# THE NORTHERN TENNIS CLUB
# DIDSBURY
# HERITAGE STATEMENT

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# Section 1 Introduction

This Heritage Statement accompanies the planning application for proposed works at the Northern Tennis Club, Didsbury, comprising the addition of cedar cladding to cover the corrugated metal cladding to the upper level of a building. The proposal site is situated within the Blackburn Park Conservation Area. This Heritage Statement should be read in conjunction with the proposed plans and elevations, the design and access statement, and other reports submitted with the planning applications.

This Heritage Statement has been prepared in accordance with the NPPF and the NPPG. This Heritage Statement aims to provide sufficient information specific to the proposal site and its immediate surroundings. To this end the statement provides a summary of the history and development of the local area, the history of the site and a description of the site, the Northern Tennis Club, Didsbury. It assesses the significance of the site, the special interest of the Blackburn Park Conservation Area and the contribution that the site makes to this special interest. The Statement also describes the proposed works, sets out the desirability of the proposed works and assesses the impact of the proposed works upon the special interest of the Conservation Area.

# Section 2 Planning Policy Context

## 2.1 Introduction

Both national and local planning policies and guidance affect the planning policy context for the proposal site. These include the Manchester Local Development Framework Core Strategy Development Plan Document, Extant Unitary Development Plan Policies, Draft Places for Everyone – Joint Development Plan (August 2021), NPPF Chapter 16, the NPPG and guidance from Historic England.

## 2.2 Manchester Local Development Framework (LDF) 2012

The Core Strategy was adopted by Manchester City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework and covers a period of 15 years from 2012 to 2027. Relevant policy includes:

**Policy EN3 Heritage**

Throughout the city, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains. Proposals which enable the re-use of heritage assets will be encouraged where they are consistent with the significance of the heritage asset.

## 2.3 Manchester Unitary Development Plan (1995) Extant Policies

One of the objectives of this plan was 'to protect and enhance Manchester's Victorian, Edwardian and Georgian architectural and historic heritage.' Many policies have been replaced by the Core Strategy (2012) however Policy DC18 on Conservation Areas and Policy DC19 on Listed Buildings within the citywide Developmental Control Policies remain valid.

**DC18.1 Conservation Areas**

The Council will give particularly careful consideration to development proposals within Conservation Areas.

a. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:

i) the relationship of new structures to neighbouring buildings and spaces;
ii) the effect of major changes to the appearance of existing buildings;
iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);
iv) the effect of signs and advertisements;
v) any further guidance on specific areas which has been approved by the Council.

b. The Council will not normally grant outline planning permission for development within Conservation Areas.

c. Consent to demolish a building in a conservation area will be granted only where it can be shown that it is wholly beyond repair, incapable of reasonably beneficial use, or where its removal or replacement would benefit the appearance of character of the area.
d. Where demolition is to be followed by redevelopment, demolition will be permitted only where there are approved detailed plans for that redevelopment and where the Council has been furnished with evidence that the development will be undertaken.
e. Development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the area. This will include the protection of views into and out of Conservation Areas.

## 2.4 Places For Everyone – Joint Development Plan (Publication Stage Plan, August 2021)

Places for Everyone is a long-term plan of nine of the Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan) for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts. The plan is a joint development plan of the nine districts which will determine the kind of development that takes place in their boroughs, maximising the use of brownfield land and urban spaces while protecting Green Belt land from the risk of unplanned development. The Plan is at its main modifications consultation stage and is expected to be adopted in 2024. Relevant policy includes:

**Policy JP-P 2**
**Heritage**
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 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.

Development proposals should identify assets of archaeological interest and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.

Where heritage assets have been identified as being at risk, Local Plans should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and re-use.

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 The Planning (Listed Building and Conservation Areas) Act 1990

Local Planning Authorities have statutory duties regarding decisions involving heritage assets. The following provisions are relevant to the site:

Section 72: ‘General duty as respects conservation areas in exercise of planning functions. In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.’

## 2.6 National Planning Policy Framework and National Planning Practice Guidance

Section 16 of the NPPF, ‘Conserving and enhancing the historic environment’, provides the policy framework for the conservation of the historic environment. The following guidance is relevant to the site:

**Proposals affecting heritage assets**

**200.** In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

**201**. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this

into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
**203.** In determining applications, local planning authorities should take account of:
(a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
(b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
(c) the desirability of new development making a positive contribution to local character and distinctiveness.
**Considering potential impacts**
**205.** When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
**206**. 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. Substantial harm to or loss of:
(a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
(b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.
**207.** 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, or all of the following apply:
(a) the nature of the heritage asset prevents all reasonable uses of the site; and
(b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
(c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
(d) the harm or loss is outweighed by the benefit of bringing the site back into use.
**208.** Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
**210.** Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.
**211.** Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.
**212**. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

## 2.7 Other National Guidance Documents: Historic England

Several Historic England documents provide relevant guidance. These include *Conservation Area Designation, Appraisal and Management (*2019) and *Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12* (2019).

# Section 3 Description of the Site

## 3.1 Location and Setting

The wider proposal site of the Northern Lawn Tennis Club is located in West Didsbury within the block enclosed by the Metro line and West Didsbury tram stop, parallel to Lapwing Lane to the northeast, Palatine Road (B5167) to the northwest, Parkfield Road South to the southwest and Elm Road to the southeast. The main access is from Palatine Road, just south of its junction with Lapwing Lane; there is also pedestrian access from Parkfield Road South. The Club lies to the northern end of the Blackburn Park Conservation Area. West Didsbury is a residential suburb of Manchester, on the northern bank of the River Mersey and approximately 7km south of the city centre. It is part of the metropolitan borough of Manchester, within the metropolitan county of Greater Manchester.

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| ***Location Plan*** | ***Aerial View of Location*** |

The flat site is enclosed by and located to the rear of the houses on the surrounding roads. Lapwing Lane (on the far side of the railway line) and Palatine Road are busy main roads while Elm Road and Parkfield Road South are relatively quiet, with trees planted in the pavements in some areas. The setting of the car park at the northern end of the site, enclosed by both a busy road junction and a metro station, is almost urban in character while the southern end of the site is part of a residential suburb with many old houses set in gardens characterised by their mature trees. While many of the large plots on Palatine Road were developed as 3-storey semi-detached villas in the late 19th century as part of Blackburn Park, most of the houses on Parkfield Road South and Elm Road date from the early 20th century and are two-storey. The area is still primarily residential, although some of the plots have been redeveloped with small modern housing developments or blocks of flats replacing the original buildings. The grounds and courts of the Northern are the largest open space in the immediate area.

***Corner of Palatine Road and Lapwing Lane***

***Corner of Parkfield Road South and Elm Road***

***Northern Tennis Club from Lapwing Lane***

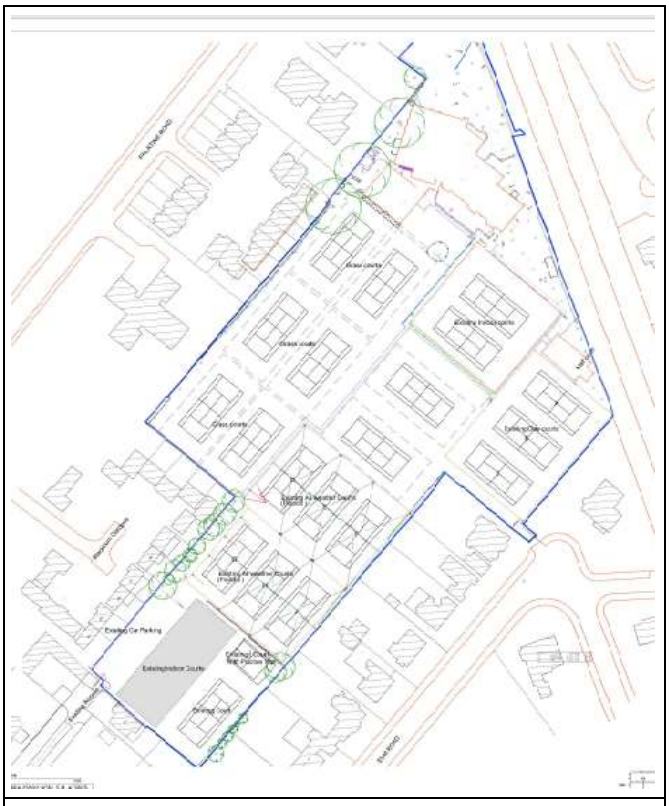
***Modern Development on Elm Road***

## 3.2 The Site

The proposal site is irregular in shape, an extensive open space enclosed by the rear boundaries of houses on three sides and by the railway line on the fourth. To the north of the site is the access drive from Palatine Road, the car park and, to the east, the service yard, together making up a triangular area at the north of the site.

The irregular shaped clubhouse faces south across its terrace and the grass show courts. It was rebuilt in the 1990s following a severe fire caused by arson. The two-storey building is of brick with half-timbered decoration (reflecting the appearance of the original building) on white render to the upper floor and a hipped tiled roof. To the south three dormers over projecting bays break up the roofline. A balcony extends between two of them, accessed through a series of French windows at first floor level. This was extended in 2010 and the attached glass canopy was added to provide shelter to the new ground floor terrace. The north elevation to the car park has a single-storey brick extension under a tiled hipped roof project, as the main entrance.

To the west of the clubhouse at an oblique angle is the flat-roofed brick building containing the six squash courts and fitness facilities. This building is of brick with cladding to the upper section; to the south it is white with half-timbered decoration, it was extended in 1995, including a renewal of the roof.



***Existing Site Plan***

***Access Road to Car Park with Squash Courts and Clubhouse to Right***

***Clubhouse and Grass Show Courts from South with Indoor Courts Building to Right***

***Squash Courts Attached to the Clubhouse***

***Clubhouse Entrance with Squash Courts***

To the southeast of the clubhouse is a large brick building dating from 1997 containing two indoor courts. The building has a gable roof of light-grey coloured metal and brick walls with large areas of green cladding in the upper section.

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| ***Indoor Courts 1997*** | ***Looking South from Corner of Indoor Courts Building towards All Weather Courts*** |

There are seven grass courts to the south of the clubhouse and a further two to the south of the indoor court building, separated by a paved path; these two constitute the specific proposal site.

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| ***Path with Proposal Site Beyond from Southwest*** | ***Proposal Site from Southeast*** |

To the east of the indoor courts and these grass courts, adjacent to 31 and 33 Elm Road, are three green American clay courts with halogen floodlighting and to the south six red artificial clay courts with halogen floodlighting.

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| ***Three Green American Clay Courts*** | ***Red Artificial Clay Courts*** |

To the southern end of the site is the rectangular building of the original indoor court (for which permission to demolish and for a replacement scheme has been granted). To the west is open space with pedestrian access to the cul-de-sac of Parkfield Road South and pedestrian access to the Club through a timber gate in the fence to the north of the open space. To the east of the building is a hard tennis court and a half court with practice wall, adjacent to 17 Elm Road and Parkfield Lodge. A previous line of leylandii, planted to screen the 1967 building has been felled in line with permission. To the west of the 1967 building is an area of open space used for grounds working, parking and pedestrian access to the club grounds. It has vehicular access off Parkfield Road South.

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| ***West Side of Original Indoor Court*** | ***East Side of Indoor Court with Hard Court and Practice Wall*** |

## 3.3 Boundaries

The diagonal northeast boundary which separates the car park from the railway line is a modern, high green wire fence. To the east of the car park there is a service yard and here the boundary is formed by a high timber fence. The northern section of the west boundary, between the entrance and the northwest corner is a low brick wall of recent construction with iron railings above and intermittent square brick piers. South of the entrance, the boundary to 119 Palatine Road comprises iron railing to the side of the house and a timber panel fence with concrete posts to the car park, which extends to the rear of 121 and 123 (The Rossett), with its modern block to the rear.

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| ***Northeast Boundary*** | ***West Boundary to 119 Palatine Road*** |

South of this, the boundary to the modern housing development of Trafalgar Place and the block of flats at 131 Palatine Road is marked by a substantial well-maintained hedge which extends to the form the boundary with the north of the properties of Blackburn Gardens, a modern development to the southwest of the site.

