appearance of the brownfield Site. View 3 (Section 9) illustrates that in views from the main entrance to the Cemetery, the Proposed Development will be a background feature and largely obscured by interposing trees and thus not readily noticeable. It is considered that beyond the localised improvement to the quality of the townscape, the Proposed Development will not significantly affect an appreciation or understanding of the Entrance Lodge.

8. TOWNSCAPE IMPACT ASSESSMENT

8.1 Introduction

- i) This section assesses the potential effect of the Proposed Development on the TCAs identified in **Section 6** of this report. The impacts relative to each TCA are discussed below, whilst a summary of the Construction and Operational effects are presented in **Tables 14** and **15** below.

8.2 Potential Construction Effects

- i) The ES which accompanies this submission sets out the anticipated programme of works related to the redevelopment of the Site, including the key activities that would be undertaken at this stage to facilitate the Proposed Development. It is noted in this assessment that the redevelopment of the Site will be phased appropriately which has the potential to reduce the overall effect on townscape receptors. The construction works are identified as an expected first step in the regeneration of the Site. Mitigation for the potential impacts is delivered in the form of a Construction Environment Management Plan ('CEMP'). These measures will manage how the construction works are undertaken and reduce the potential for environmental effects on the Site and the surrounding townscape.
- ii) The potential direct and indirect construction effects of this phase of the Proposed Development on the identified TCAs within a 500m study area are outlined in **Table 14** below. The most notable impact is upon the Site itself (direct effect), which is located within TCA 1, and the wider character area (indirect effect) where the construction activity has the potential to result in a **Minor Adverse** effect. The physical works to enable the redevelopment will result in a direct, temporary, adverse impact on the TCA. The introduction of construction traffic and associated environmental effects of the construction of new buildings - such as dust, vibration, and noise - are likely to have a minor negative effect on the experience and of the Site and townscape within the defined character area (taking into consideration the existing **Very Low - Low townscape value** of the TCA).
- iii) In terms of the surrounding TCAs, a **Minor-Moderate Adverse effect** is identified with regard to TCA 2, and **Negligible Adverse** effects are identified with regard to TCAs 3A and 3B, given their greater degree of separation from the Site (the susceptibility of receptors within TCA 3 is higher owing to the fact that they are likely to primarily be residents of the local area). These effects – all of which are indirect - reflect the proximity of each TCA to the Site, the existing townscape quality and value of each area, and summarises the likely effect that construction activities on the Site will have on an enjoyment and experience of these areas through increased levels of traffic, noise, vibrations, dust and the visual intrusion of cranes, hoardings and other construction equipment which is required throughout the Construction phase.

Table 14: Townscape Impact Assessment Summary – Construction Effects

TCA	Value	Susceptibility	Sensitivity	Magnitude of Impact	Overall Effect
1	Very Low-Low	Low	Low	Moderate	Minor Adverse (direct and indirect)

2	Medium-High	Medium	Medium	Minor-Moderate	Minor-Moderate Adverse (indirect)
3A	Low	Low-Medium	Low-Medium	Negligible	Negligible Adverse (indirect)
3B	Low-Medium	Low-Medium	Low-Medium	Negligible	Negligible Adverse (indirect)

8.3 Potential Operational Effects

- i) The potential effects resulting from the Operational phase of the Proposed Development on the TCAs is summarised in **Table 15** on the following page.

Table 15: Townscape Impact Assessment Summary – Operational Effects

TCA	Value	Susceptibility	Sensitivity	Magnitude of Impact	Overall Effect	Nature of Effect
1	Very Low-Low	Low	Low	Moderate-Major	Moderate-Major Beneficial (direct and indirect)	The Proposed Development will introduce new built form into the Site comprising taller apartment blocks up to six storeys in height to the western edge of the Site (i.e. in the area most removed from the more sensitive residential townscape to the east and designed landscapes to the south) which will step down to four and then two storeys along the frontage of Riverpark Road. The scheme will introduce a grain that is in keeping with the residential townscape to the north-east and which enhances the permeability of the Site and maintains its sense of openness. The architectural character of the built form aligns with traditional domestic typologies and thus contributes to the cohesiveness of the Site and its connection with neighbouring areas whilst also minimising any impact on the sensitive landscape to the south. The alignment of houses along Riverpark Road will instate a streetscape that effectively defines the southern boundary of the Site; building breaks will prevent the streetscape from appearing impermeable and will provide new routes into the body of the Site. The arrangement of built form at the western end of the Site (see View 1, Section 9) creates a strong edge to this part of the development; the taller scale and changing typology reflects a response to the character of the existing townscape to the west of the Site and helps to define the Site at the junction of Riverpark Road and Briscoe Lane. The arrangement of these taller elements is loose and spacious; the blocks are centred around communal areas which will contribute to the level of soft landscaping and greenery within the Site and will create a visual connection with the designated landscape to the south. The introduction of residents to the Site will passively activate both the area within its boundary and the localised townscape, improving the local sense of vitality and animation. Overall, the Proposed Development will clearly signal the positive regeneration of the Site. The impact on the wider TCA will be less significant in scale although still positive in nature through the enhancements to the character and appearance of the local townscape, the introduction of high quality architecture to the TCA, the improvement to the local streetscape, by introducing a new use which will contribute to the passive activation of the area, and through improving the pedestrian environment in localised parts of the TCA.
2	Medium-High	Medium	Medium	Minor-Moderate	Minor-Moderate Beneficial (indirect)	The Proposed Development will be conspicuous from many areas of TCA 2, but further to the south and within areas of dense trees, the visibility and experience of the Site will be limited. The influence of the Proposed Development on the character, appearance and function of the area as a whole is thus ranging. In those areas to the north of the TCA (primarily those parts within the Philips Park Cemetery) the Proposed Development will be visible beyond the boundary to Riverpark Road or seen in glimpsed and filtered views through the treeline. The scheme has responded to the character and sensitivity of the designed green spaces to the south, presenting a height and form of development that limits the potential impact on the ability to enjoy and appreciate the character, appearance, and atmosphere of the green space. The Proposed Development will re-define the Site's boundary along Riverpark Road and create a streetscape that is consistent and passively activated through the presence of residents. The views at Section 9 – particularly View 4 – illustrate how the experience of the Proposed Development from within the Cemetery will take in the new buildings along the Riverpark Road frontage of the Site. Although the degree of proximity experienced in this particular view is judged to have a limited adverse impact from a heritage perspective from this particular location, the new buildings are understood as forming part of the streetscape beyond the RPG – a streetscape which formerly comprised the utilitarian and functional elevations of the Manchester Abattoir – and which communicates the regeneration of the Site. The instatement of a streetscape along Riverpark Road will aid local wayfinding through TCA 2, providing a new destination that is welcoming and permeable beyond Riverpark Road. The scheme will likely contribute to the formation of a symbiotic relationship with the designed landscapes to the south, which residents will used for leisure activities such as walking or socialising. More generally, the Proposed Development will improve the character and appearance of a large site to the north of TCA 2, naturally activating the area through the injection of new residents and improving the pedestrian environment to the north of the green spaces.
3A	Low	Low-Medium	Low-Medium	Negligible	Negligible Beneficial (indirect)	The Proposed Development will not affect the character, appearance or function of TCA 3A and will be wholly obscured (see Views 6 and 10, Section 9) from most locations in the TCA, but will contribute to the broader appearance, quality and cohesivity of the local townscape. New access routes through the Site will enhance its permeability and sense of connectivity to the surrounding townscape, including the residential area to the north-east of the Site. The fine grain, materiality, and broadly low scale nature of the Proposed Development, along with the traditional residential typology and materiality of much of the housing within the scheme responds to and complements the clear residential character and identity of the built form within TCA 3, enhancing the cohesiveness of the local area. The Proposed Development will passively activate the streetscape along Riverpark Road and improve the experience of local residents as they move towards or away from TCA 3A in the environs of the Site.