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| ***Hedge Boundary to Trafalgar Place and 131 Palatine Road*** | ***Hedge Boundary to Blackburn Gardens*** |

The southwest boundary to the properties of Blackburn Gardens comprises a variety of timber panel fencing, often overgrown. The narrow south boundary has to the west the opening from the cul-de-sac between 3 and 5 Parkfield Road South which gives access to the infill developments of the Coach House (developed in the grounds of No.3) and 5a built up to the boundary of the Northern, with a high brick wall to either side. Beyond this the south boundary abuts the rendered brick wall to the block of garages of the large 4-storey block of flats of Parkfield Lodge, on the corner of Parkfield Road South and Elm Road.

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| ***Southwest Boundary to Blackburn Gardens*** | ***South Boundary to 5A Parkfield Road South*** |

The southeast boundary follows the rear property lines of the plots of 17-31 Elm Road, jutting east to the boundary line of 33 Elm Road. Between 31 and 33 there is a tall timber gate. The southeast boundary is a combination of wall, fencing, with climbing vegetation, dense shrubs and overhanging trees. In some areas the garden boundary planting provides a high degree of privacy while in others, property owners have chosen to enjoy views out across the tennis courts.

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| ***South Boundary to Parkfield Lodge Garages*** | ***Southeast Boundary to 17 and 19 Elm Road*** |

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| ***Boundary to 21-25 Elm Road*** | ***Boundary to Side of 31 Elm Road, with Gate at End*** |

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| ***Boundary to 33 and 31 Elm Road*** | ***Boundary to 33 Elm Road and Railway*** |

# Section 4 A Brief History of Didsbury and The Northern Tennis Club

## 4.1 History and Development of the Didsbury Area and Blackburn Park

There are no entries on the Historic Environment Record within the proposal site however, a Roman coin (HER 263.1.0) was found to the east at the boundary of the Blackburn Park Conservation Area, at the corner of Wilmslow Road and Parkfield Road. Whilst there is no record of the settlement of Didsbury in the Domesday Survey, the name is believed to have Anglo-Saxon origins, being derived from '*Dyddi's burh*'. Its location on the north bank of the River Mersey was at one of the few spots where the river could be forded.

There was no separate manor of Didsbury, despite references in some documents; Didsbury a small agricultural hamlet held as a portion of the manor of Withington. The earliest reference dates from 1235, concerning the granting of land for the construction of a chapel with burial yard. This was dedicated to St. Oswald and located to the south of the village centre. It was rebuilt in stone in the early 17th century and later became known as St. James. There was a mill, which was mentioned in a charter granted around 1260.[1] Withington, by the 13th century, was an independent manor whose Lord was William de Withington, however ownership of the manor changed allegiance towards the end of that century and had become by the 14th Century a sub manor of the Barony of Manchester, a much larger area which stretched as far as Denton.

***Saxton's 1577 Map of Cheshire***

At the end of the 18th century the settlement was still small and comprised of a collection of half-timbered thatched cottages, a smithy and handloom weavers' houses as well as a church and two inns overlooking the village green. By this time a few larger houses were being built, including along Wilmslow Road, reflecting growing prosperity and in particular the impact of the industrial revolution on the city of Manchester. The 1848 1st edition OS map shows near the proposal site the large houses of Parkfield House, to the west of Wilmslow Road, Barlow Moor to the south, Eltville House and Fog Lodge to the east and Withington House to the northeast. To the immediate west along Lapwing Lane was Lapwing Farm and the surrounding area was a patchwork of fields.

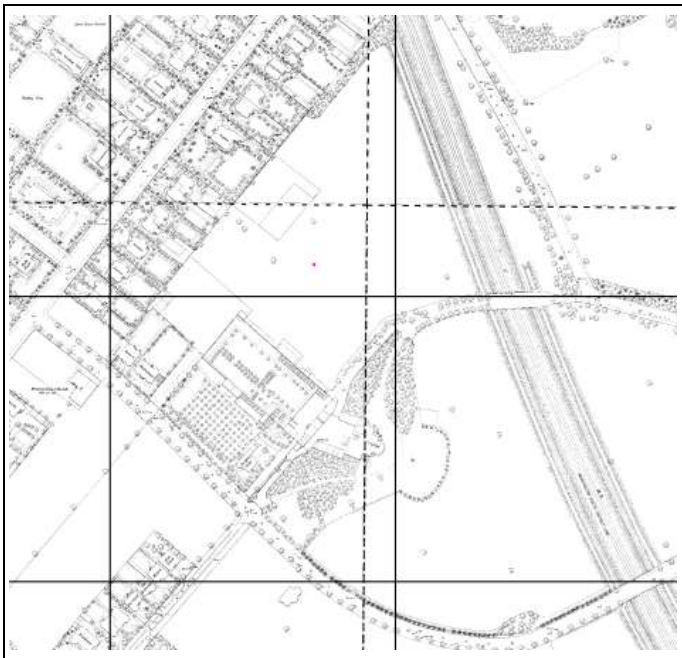
A significant change to the area occurred in 1862 when the Manchester and Wilmslow Turnpike opened, supplementing the overburdened route along Wilmslow Road. Although only two miles long, it connected Withington and Northenden and the two counties palatine of Lancashire and Cheshire via a bridge of cast iron across the Mersey. Shortly after it opened, land prices in the area started

[1] British History online (https://www.british-history.ac.uk/vch/lancs/vol4/pp293-297) accessed 13/10/21.

rising and the road was later renamed Palatine Road. A further change and incentive for development in the area occurred with the opening of the railway line between Manchester Central and Stockport in 1880, with a station on Lapwing Lane, west of its junction with Palatine Road. To the south of this and west of Palatine Road was an area of dense terraced housing.

The construction date for Parkfield House is not known but in 1808 it was occupied by the cotton merchant Jeremiah Withington and his wife Hannah. It appears in 1848 as a large house to the east of a drive leading to a junction with Lapwing Lane as well as one to the south on the line of Parkfield Road South. It is surrounded by gardens to the east and an orchard to the west. Two of Withington's three children, George and Benjamin lived at Parkfield and went into their father's business. Jeremiah died in 1847 but only following the death of George in 1865 was Parkfield sold in 1867 to Charles Blackburn, a 57 year-old silk manufacturer from Leeds with a strong interest in spiritualism. Recognising the opportunity, he started selling off small parcels of land. He moved to London in 1884, after which Parkfield was rented out and more parcels of land sold off for development; he died in 1891. From 1884-1891 Parkfield was occupied by Richard Harmer Hampson who ran a cotton mill in Radcliffe. Sometime after this the original house was demolished and a new house built.[2]

By 1893 there were detached and semi-detached houses set in gardens along both sides of the new turnpike, Palatine Road. The United Reform church on the corner of Palatine Road and Parkfield Road South had been built, as had 1 and 3 Parkfield Road South. This constitutes the first phase of development of what became known as Blackburn Park. To the east, closer to Parkfield House, there is no development at this time but both Elm Road and Parkfield Road South bridge the new railway line.



***Parkfield in 1890s (1893 OS 1:500)***

***Charles Blackburn***

By 1908 development extended along Parkfield Road South, either side of the new building of Parkfield; the former gardens to the west of the house appear to have been relinquished. The proposal site and the land to the east of Parkfield, closer to the railway, remain undeveloped.

The Northern Lawn Tennis Club had been founded in 1881 with grass courts and a small clubhouse in Old Trafford. 56 life members contributed 10 guineas to its construction costs and membership was limited to 250. The Northern Lawn Tennis Association had been founded in 1879 and held its first tournament in 1880. The fourth tournament was held at the new club and thereafter alternated

[2] https://100hallsaroundmanchester.wordpress.com/2021/05/01/100-halls-around-manchester-part-43, accessed 13/10/21.

between Liverpool Cricket Club and Manchester. However, by 1907 the smoke from the railways and the surrounding industry attracted by the opening of the Manchester Ship Canal significantly reduced the attractiveness of the grounds. Negotiations were opened in 1908 with the estate manager of Blackburn Park, Drummond Fraser, and a 4-acre site was purchased for £3,000. The two-storey black and white half-timbered clubhouse or pavilion was dismantled and re-erected at the northern end of the new site. Within the next few years additional land, 'Nathan's Garden' at the Parkfield Road end of the ground, was leased and three shale courts were added.[3]

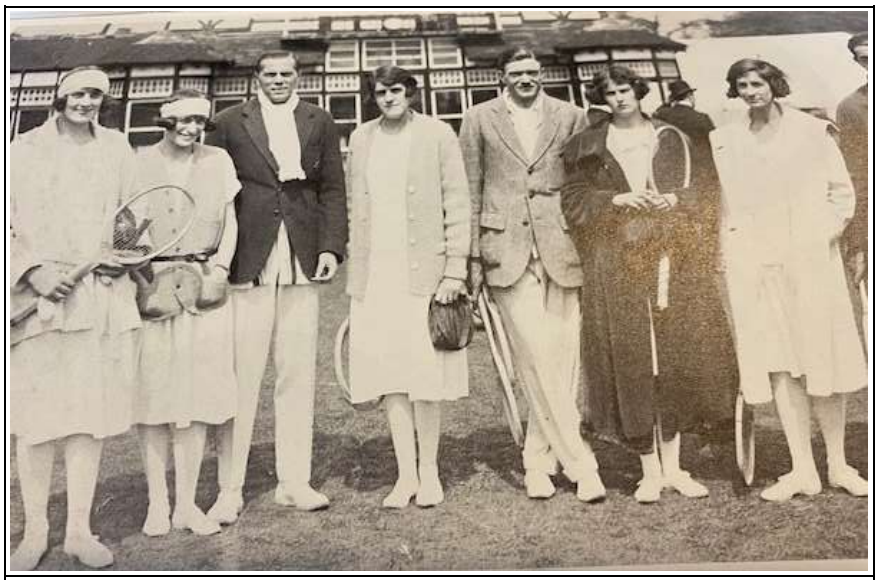
The houses on both sides of Elm Road north of Parkfield appear by 1923 although 33 Elm Road does not. West Didsbury, situated between the denser development of Withington to the northwest and Didsbury to the southeast, was characterised by larger houses and gardens. South of Barlow Moor Road were the open areas of the Marie Louise Gardens and Fielden Park but to the north, open space was more limited.

During the post-war period West Didsbury retained its character as a leafy and desirably suburb of Manchester although some of the housing has been redeveloped or replaced with larger units, plots being either subdivided or merged. The railway line closed in the 1960s but recently reopened with the new Metrolink line.

## 4.2 History of The Northern Tennis Club

### 4.2.1 The Development of the Proposal Site

The 1848 OS map shows the proposal site as open fields, which were then largely in the ownership of Benjamin Withington and associated with Parkfield on what later became Elm Road. The house and land were purchased by Charles Blackburn in 1867 who started developing the area as the Blackburn Estate. The 4-acre site was purchased from the Estate by the Northern Lawn Tennis Club in 1908 and subsequently the field to the south leased in addition and laid out with shale tennis courts. During the First World War much of the ground of the grass courts was reduced to meadow and afterwards much of the turf had to be re-laid. The Northern Club and the Northern Tournament were inextricably linked and connected with the highest levels of national and international tennis.



***1920s at the Northern with Pavilion in the Background***

By the 1930s membership was expanding and accommodation was inadequate. The pavilion was extended at a cost of £1,000 and land in Elm Road was acquired for the creation of three new hard

[3] David Allaby, *Wimbledon of the North: A 100 Years at the Northern* (E.J. Morton: Didsbury, 1981).

courts. Two squash courts were also built in 1936. The 1938 OS map shows on the Tennis Grounds this piece of land between 31 and 33 Elm Road, as well the enlarged pavilion.[4]

***Northern Grounds in the late 1940s, with Tournament Show Court***

During the war the groundsman's duties expanded to include searching the grounds for anti-aircraft shell-fragments before mowing. Tennis ball manufacture had ceased during wartime but old balls could be inflated and recovered. The US Army used the pavilion as a lecture room, some 39 officers were accepted as temporary members and assisted with coaching the growing junior section. The mower and roller were pulled by a horse kept in a stable to the left of the main entrance to the Club.

A third squash court was added in 1957 and an indoor court to the south of the site was built in 1969, with three clay courts to the north of the new indoor court. Around this time the area to the southwest of the Club changed significantly with the construction of Trafalgar House and Blackburn Gardens, while to the southeast Parkfield Lodge had been built on the corner of Elm Road and Parkfield Road South. For the tournament, there were stands around the show court (on the site of the later indoor courts) and marquees on the clay courts adjacent to 31 and 33 Elm Road.

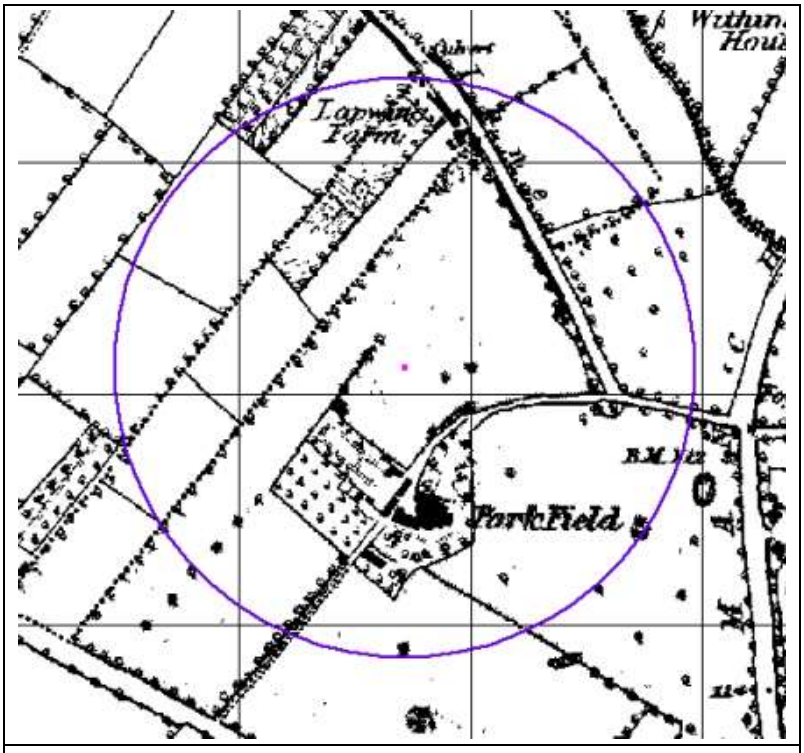
***Northern Grounds after 1969, with Original Indoor Court***

[4] Ibid, 41.

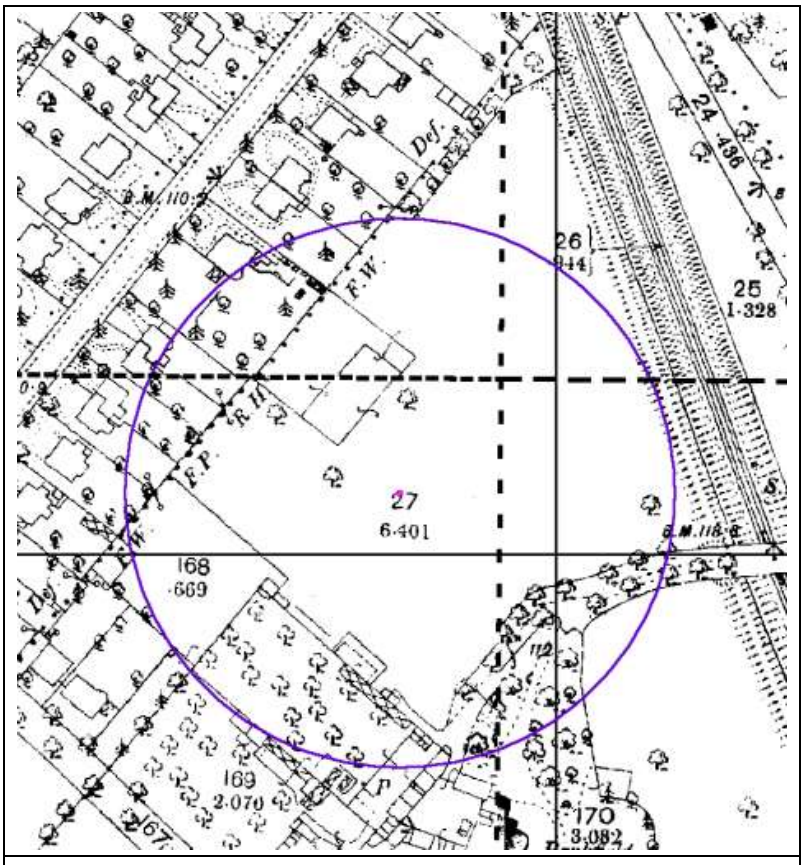
In the early 1990s following an arson attack the clubhouse was destroyed. It was rebuilt and the new building was opened in 1993, followed by a two storey extension to the squash court building (which now contains 6 courts). In 1997 on the area of the former show court and stands, a building containing two indoor courts was added along with the conversion of three grass courts to hard courts. While grass courts remain important to the Club, they can only be used from late morning onwards, from May to September and cannot be used for league matches. For regular year-round play the addition of more all-weather courts is essential to attract and retain members who now expect to play all the year round.

In the last two years growth in demand has been so high that lack of court availability is becoming a real problem. Partly as a consequence of the pandemic, with a greater interest in local outdoor activities, membership has increased from 1100 pre-pandemic to 1600.

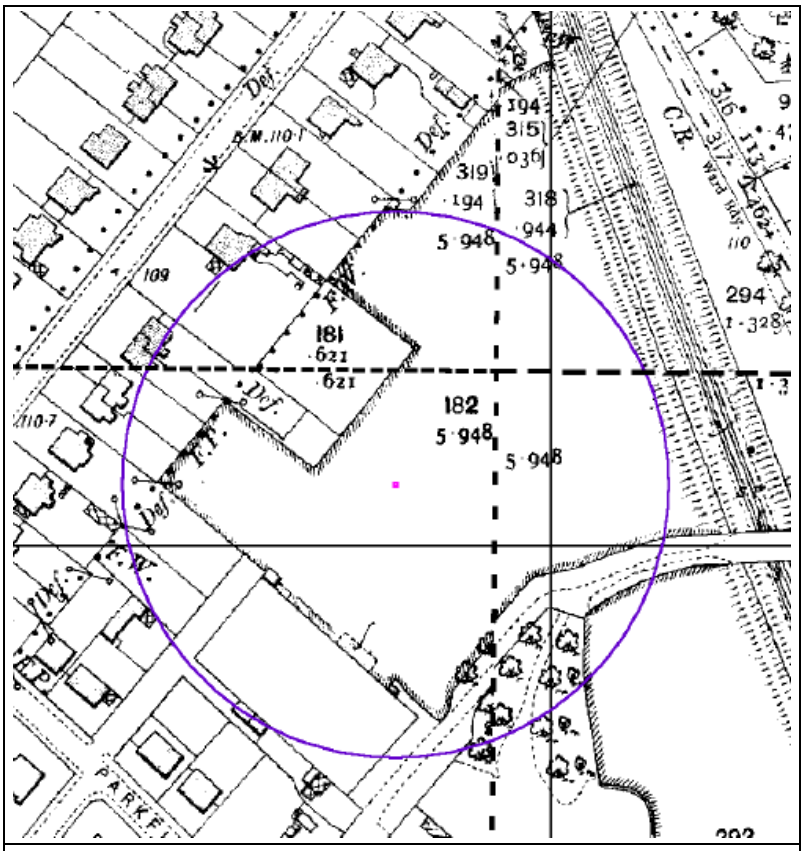
### 4.2.2 Sequential Development of the Site