3B	Low-Medium	Low-Medium	Low-Medium	Negligible	Negligible Beneficial (indirect)	Given the separating distance, the Proposed Development will not change the character appearance and function of TCA 3B and will be wholly obscured from most locations in the TCA (see Views 7 and 9, Section 9), although it may stimulate further pedestrian movement between the two areas and the scheme will contribute more generally to the appearance and quality of the local townscape.
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9. VISUAL IMPACT ASSESSMENT

9.1 Introduction

- i) The following section considers the potential impact of the Proposed Development on visual receptors in the Construction and Operational phases. The methodology for this assessment is set out in **Section 3** of this report.
- ii) The views below are presented as Accurate Visual Representations ('AVRs') and are verified, intending to provide a realistic understanding of how the Proposed Development will appear in views from the surrounding townscape and from the perspective of visual receptors (i.e. the audience experiencing the view). The verified views have been prepared by Ambiente. They are presented in wireline (AVR 1), block massing (AVR 2), and rendered (AVR 3) format. The views were photographed in December 2024 when a number of buildings on the Site were extant or in the process of being demolished. For the purposes of this assessment, the accepted baseline is that the Site is clear, and so reference is made to this in the following description of the 'existing' view scenarios. The views map is reproduced at **Figure 52**. The viewpoints have been agreed in consultation with MCC. The potential overall effects of the Construction phase of the Proposed Development are summarised in **Table 16** which follows the VIA below. The operational effects are summarised in **Table 17**.



Figure 52: Viewpoint Location Plan.

9.2 View 1

Existing



- i) View 1 looks towards the south-western corner of the Site as it defines the intersection of Briscoe Lane and Riverpark Road.
- ii) The townscape is non-distinct, characterised by a high degree of visual clutter in the form of street furniture including streetlamps, signage, traffic management equipment and varying boundary treatments. The view is open in character owing to the low scale of visible buildings.
- iii) The receptor of the view would have an awareness of the presence of Philips Park Cemetery (Grade II RPG) to the south and west, the northern boundary of which is seen obliquely from this location on Briscoe Lane. The overarching character of the view is informed by the presence of light industrial units and the road network. The Site has no clear identity and lacks any kind of architectural definition to the streetscapes of either Riverpark Road or Briscoe Lane.
- iv) The primary receptors of the view are likely to be employees in local industrial and commercial sites, or those passing through the area, including those who have visited or are intending to visit Philips Park Cemetery. The view would be experienced in the context of moving traffic on Briscoe Lane and Riverpark Road and any activity at nearby industrial and commercial sites.
- v) The amenity value of the view is **Low**. The view's susceptibility to change and sensitivity is **Low**.

Proposed



- vi) The Proposed Development changes the experience of the Site from one without a clear or coherent identity to one which clearly has a residential use, reflected in the domestic language of the built form which defines this western edge of the Site.
- vii) The view looks across the tallest elements of the Proposed Development at the corner of Riverpark Road and Briscoe Lane: the apartment buildings step up from four to a maximum of six storeys in response to the corner, redefining this edge of the Site and contributing to the creation of a new streetscape. The massing is seen to be in proportion with localised townscape and does not appear overbearing or unbalanced.
- viii) The activation of the streetscape along Riverpark Road is legible from this location and will encourage pedestrian movement along this street where the Proposed Development will be experienced in conjunction with the leafy northern boundary of Philips Park Cemetery.
- ix) The Proposed Development clearly signals the regeneration of the Site.
- x) The overall effect on the amenity value of the view and the experience of receptors is judged to be **Minor-Moderate Beneficial**.

9.3 View 2

Existing



Proposed



- i) Viewpoint 2 is located just within the southern entrance to Philips Park (Grade II RPG), looking across a children's play area which is enclosed by a band of mature trees, contributing to the insular, inward-looking character of the view.
- ii) The receptor would be aware of surrounding built form to the south, including the unlisted entrance lodge to the Park to the south-west and housing beyond the boundaries of the Park to the east. A connected network of pedestrian routes dissect the landscape and provide alternative routes for park-users as they enter the site from this corner.
- iii) In summer months, with the trees in leaf, the sense of enclosure is likely to increase and views beyond the immediate locality will be limited and filtered.
- iv) Receptors of this view will primarily be park-users, including parents and children visiting the playground, and including local residents and dog walkers from the neighbouring residential areas. The view may be experienced in the context of noise and activity generated in the playground.
- v) The amenity value of the view is **Medium**. Its susceptibility to change and sensitivity (taking into consideration separating distance from the Site and interposing trees) is **Low-Medium**.

- vi) The Proposed Development is shown to sit within the background of the view, wholly if not entirely occluded by interposing trees. Where visible, the scheme will be experienced peripherally and as a distant background element.
- vii) The Proposed Development will not affect the character or amenity value of the view. The overall effect is therefore judged to be **Neutral**.

9.4 View 3

Existing



Proposed



- i) Viewpoint 3 is located just within the principal, south-western entrance to Philips Park Cemetery (Grade II RPG). The receptor would be aware of the key historic buildings in the locality of the viewpoint, with the northern elevation of the Cemetery Office (Grade II) visible to the north and having just passed through the Gates and Railings, adjacent to the Entrance Lodge (both Grade II) which define this entrance, and which contribute to the sense of arrival into the Cemetery. The view has an open, leafy character; the eye is drawn to the spire of the Cemetery Chapel (Grade II) above the treeline. This structure has a landmark quality and draws movement towards it through the cemetery; its tower and spire are appreciated against a clear sky background, and it is clearly the focus of the view.
- ii) The use and identity of the Cemetery remains clearly legible despite changes in use to the entrance buildings, with numerous burial sites defining the background of the view. Mature trees created a varied and transient skyline as experienced from this location in the Cemetery, and despite the openness, provide a visual buffer which encourages an inward focus into the designed landscape. The paved path in the foreground of the view encourages movement forwards into the Cemetery.
- iii) Receptors of this view will include those using the Cemetery for leisure purposes i.e. walking, dog-walking, or running, or those visiting a grave or for other contemplative purposes. Receptors may be aware of the major road network to the south, with Alan Turing Way's intersection with Briscoe Lane.
- iv) The amenity value of the view is **Medium-High**. Its susceptibility to change and sensitivity (taking into consideration separating distance from the Site and interposing trees) is **Medium**.

- v) The Proposed Development is seen to sit well below the tree canopy, and therefore largely occluded. There is no interaction between the scheme and the spire of the Cemetery Chapel, which maintains its landmark quality and as the focal point of the view.
- vi) Where visible, the Proposed Development will be experienced fleetingly and peripherally through the trees and will not materially affect the character or quality of the view.
- vii) The overall effect is therefore judged to be **Neutral**.

9.5 View 4

Existing



- i) View 4 is located on one of the primary east-west pedestrian routes through Philips Park Cemetery (Grade II RPG), proximate to the entrance into the landscape from Riverpark Road at Bank Street. The view is defined by the northern perimeter coursed stone wall of the Cemetery. Burial plots and trees in the middle and background follow this alignment, and there is a general pedestrian desire line leading west.
- ii) Beyond the Cemetery wall is the former buildings which populated the Site, now cleared or in the process of being so. The view of the Site is incidental and it's likely that a receptor's focus would be more contained within the confines of the Cemetery boundary. In the background, the tower and spire of the Cemetery Chapel is perceived through the tree canopy; this structure becomes more apparent as one travels west and influences the pattern of movement westwards through the Cemetery.
- iii) Receptors of this view will include those using the Cemetery for leisure purposes i.e. walking, dog-walking, or running, or those visiting a grave or for other contemplative purposes.
- iv) The amenity value of the view is judged to be **Medium**. Its susceptibility to change and sensitivity is considered to be **Medium**.