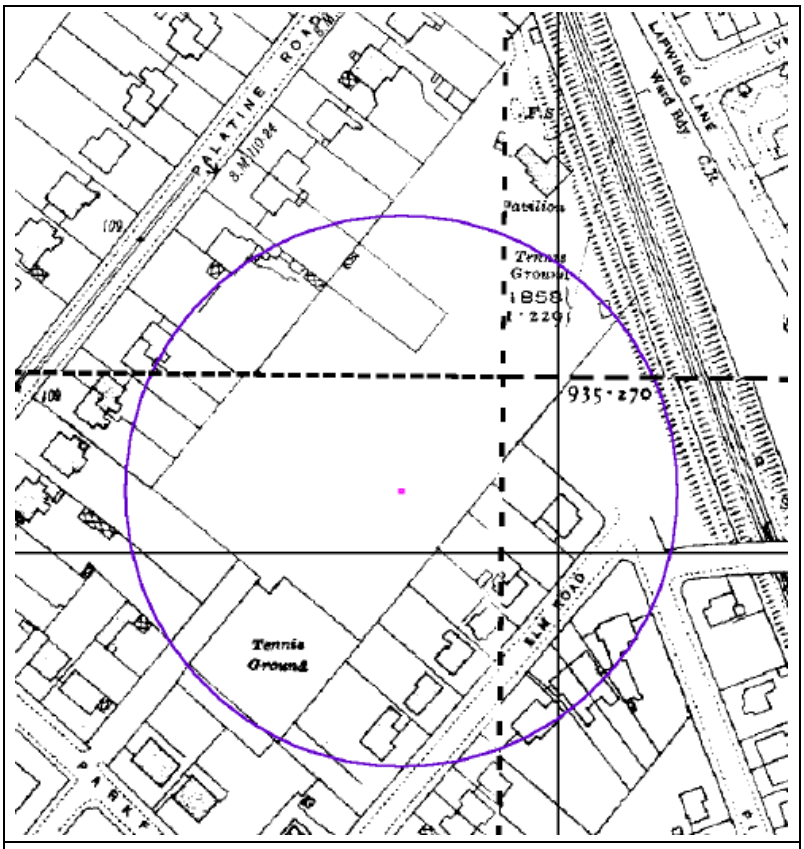

***1848 OS Map***



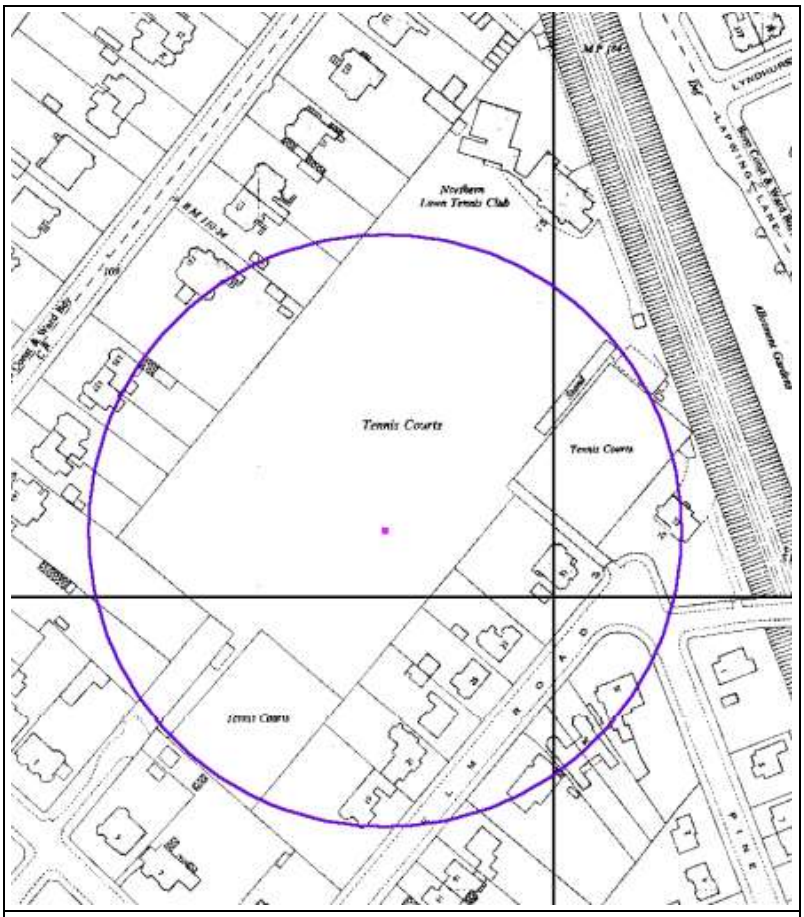

***1894 OS Map***



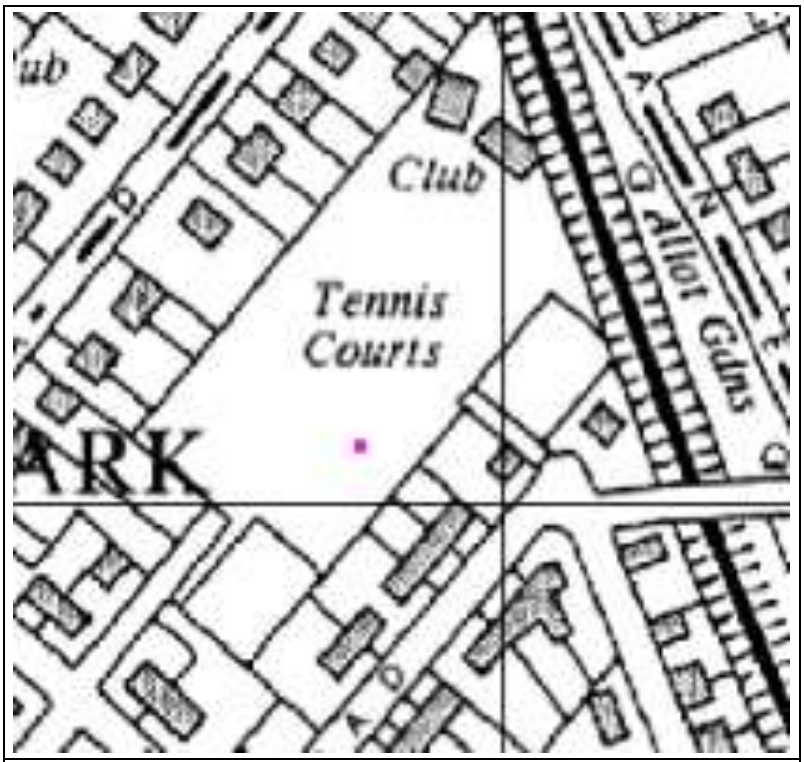

***1907 OS Map***



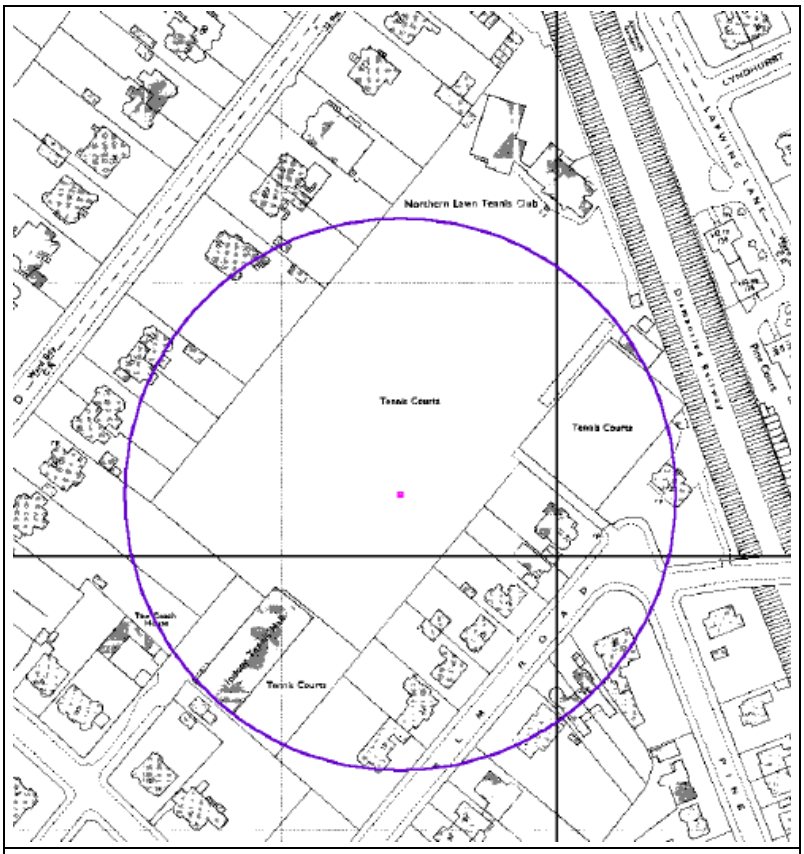

***1922-33 OS Map***



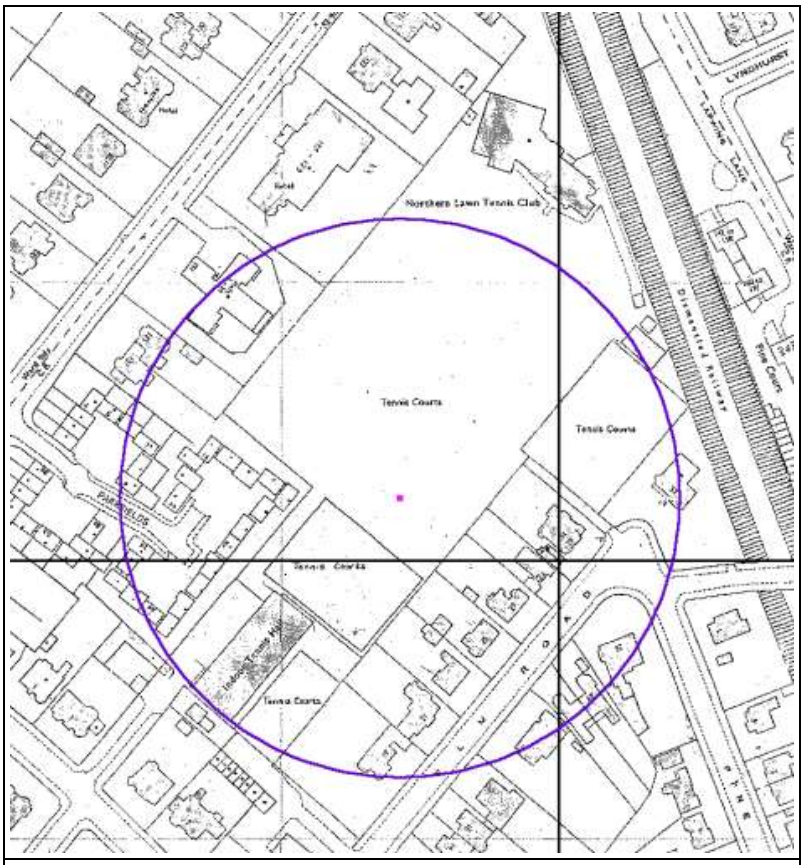

***1956-8 OS Map***



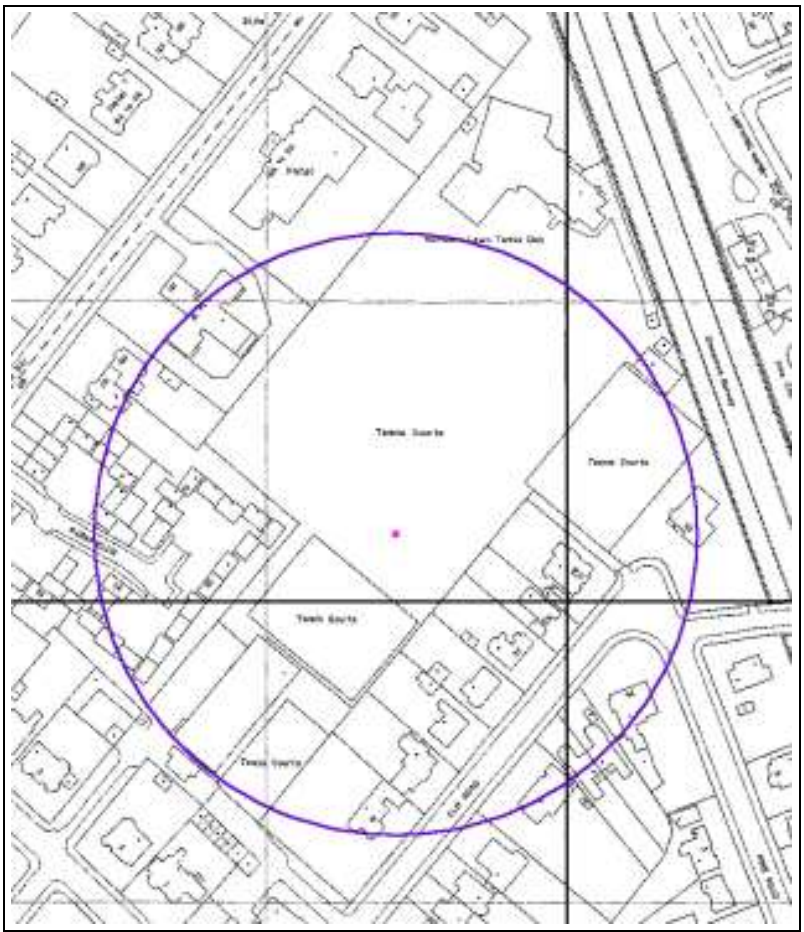

***1965-6 OS Map***



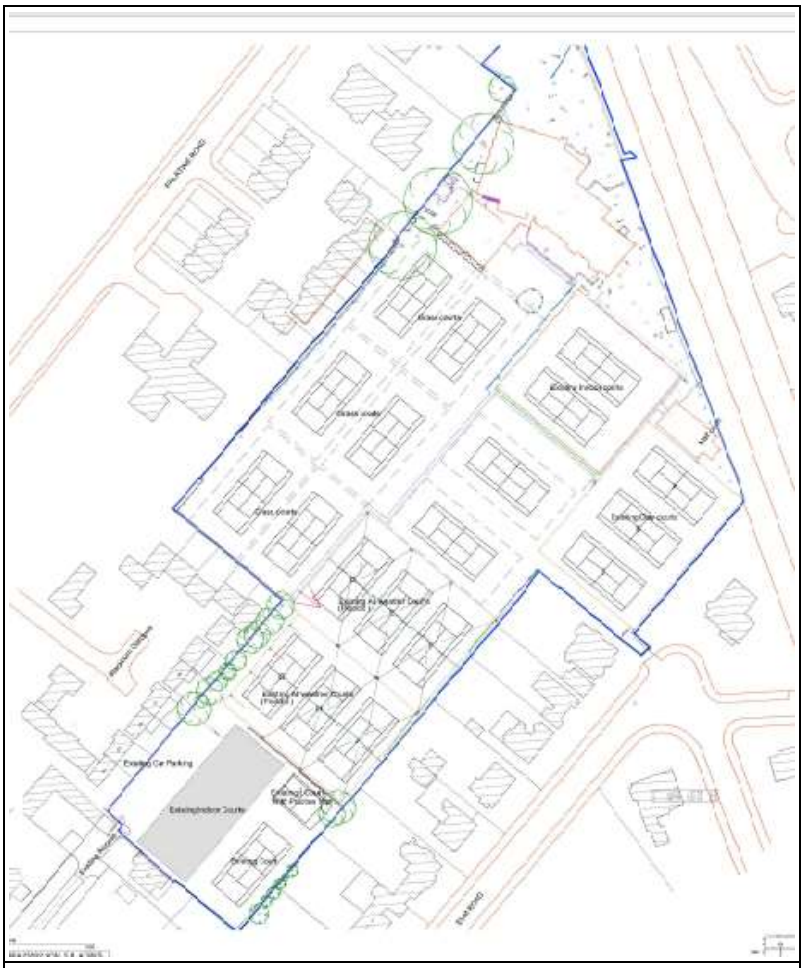

***1973-4 OS Map***




***1983-9 OS Map***




***1992 OS Map***



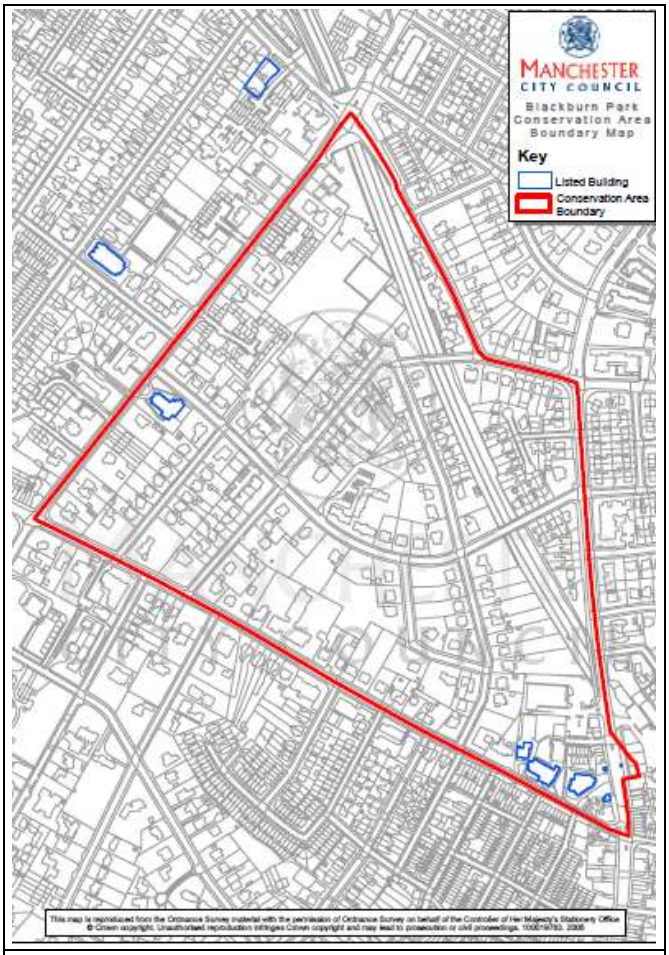
***Current Location Plan Including 1967 Indoor Court, Approved for Demolition)***

# Section 5 Assessment of the Special Interest of the Blackburn Park Conservation Area

## 5.1 Introduction

The Blackburn Park Conservation Area was designated in 1979 and comprises of the area bounded by Barlow Moor Road, Palatine Road, Lapwing Lane, and Wilmslow Road. There is no Conservation Appraisal but the Manchester City Council website includes a limited overview of its history, buildings, townscape and trees, as well as guidance on control of development, improvement and enhancement.[5] The Historic England document, *Conservation Area Designation, Appraisal and Management,* outlines the key elements that define special interest (significance) within a Conservation Area. These are as follows:

- General Character, Location and Uses
- Historic Interest
- Architectural Interest and Built Form
- Positive Contributors (sometimes referred to as key buildings)
- Locally Important Buildings
- Spatial Analysis
- Streets and Open Space, Parks and Gardens and Trees
- Setting and Views




***Blackburn Park Conservation Area Map***

[5] https://secure.manchester.gov.uk/info/511/conservation_areas/1032/blackburn_park_conservation_area.