Proposed



- v) The Proposed Development will be perceived beyond the boundary wall of the Cemetery, forming a new street frontage to Riverpark Road which introduces a degree of enclosure to the north. Although the scale of the proposed buildings is low, their proximity to the northern edge of the Cemetery means that they are prominent in views along this key east-west route through the landscape, although they are read as belonging to a site outwith the boundary of the RPG. The new buildings introduce an external influence which may alter the experience of receptors within the Cemetery, and which may potentially detract from an appreciation and enjoyment of the view and the visual experience of walking through the landscape.
- vi) The roofscape and upper storeys of the taller blocks in the western portion of the Site will be peripheral to an experience and enjoyment of the designed landscape.
- vii) The overall effect on the amenity of the view is subsequently judged to be **Minor Adverse**.

9.6 View 5

Existing



- i) Viewpoint 5 is located at the eastern termination point of Riverpark Road as it meets Bank Bridge Road.
- ii) The foreground of the view is taken up with the road junction, but Riverpark Road is defined in the middle-ground by enclosing banks of trees which channel a focus west towards the Site, which is poorly defined and indistinct in character. The view also facilitates an appreciation of the topography as it steps up to the north towards the railway line.
- iii) Receptors of this view would include local residents, including those from areas to the north and south, and from those engaged in leisure activities such as walking, dog-walking or cycling. The nature reserve of Clayton Vale is located to the east and so people using this space are likely to be receptors of this view when arriving or leaving. Receptors may be aware of the presence of Philips Park Cemetery (Grade II RPG) to the west, as it forms a connected series of green spaces with Philips Park (RPG) and Clayton Vale.
- iv) The amenity value of the view is judged to be **Low**. Its susceptibility to change and sensitivity is considered to be **Low**.

Proposed



- v) The Proposed Development, with its low scale and fine grain in the eastern portion of the Site, integrates comfortably into the view. The residential character of the scheme is not particularly legible at this distance but will become more apparent as receptors move west onto Riverpark Road.
- vi) It is not considered that the Proposed Development will affect the character or value of the view to any notable degree. The overall effect on the amenity value of the view is judged to be **Neutral**.

9.7 View 6

Existing*Proposed*

- i) Viewpoint 6 is located on Rosebank Road, looking south-west towards the Site, which is not visible due to interposing built form and topography. The view has a clearly residential character, comprising fine grain, brick-built properties. The mass of the former Avro Works appears in the background of the view and terminates the south-western aspect of the view.
- ii) This view will primarily be experienced by residents.
- iii) The amenity value of the view is judged to be **Low**. Its susceptibility to change and sensitivity is considered to be **Low-Medium**, given the residential context.

- iv) The Proposed Development will be wholly obscured by interposing built form and thus will have no effect on the quality or value of the view. The overall effect is therefore **None**.

9.8 View 7

Existing



Proposed



- i) Viewpoint 7 is located on the open playing fields in the southern part of Philips Park RPG (Grade II). The view has an open, expansive quality. Mature trees to the north provide a visual buffer that screens anything beyond the confines of the park.
- ii) Receptors of this view will include those engaging in leisure activities – walking, dog-walking, running etc., many of whom are likely to be local residents.
- iii) The amenity value of the view is judged to be **Medium**. Its susceptibility to change and sensitivity (taking into consideration separating distance from the Site and interposing trees but also the presence of residential receptors) is **Low-Medium**.

- iv) The Proposed Development is shown to sit within the background of the view, wholly occluded by interposing trees. Where visible, the scheme will be experienced peripherally and as a distant background element.
- v) The Proposed Development will not affect the character or amenity value of the view. The overall effect is therefore judged to be **Neutral**.

9.9 View 8

Existing



- i) Viewpoint 8 is located on Ten Acres Lane, looking south towards the Site across a brownfield Site enclosed by low quality fencing. The Site is not visible.
- ii) The view takes in a low-quality area of townscape that has an inactive and underutilised appearance. Further south on Ten Acres Lane, housing provides better definition to the streetscape and has a clearer townscape identity.
- iii) The amenity value of the view is judged to be **Very Low**. Its susceptibility to change and sensitivity is considered to be **Low**.

Proposed



- vi) The Proposed Development is shown to sit within the background of the view, wholly occluded by interposing trees.
- vii) The Proposed Development will not affect the character or amenity value of the view. The overall effect is therefore judged to be **None**.

9.10 View 9

Existing

- i) Viewpoint 6 is located on Clayton Road, looking north-west towards the Site, which is not visible due to interposing built form and topography. The view has a clearly residential character, comprising fine grain, brick-built properties.
- ii) This view will primarily be experienced by residents.
- iii) The amenity value of the view is judged to be **Low**. Its susceptibility to change and sensitivity is considered to be **Low-Medium**, given the residential context.

Proposed

- iv) The Proposed Development will be wholly obscured by interposing built form and thus will have no effect on the quality or value of the view. The overall effect is therefore **None**.

9.11 View 10

Existing

- v) Viewpoint 6 is located on Briscoe Lane, looking south-west towards the Site, which is not visible due to interposing built form and topography. The view has a clear residential character, comprising fine grain, brick-built properties which define the south streetscape and a school with playing fields to the north.
- vi) This view will primarily be experienced by residents and staff at pupils at the school.
- vii) The amenity value of the view is judged to be **Low**. Its susceptibility to change and sensitivity is considered to be **Low-Medium**, given the residential context.

Proposed

- viii) The Proposed Development will be wholly obscured by interposing built form and thus will have no effect on the quality or value of the view. The overall effect is therefore **None**.

9.12 View 11

Existing



Proposed



- ix) Viewpoint 11 is located on Hulme Hall Lane, looking south-east towards the Site, which is not visible due to interposing built form and topography. The viewpoint is proximate to a residential area to the west, and so it is likely it will be experienced by local residents moving through the area, especially given that the viewpoint is adjacent to a pedestrian crossing.
- x) The view has a commercial character contributed to by the built form on the northern side of Hulme Hall Lane. Otherwise, the character and experience of the view is largely informed by the multi-lane road network, which is activated by moving traffic.
- xi) The amenity value of the view is judged to be **Low**. Its susceptibility to change and sensitivity is considered to be **Low**.

- xii) The Proposed Development will be wholly obscured by interposing built form and thus will have no effect on the quality or value of the view. The overall effect is therefore **None**.

9.13 Visual Impact Assessment Summary

- i) The Visual Impact Assessment in the Construction and Operational phases are summarised in **Tables 17** and **18** below. The construction effects on visual receptors relate to the appearance of construction traffic and machinery in the views, hoardings, increased levels of dust and disruption, as well as noise and vibrations which affect a receptors ability to enjoy the view. As with heritage and townscape receptors, mitigation for the potential impacts is embodied in the form of a comprehensive Construction Environment Management Plan. This measure will manage how the demolition and construction works are undertaken and reduce the potential for environmental effects on visual receptors.

Table 16: Visual Impact Assessment Summary: Construction Effects					
View No.	Value	Susceptibility	Sensitivity	Magnitude of Impact	Overall Effect
1	Low	Low	Low	Moderate	Minor-Moderate Adverse
2	Medium	Low-Medium	Low-Medium	Negligible	Negligible Adverse
3	Medium-High	Medium	Medium	Minor	Minor Adverse
4	Medium	Medium	Medium	Minor-Moderate	Minor-Moderate Adverse
5	Low	Low	Low	Minor	Negligible-Minor Adverse
6	Low	Low-Medium	Low-Medium	None	None
7	Medium	Low-Medium	Low-Medium	Negligible	Negligible Adverse
8	Very Low	Low	Low	Negligible	None
9	Low	Low-Medium	Low-Medium	None	None
10	Low	Low	Low	None	None
11	Low	Low	Low-	None	None