## 5.2 Summary of Character and Special Interest of Blackburn Park Conservation Area

### 5.2.1 General Character, Location and Uses

The Blackburn Park Conservation Area is a largely residential area located close to the centre of the Didsbury and five miles south of Manchester City Centre. Its boundaries are Barlow Moor Lane to the south, Palatine Road to the west, Lapwing Lane to the north and Wilmslow Road to the east. In the southeast, around the junction of Wilmslow Road and Barlow Moor Lane, it includes the civic quarter with the Public Library, War Memorial and Emanuel Church. Palatine Road and Wilmslow Road are both busy routes into Manchester. The area is flat, to the north of the meandering River Mersey. While the surrounding areas include a significant amount of 19th century terraced housing, Blackburn Park was developed as an area of large family houses with spacious gardens, arranged along tree-lined roads which are busy on the boundaries but quieter in the central areas. Much of the area remains residential, although there is commercial development along Lapwing Lane. Some of the larger plots have been redeveloped, either through subdivision and extension of the original houses, redevelopment into apartment blocks or with denser housing. There is almost no public open space apart from the roads but the Northern Tennis Club sports ground constitutes a large open space.

### 5.2.2 Historic Interest

Prior to the mid-19th century the area comprised open fields; the 1842 Cherry Tree Cottage and the mid-18th century cottage at 694 Wilmslow Road are some of the oldest buildings in the Conservation Area identified in the MCC overview but Parkfield House was occupied by 1808 and the 1848 OS map shows Lapwing Farm to the north and some small plots on the north side of Barlow Moor Road. The historic interest of the Conservation Area derives from its association with Charles Blackburn who purchased Parkfield House and associated land in 1867 and his gradual, piecemeal approach to selling land in small units for 3-4 houses which led to the distinctive and phased development of the area. The development also reflects the impact of transport changes in the area, with the building of the turnpike on Palatine Road in 1862 and later the opening of the Manchester South Railway Line with a station on Lapwing Lane in 1880.

Blackburn's death in 1891 led to a further phase of development, which included the rebuilding of Parkfield House, development along Parkfield Road South and the sale of a large area of land to the Northern Tennis Club. This both preserved a large area of open space in the northern area of the Conservation Area and provided a home for the prestigious annual tennis tournament and the club which hosts it.

### 5.2.3 Architectural Interest and Built Form

The buildings of the Blackburn Conservation Area are notable for their variety of style and materials. Regarding the materials, the older 19th century houses are generally in textured light red or buff brick with slate roofs. Decorative elements are added in either sandstone or contrasting coloured brick. The early 20th century and pre-war houses show greater variety, with use of render, half-timbering and hanging tiles as additional walling materials and red tiles and green slate for roofs.

The houses are a mixture of detached and semi-detached. While there is evidence of the Gothic style in the 1915 Carnegie-funded library and Emmanuel Church and rectory, as well as in the Victorian houses on Palatine Road, with pitched roofs, varied gables and finials, the influence of the Arts and Crafts movement and Art Nouveau style is also seen in late 19th and early 20th century buildings. This can be seen in the use of panels of decorative stained glass in doors and windows, varied window form (bay and bow windows, as well as oriel windows), leaded glass and glazing bars, variety in roof forms, including chimney stack with string courses and brick corbelling. Covered entrance porches are common, either with pitched or flat roofs.

Post-war developments include blocks of flats. On the corner of Elm Road and Parkfield Road, the block is constructed in blue engineering brick and is less appropriate to the character of the area, while later blocks and development in yellow brick fit in better.

***Victorian 123 Palatine Road***

***Early 20th Century Houses on Elm Road***

***1960s Parkfield Lodge***

***Late 20th Century Developments on Palatine Road***

### 5.2.4 Positive Contributors and Locally Important Buildings

There is no Conservation Area Appraisal for the Blackburn Park Conservation Area and Manchester City Council does not currently have a list of locally important buildings. It can be assumed that all listed buildings may be considered as making a positive contribution to the Conservation Area. There are seven listed structures in the Blackburn Park Conservation Area, all of which are Grade II listed. Most are clustered in the southeast corner of the Conservation Area, near the junction between Barlow Moor Road and Wilmslow Road; only the former Methodist church of St. Aiden's is to the west of the Conservation Area on the corner of Palatine Road and Parkfield Road South:

- Didsbury Public Library, Grade II
- 694 Wilmslow Road, Grade II
- Didsbury War Memorial, Grade II, Grade II
- Emmanuel Church, Grade II
- Emmanuel Vicarage, Grade II
- Rhodes memorial clock tower and drinking fountain, Grade II (east side of Wilmslow Road)
- Didsbury United Reform Church (St. Aiden's) Grade II

***Didsbury Library, Wilmslow Road***

***Didsbury War Memorial, Wilmslow Road***

***Emmanuel Church, Barlow Moor Road***

***United Reform Church, Palatine Road***

### 5.2.5 Spatial Analysis

The spatial character of the Blackburn Park Conservation Area derives from the large family houses set in spacious plots with mature gardens to the front and rear of the houses. While the early plots are larger and varied in shape, the 20th century plots are smaller in size, rectangular and narrower; the houses are set towards the front of the plots with a small garden to the road and a larger garden to the rear. All of the roads include a combination of detached and semi-detached houses.

While the roads forming the boundaries to the Conservation Area are generally straight and characterised by heavy traffic, the interior roads are quieter but still spacious and include curves, as well as junctions where they bisect each other. The railway line runs in a cutting from the northeast to southeast, now back in use with a station in the northeast corner of the Conservation Area. Two bridges cross this line. There are no public open spaces within the Conservation Area, however to the north the grounds of the Northern Tennis Club preserve a large expanse of open land. The junction of Palatine Road and Lapwing Lane in the northwest is an area of urban open space dominated by traffic while the junction of Wilmslow Road and Barlow Moor Road has a civic quality and includes pedestrian areas.

***Palatine Road***

***Pine Road***

***Junction of Palatine Road and Lapwing Lane***

***Pedestrian Area around Didsbury Library***

### 5.2.6 Streets and Open Spaces, Parks and Gardens and Trees

The roads are described as tree-lined; in some cases, the trees are planted along the roads and in most the trees and shrubs within the gardens provide the tree cover and green fringe. The former lamps and street furniture of Blackburn Park have been replaced by more utilitarian streetlamps. The roads surfaces are tarmadacam and pavements are generally modern flagstones or tarmacadam with stone curbstones.

Garden boundaries are usually in the form of brick or stone walls of moderate height sometimes with decorative brick panels and coping stones and brick or stone gateposts marking the entrances. The walls are often supplemented with hedges above. Off the major roads, much of the front gardens have been turned over to hard standing.

The open space of the Northern's sports grounds comprises a variety of facilities and surfaces, appropriate for both hosting an international sporting event and providing year-round playing and training facilities for a large tennis club. In addition to the large clubhouse building and adjacent squash courts, there are two buildings containing indoor courts allowing for play in all conditions, 10 all-weather courts in different surfaces and the area used for grass court play in the summer months. The grounds are enclosed by the clubhouse and car park to the north and by the rear of the properties on Palatine Road/Blackburn Gardens on the west, Elm Road on the east and Blackburn Gardens and Parkfield Road South on the south. There are only limited views of the space from the surrounding roads.

***Lapwing Lane with Trees and Gardens***

***Tree-lined Elm Road***

***Open Space of the Northern's Grounds***

### 5.2.7 Setting and Views

Historic England Guidance regarding setting and views within conservation areas states:

> 'Heritage assets can gain significance from their relationship with their setting whilst views from within or outside an area form an important way in which its significance is experienced and appreciated.'

In the absence of a Conservation Area Appraisal for Blackburn Park, and without a review of this within the limited information provided on the website, there is little guidance on what is considered to be important with regard to setting and views, apart from the statement: 'Blackburn Park is principally an area of large family houses with spacious gardens, arranged along tree-lined roads which criss-cross the level ground of the park.' In an appeal decision concerning the area, the Inspector described the character and appearance of the Conservation Area as: 'principally an area of large mid-19th to early 20th century family houses with spacious gardens, arranged along tree lined roads.[6]

There is no reference to views into or out of the Conservation Area. Indeed, it may be that the combination of the busy roads which form the boundaries of the Conservation Area, its flat terrain and

[6] Planning Inspectorate Appeal Decision APP/B4215/W/16/3164609

the development of the surrounding area limits the importance of such views. Instead, it seems that rather it is the views along streets within the Conservation Area, such as along Parkfield Road South and Elm Road which may be considered characteristic and important. There is also no reference to views across open spaces, specifically the Northern's grounds, except for in the decision notice, the Inspector comments that: 'the position of the appeal site relative to surrounding residential properties together with existing landscaping both on and off the site means that public views of it are extremely limited'.

## 5.3 Contribution of The Northern Tennis Club to the Special Interest of the Conservation Area

### 5.3.1 Contribution to Character and Appearance

The Northern is not a primary source of the special interest of the Conservation Area, as it is neither associated with historic interest deriving from Charles Blackburn and his development of Blackburn Park as an area of spacious residential homes, nor is the Club in the character and appearance of the area, identified as being one of late 19th and early 20th century large family houses set in spacious gardens along tree-lined streets. However, it is associated with the last phase of the historic development of Blackburn Park. In this, as a prestigious club hosting an historic international annual grass-court tennis tournament, it may be judged a source of heritage importance. Furthermore, its addition preserved a large area of open space, in the absence of any planned public space. The character of this open space has evolved over time, as the expectations of members and the technical developments of playing surfaces have evolved, and it is certainly not uniform in character. The Northern does not form a part of any key views into, out of or within the area and has a low level of contribution to the Conservation Area due to its historic interest.

### 5.3.2 Level of Contribution to the Special Interest of the Conservation Area

**Criteria and Levels of Contribution**
The various site elements of the Northern have been assessed against the Historic England criteria for elements that define special interest within a Conservation Area and has been assigned a level of contribution to the special interest of the Conservation Area. The levels used are:

**High Level of Positive Contribution**
The element is relatively intact with a high level of integrity, has a high level of special interest, and makes an important contribution to the wider significance of the Conservation Area. Buildings or structures at this level are likely to be listed buildings or scheduled ancient monuments.

**Medium Level of Positive Contribution**
The element may have been slightly altered but retains its integrity, may have less special interest, and its contribution to the wider significance of the area is less important than listed buildings or monuments.

**Low Level of Positive Contribution**
The element may have been significantly altered, have a low level of integrity, the special interest may have been lost and it makes a low level of contribution to the wider significance of the area.

**Neutral Level of Contribution**
The element has some potential to contribute to the character of the Conservation Area or has a neutral impact on the character of the Conservation Area.

**Negative Contribution**
The element makes a negative impact on the character or appearance of the Conservation Area.

**Assessment Against the Criteria**

| Building/ Site Element | Contribution | Reasons |
|---|---|---|
| Clubhouse and squash courts | Neutral | The buildings date from the second half of the 20th century. Historically they form part of the setting of the grass courts. |
| Central grass court area | Medium | The Northern Tennis Tournament is a grass court tournament of international importance, dating from 1873, pre-dating both the founding of the Club and its establishment in Blackburn Park. The central area of grass courts is open land during the winter season. Due to the low seasonal utilisation and high associated costs such courts are under threat. |
| Car Park | Neutral | The area makes a neutral contribution to the Conservation Area. |
| Modern indoor court building | Neutral | The brick building is in the historic materials of the Conservation Area and supports the wider commitment of the Club to training and development as well as to the viability of the historic tournament. It is in the setting of the grass court area. |
| Three green American Clay courts adjacent to 31-33 Elm Road | Neutral | These were the first hard courts at the Northern and help meet the high and growing demand for all-year usage, contributing to the viability and vitality of the Club and tournament. |
| 1967 indoor court, adjacent parking, hard court and half-court | Neutral | Planning approval has already been granted for the redevelopment of this building and adjacent associated land with a building containing 3 indoor courts. It makes a neutral contribution to the significance of the Conservation Area. |
| 6 red clay courts | Neutral | These hard courts help meet the high and growing demand for all-year usage, contributing to the viability of the Club and tournament. |

# Section 6 Proposed Works

## 6.1 Proposed Works

The proposed works aim to improve the appearance of the squash courts to the right of the main entrance. It is proposed to cover the existing corrugated metal cladding to the upper level of the squash courts building with Western Red Cedar cladding. The cladding is proposed to be installed horizontally. Improved halo-lit logo signage is proposed for the north elevation of the squash courts and above the main entrance to the club.

***East Elevation to Squash Courts***

***North Elevation to Squash Courts***

***CGI Showing Cedar Cladding and Halo-Lit Signage***

## 6.2 Landscaping, Access and Parking

The existing access, parking and landscaping will be unaltered.

# Section 7 Impact of the Proposed Works on the Blackburn Park Conservation Area

## 7.1 Method of Assessment

The following assessment identifies the impact of the proposals on the significance of the Conservation Area. This is achieved by considering the effects of the proposals on the elements that constitute special interest within the Conservation Area, as set out by Historic England guidance. Overall, the Northern Tennis Club and grounds are assessed as making a low contribution to the Conservation Area but across the large site, different areas make higher or lower contributions. Specifically, the open area of the historic grass courts is assessed as making a medium contribution while the two areas affected by the proposals are assessed as making a neutral contribution (Section 5.3.2).

The impact of the proposed works has also been assessed using a cultural heritage impact assessment methodology based upon the International Council on Monuments and Site (ICOMOS) Guidance on Heritage Impact Assessments, a methodology commonly used to assess heritage impact. The impact assessment also follows the CIfA/ IHBC/ IEMA guidance, *Principles of Cultural Heritage Impact Assessment in the UK* of July 2021. In the ICOMOS methodology, the significance of the impact of the proposed works is based on the value or sensitivity of the heritage asset and on the magnitude of the impact on that heritage asset. The criteria used for assessing value, magnitude of impact and significance of impact are set out in three tables included in Appendix 2.

## 7.2 Impact of the Proposed Works on the Location and Setting

### 7.2.1 The Impact of the Proposed Works on the Historic Significance

The historic special interest of the Blackburn Park Conservation Area derives from its historic association with Charles Blackburn and his piecemeal approach to development in the 19th century, which led to the creation of a residential area characterised by large family houses in spacious gardens. The Northern, seeking a large sports ground for a tennis club for its members and also space for the major tournament that it hosted, moved to Blackburn Park in the early 20th century after Blackburn's death and in the final stage of development of Blackburn Park. The Northern tournament and the area of grass courts on which this is played might be considered a separate and additional source of historic significance of the Conservation Area. The proposals will have a neutral impact on the historic significance of the Conservation Area as the proposals will not affect the elements which contribute to the historic significance of the Conservation Area.

### 7.2.2 The Impact of the Proposed Works on the Architectural Quality and Built Form

The cedar cladding and halo-lit logo sign will have a neutral impact on the architectural quality and the built form of the Conservation Area.

### 7.2.3 The Impact of the Proposed Works on Positive Contributors

There is no Conservation Area Appraisal nor a local list. The proposal sites are not in the vicinity of any listed buildings. Regarding the buildings in the immediate vicinity of the proposal site, the houses on the west side of Elm Road date from between 1907 and the mid-1920s, although 33 Elm Road is post war; they also do not form part of the early stage of development of Blackburn Park; some have been rebuilt and most, if not all, appear to have been significantly extended. The proposals will therefore not impact any identified positive contributors.

## 7.3 Summary of Impact

The impact of the proposed development has been assessed using Historic England guidance on conservation areas and the heritage impact methodology, see Appendix 2. The heritage impact assessment methodology first assesses the value of the heritage asset, and then the magnitude of impact is assessed. These two values are set in a matrix to finally assess the significance of impact. The historic asset, Blackburn Park Conservation Area, is assessed as having a medium value of significance, as it is a Conservation Area containing buildings that contribute significantly to its historic character.

As the heritage asset being assessed is the Conservation Area, therefore the magnitude of impact is assessed by considering the changes to the Conservation Area as a whole. It is assessed that the proposed cedar cladding and halo-lit logo signs at the Northern Lawn Tennis Club have a negligible magnitude of change on the Conservation Area.

Following the heritage assessment methodology guidance for assessing heritage impact, the proposed works will make an overall negligible magnitude of change to a heritage asset of medium value. This would constitute a neutral or slight impact, which can be either beneficial or adverse. Overall, this assessment determines that the proposals would have a neutral impact on the Conservation Area.

As the proposed development is assessed as having a neutral Impact, there is no harm to the affected heritage asset, the Blackburn Park Conservation Area. Therefore paras 205 to 208 of the NPPF, which discuss substantial harm or less than substantial harm do not apply here.

## 7.4 Heritage Impact Assessment Table

The following table sets out the proposed works, identifying the potential impact on the character and appearance of the Conservation Area and proposed mitigation.

| PROPOSED WORK | SIGNIFICANCE OF AFECTED HERITAGE ASSET | MAGNITUDE OF CHANGE TO CONSERVATION AREA | POTENTIAL IMPACT OF WORK & PROPOSED MITIGATION |
|---|---|---|---|
| Western Red Cedar cladding applied to north and east elevations of squash courts | Blackburn Park Conservation Area: Medium | Negligible:<br>Slight changes to historic setting that hardly affect it. | Neutral Impact:<br>The proposed cladding will have no impact on the character and appearance of the Conservation Area. |
| Halo-lit logo signs to be erected above main entrance and to north elevation of squash courts. | Blackburn Park Conservation Area: Medium | Negligible:<br>Slight changes to historic setting that hardly affect it. | Neutral Impact:<br>The proposed new signs will have no impact on the character and appearance of the Conservation Area. |

# Section 8 Conclusions

## 8.1 History, Development and Usage

The site of the NLTC was farmland, even after it became part of the estate associated with Parklands, a house to the east of the site known to be occupied in 1808. Under the ownership of Charles Blackburn parts of the estate were sold off in the late 19th century, to create the spacious residential development of Blackburn Park. NLTC, which was founded in the 1870s in Trafford Park, acquired the site in 1908 after his death, during the final phase of Blackburn Park's development, to provide a new home for the tennis club and the associated tennis. The grounds have evolved over time, to meet the demands for new surfaces and facilities for new racquet sports and to year-round play as opposed to the originally conceived summer game on grass courts. The land adjacent to 31-33 Elm Road was acquired in the 1930s and was developed as one of the first areas of all-weather play. The land to the south, off Parkfield Road South is also shown as a separate parcel of land, not part of the original purchase. This was where the 1967 indoor court building was constructed. The NLTC has remained one of the premier tennis and squash clubs in the northwest and still supports and hosts the Northern Tournament, an international grass court tournament.

## 8.2 The Special Interest of the Conservation Area

Although there is no Conservation Area Appraisal, Manchester City Council states:

> 'Blackburn Park is principally an area of large family houses with spacious gardens, arranged along tree-lined roads which criss-cross the level ground of the park.'

Its historic special interest is derived from the association with Charles Blackburn of Parkfield and his piecemeal sale of the estate land for development, as demand increased following the turnpiking of Palatine Road and the construction of the Midland Railway. Its architectural special interest derives from the layout of the tree-lined non-grid streets and the variety of architectural style and materials of the large dwellings in spacious gardens, including Victorian Gothic and Arts & Crafts. NLTC's purchase of land during the final phase of Blackburn Park's development secured a large area of open space in a development where no public open space had been planned.

## 8.3 Contribution of The Northern Tennis Club to the Special Interest of the Conservation Area

The squash court building of NLTC has been assessed as making a neutral contribution to the special interest of the Conservation Area. The other areas of the wider site are assessed as making a neutral or medium contribution. As an historic sporting club hosting a historic international tournament, the NLTC also contributes to the historic special interest of the Conservation Area.

## 8.4 The Proposed Works

The proposed works aim to improve the appearance of the squash courts to the right of the main entrance using Western Red Cedar cladding. Improved halo-lit logo signage is proposed for the north elevation of the squash courts and above the main entrance to the club. Access, parking and landscaping will be unchanged.

## 8.5 Impact of the Proposed Works on the Special Interest of the Conservation Area

Following the heritage impact assessment guidance for assessing heritage impact, the proposed works will make a negligible magnitude of change to the Blackburn Conservation Area, a heritage asset of medium value. This would constitute a neutral/slight impact, which can be either beneficial or adverse. Overall, this assessment determines that the proposals would have a neutral impact on the Conservation Area.

# Section 9 Sources

## Published Works

Allaby, David. *Wimbledon of the North: 100 Years at the Northern*. Didsbury: E.J. Morten, 1981.

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Manchester City Council. *Manchester's Local Development Framework Core Strategy*. Manchester City Council, July 2012.

Manchester City Council. *Manchester Unitary Development Plan 1995 (Extant Policies).* Manchester City Council, July 1995.

Ministry of Housing, Communities and Local Government. *National Planning Policy Framework.* London: Ministry of Housing, Communities and Local Government., Dec 2023.