Table 17: Visual Impact Assessment Summary: Operational Effects					
View No.	Value	Susceptibility	Sensitivity	Magnitude of Impact	Overall Effect
1	Low	Low	Low	Moderate	Minor-Moderate Beneficial
2	Medium	Low-Medium	Low-Medium	Negligible	Neutral
3	Medium-High	Medium	Medium	Negligible	Neutral
4	Medium	Medium	Medium	Minor	Minor Adverse
5	Low	Low	Low	Minor	Neutral
6	Low	Low-Medium	Low-Medium	None	None
7	Medium	Low-Medium	Low-Medium	Negligible	Neutral
8	Very Low	Low	Low	Negligible	None
9	Low	Low-Medium	Low-Medium	None	None
10	Low	Low	Low	None	None
11	Low	Low	Low-	None	None

10. SUMMARY AND CONCLUSIONS

10.1 Introduction

- i) The following section summarises the overall effects on heritage, townscape, and visual receptors in the Construction and Operational phases of the Proposed Development.

10.2 Summary of Construction Effects on Heritage, Townscape, and Visual Receptors

- i) The summary of potential effects on **heritage receptors** in the Construction phase is as follows:
- 2 instances of **Moderate Adverse**
 - 2 instances of **Minor-Moderate Adverse**
 - 2 instances of **Minor Adverse**
- ii) The summary of potential effects on **townscape receptors** in the Construction phase is as follows:
- 1 instance of **Minor-Moderate Adverse**
 - 2 instances of **Minor Adverse**
 - 1 instance of **Negligible Adverse**
- iii) The summary of potential effects on **visual receptors** in the Construction phase is as follows:
- 2 instances of **Minor-Moderate Adverse**
 - 1 instance of **Minor Adverse**
 - 1 instance of **Negligible-Minor Adverse**
 - 1 instance of **Negligible Adverse**
 - 5 instances of **None**

10.3 Summary of Operational Effects on Heritage, Townscape and Visual Receptors

- iv) The summary of potential effects on **heritage receptors** in the Operational phase is as follows:
- 1 instance of **Minor-Moderate Beneficial**
 - 2 instances of **Minor Beneficial**
 - 3 instances of **Negligible-Minor Beneficial**
- v) The summary of potential effects on **townscape receptors** in the Operational phase is as follows:
- 1 instance of **Moderate-Major Beneficial**
 - 1 instance of **Minor-Moderate Beneficial**

- 2 instances of **Negligible Beneficial**

- vi) The summary of potential effects on **visual receptors** in the Operational phase is as follows:
- 1 instance of **Minor-Moderate Beneficial**
 - 4 instances of **Neutral**
 - 5 instances of **None**
 - 1 instance of **Minor Adverse**
- i) These are the residual effect of the Operational phase of the Proposed Development. The effects identified also have the potential to be enhanced by the wider planning benefits of the Proposed Development which are summarised and discussed in the Planning Statement prepared by EKPS to accompany this application.
- ii) Overall, it is considered that in the Operational phase, the Proposed Development will signal the regeneration of the Site, contributing to a clearer and more cohesive architectural character within the Site and improving the experience of the Site within the local townscape, from the setting of nearby heritage assets, and in select local views.

10.4 Policy Compliance

- i) The Proposed Development is considered to be in alignment with all local and national policy requirements including the NPPF (2024), the PPG, and key policies from Manchester’s Local Development Framework, specifically those relating to design and heritage. The baseline appraisals and assessments contained within this HTVIA are considered to align with guidance provided by Historic England and GLVIA.

11. REFERENCES

i) The following sources have been referenced and used to inform this report. Due to its name change all publications by English Heritage are referred to as Historic England.

1. Planning (Listed Buildings & Conservation Areas) Act 1990.
2. National Planning Policy Framework (2024).
3. Planning Practice Guide, Historic Environment (published 2014, updated 2019).
4. Historic England, Conservation Principles: Policies and Guidance (2008).
5. Historic England, Historic Environment Good Practice Advice in Planning 2: Managing Significance in Decision-Taking in the Historic Environment (2015).
6. Historic England, Historic Environment Good Practice Advice in Planning 2 (Second Edition): The Setting of Heritage Assets (2017).
7. Historic England, Advice Note 12: Statements of Heritage Significance (2019).
- 8.