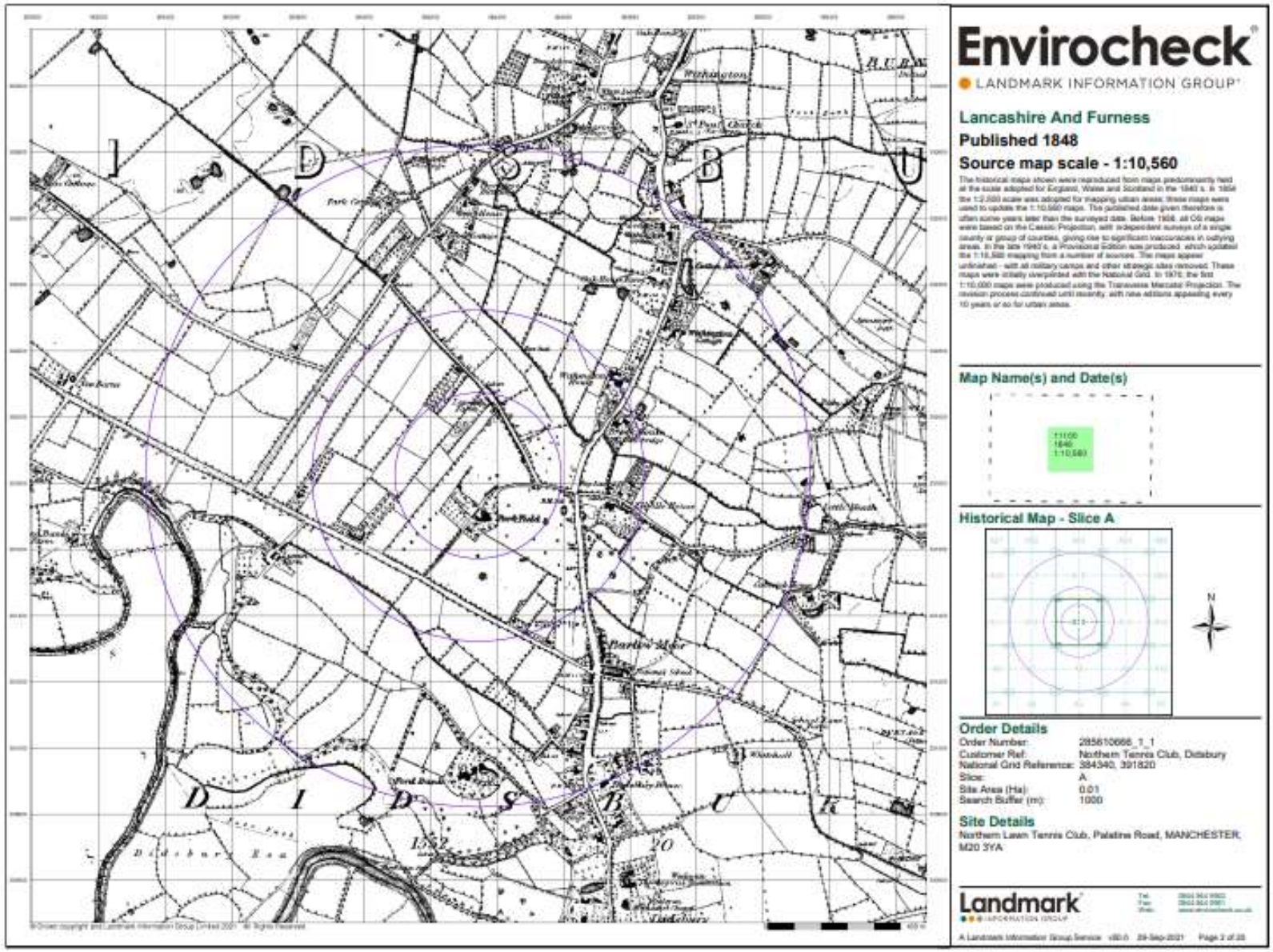
## Maps and Plans

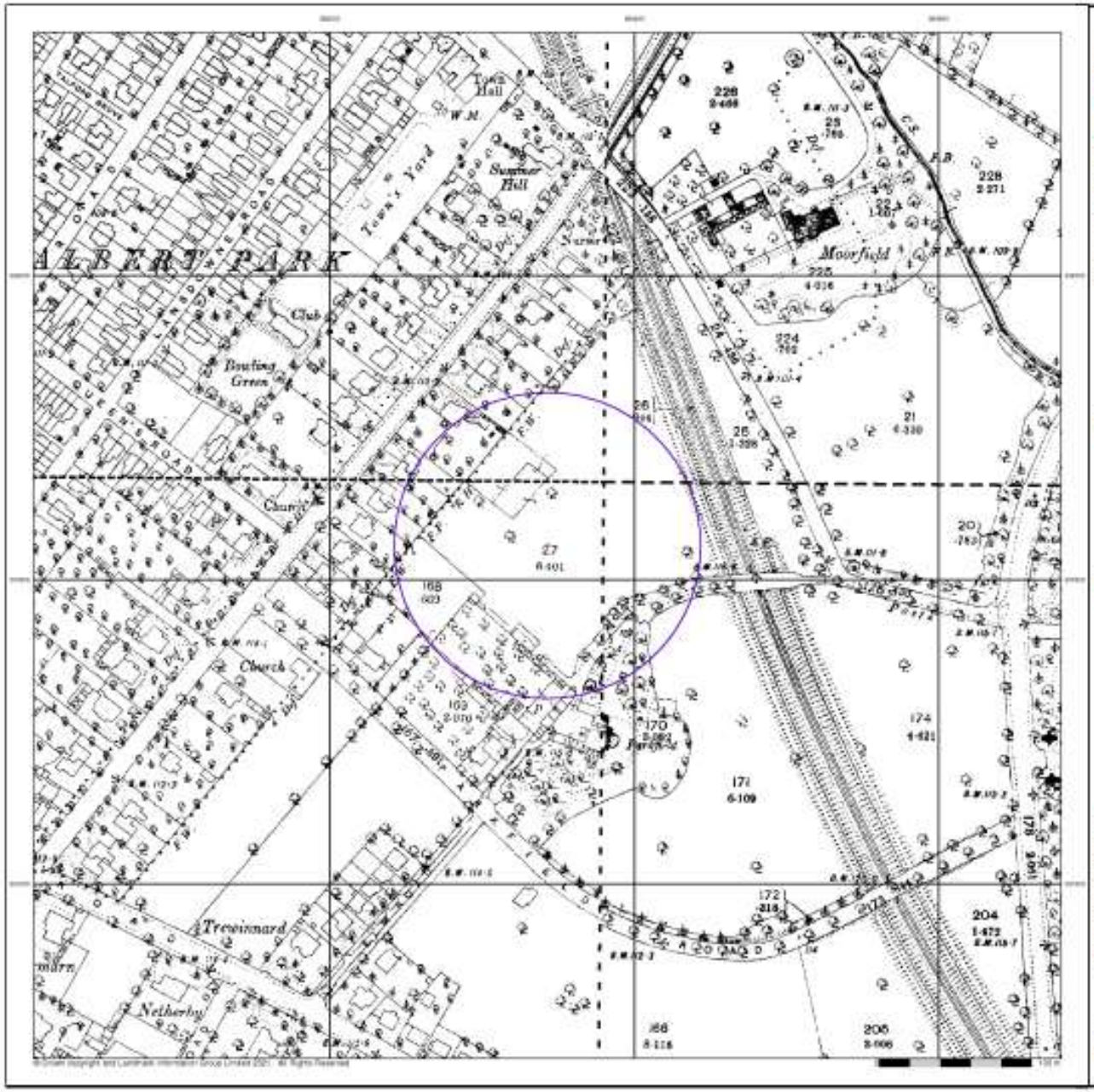
OS Map 1:10,560 1848.
OS Map 1:10,000 1965-6, 1999, 2021.
OS Map 1: 2,500 1894, 1907, 1922-33.
OS Map 1: 1,250 1956-8, 1973-4, 1983-9,1992.

## Archives, Libraries and Databases Consulted

Archaeology Data Service
Greater Manchester Historic Environment Record
National Heritage List for England
National Monument Record Excavation Index

## Appendix 1: Historic Mapping



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LANDMARK INFORMATION GROUP

**Lancashire And Furness**

**Published 1894**

**Source map scale - 1:2,500**

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1858 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1928, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

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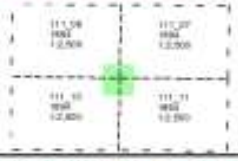

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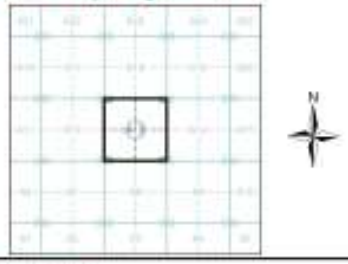


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| Search Buffer (m): | 100 |

**Site Details**

Northern Lawn Tennis Club, Palatine Road, MANCHESTER, M20 3YA

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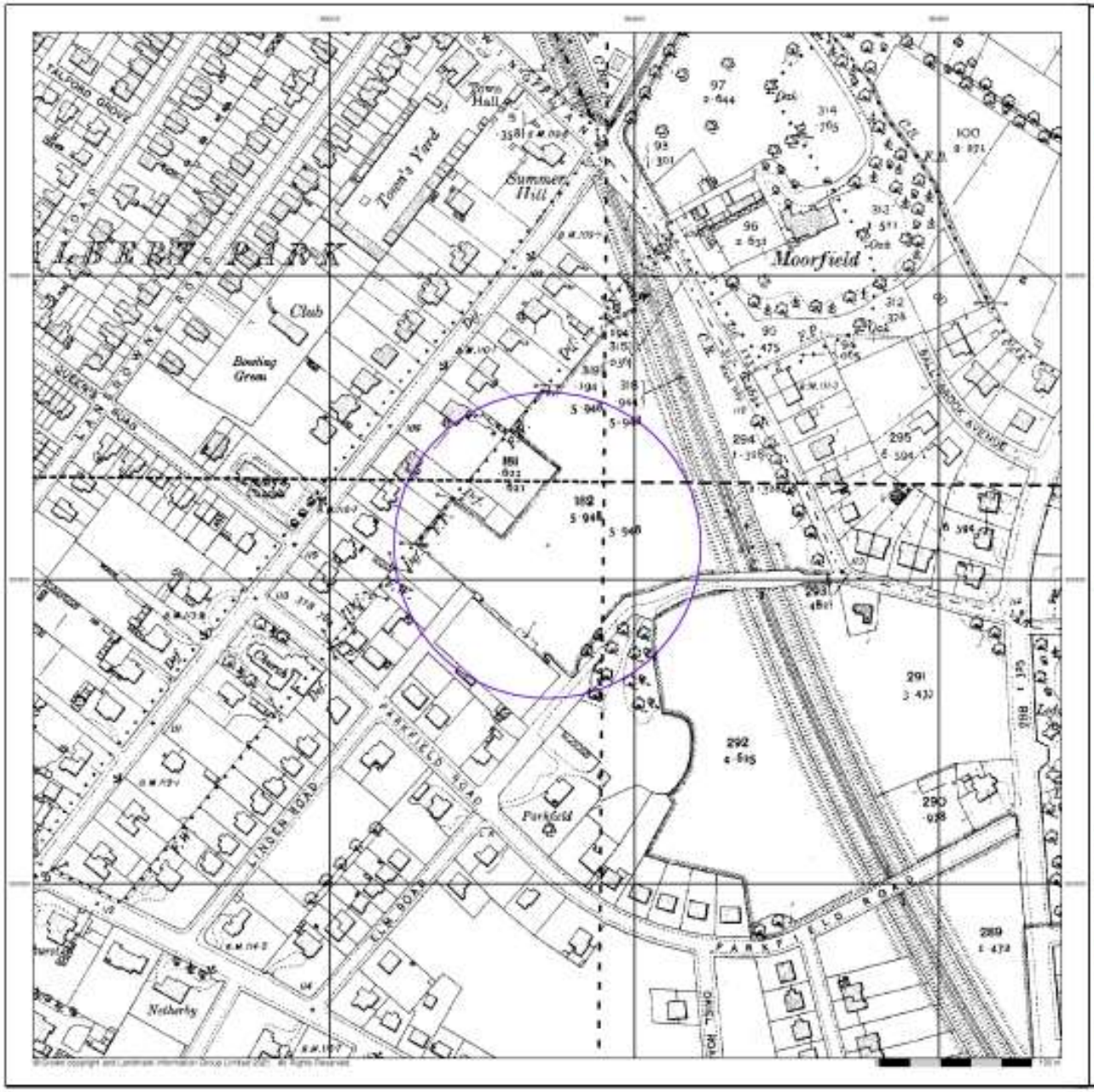


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LANDMARK INFORMATION GROUP

## Lancashire And Furness

**Published 1907**

**Source map scale - 1:2,500**

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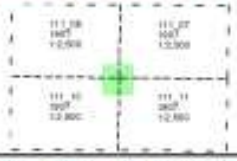

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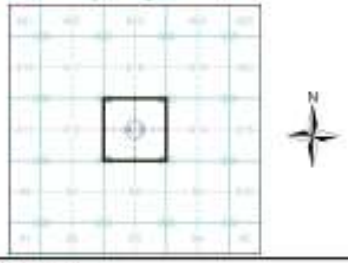


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### Site Details

Northern Lawn Tennis Club, Palatine Road, MANCHESTER, M20 3YA

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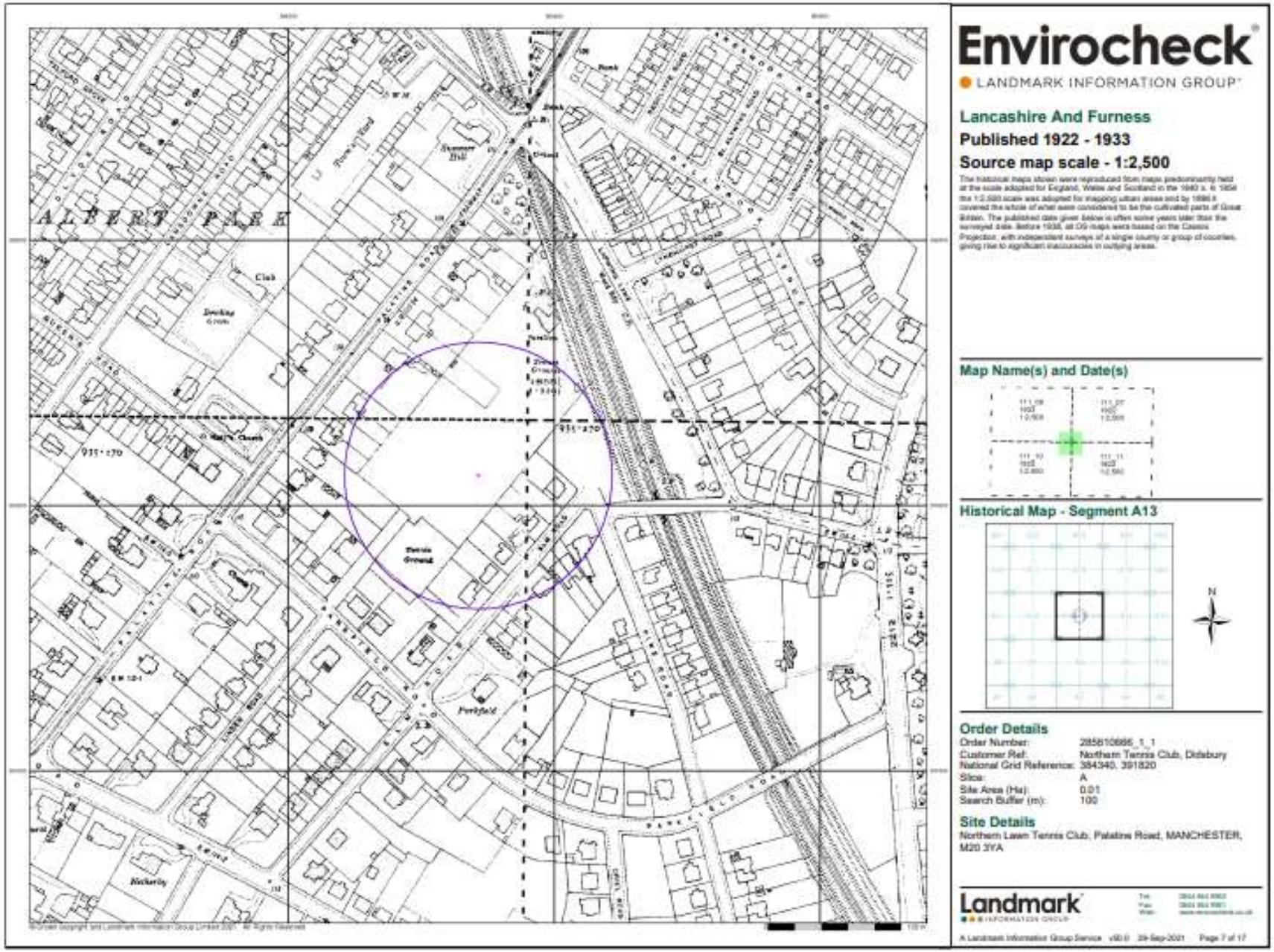
Envirocheck
LANDMARK INFORMATION GROUP
Lancashire And Furness
Published 1922 - 1933
Source map scale - 1:2,500
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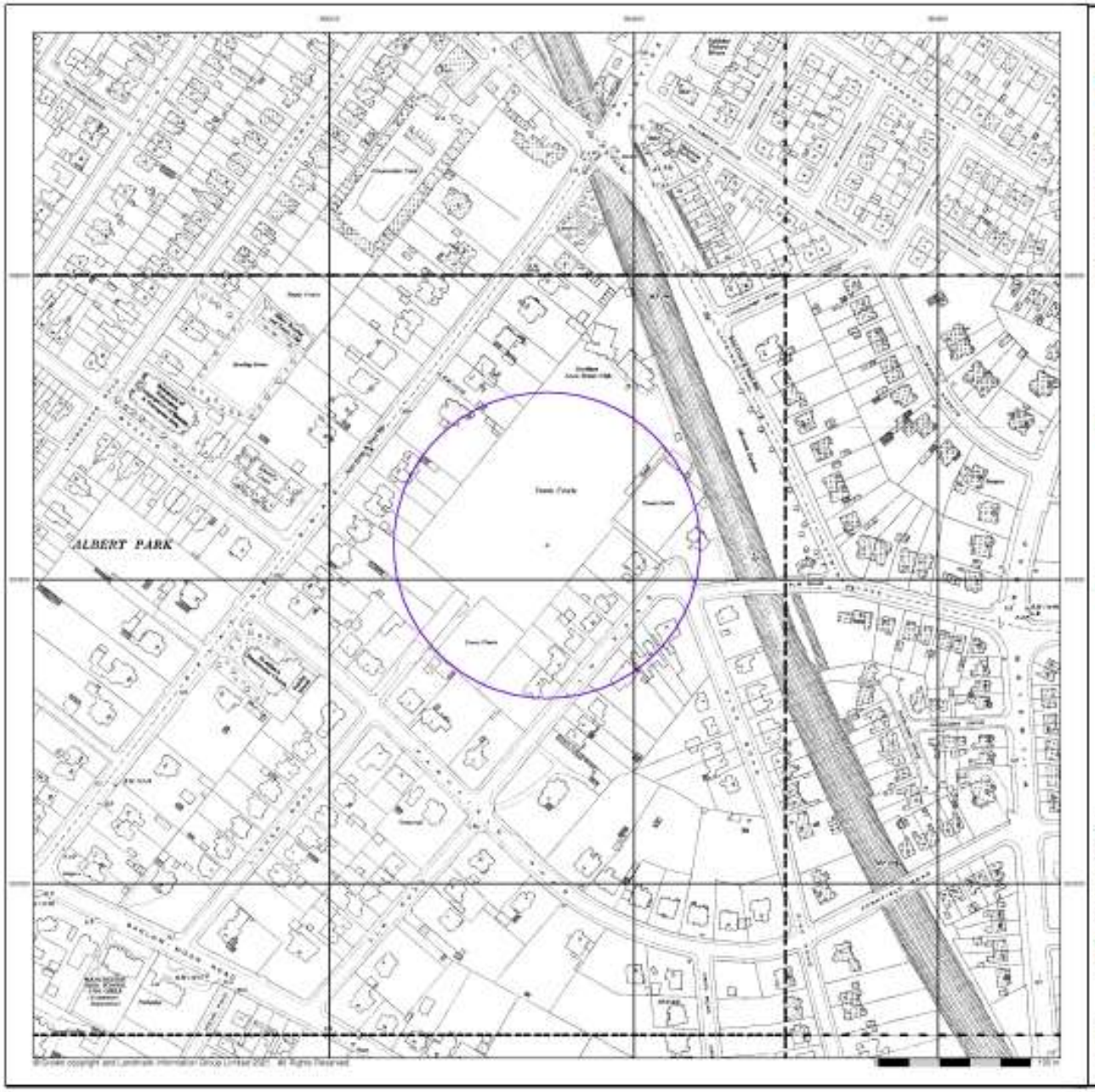
Northern Lawn Tennis Club, Palatine Road, MANCHESTER, M20 3YA
Landmark
ALBERT PARK
Tennis Ground
Perkfield
Netherby

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## Ordnance Survey Plan

**Published 1956 - 1958**

**Source map scale - 1:1,250**

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1855 the 1:2,500 scale was adopted for mapping urban areas and by 1886 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1935, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

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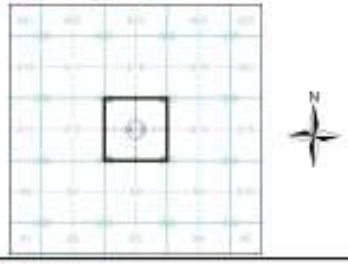


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### Site Details

Northern Lawn Tennis Club, Palatine Road, MANCHESTER, M20 3YA

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## Ordnance Survey Plan

**Published 1965 - 1966**

**Source map scale - 1:10,000**

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840 s. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1908, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940 s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

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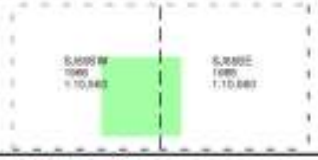

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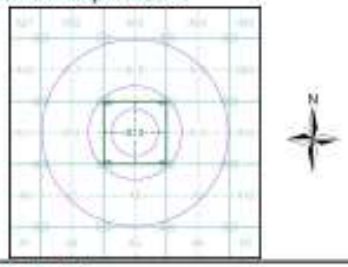


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| Site Area (Ha): | 0.01 |
| Search Buffer (m): | 1000 |

### Site Details

Northern Lawn Tennis Club, Palatine Road, MANCHESTER, M20 3YA

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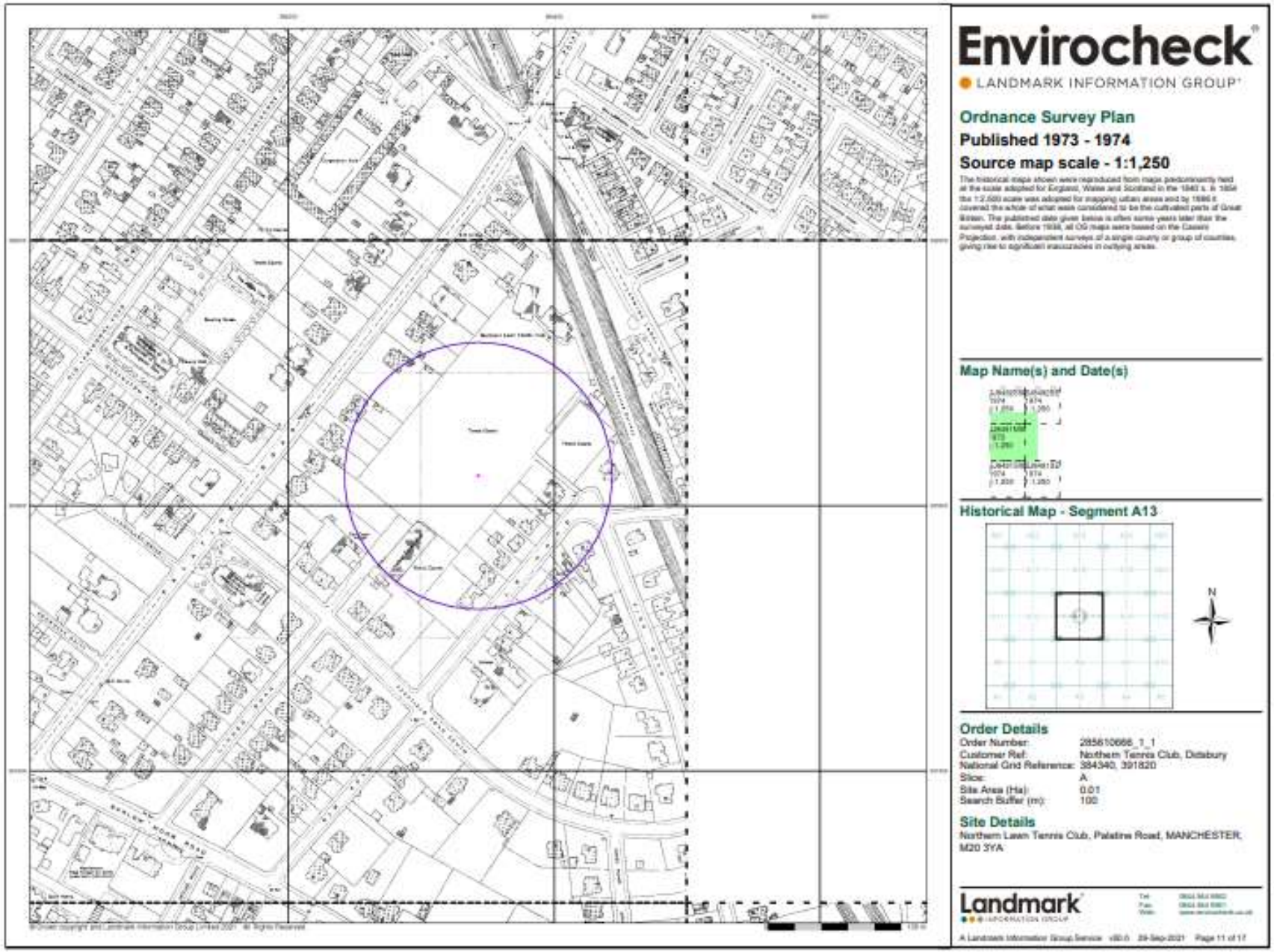
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LANDMARK INFORMATION GROUP
Ordnance Survey Plan
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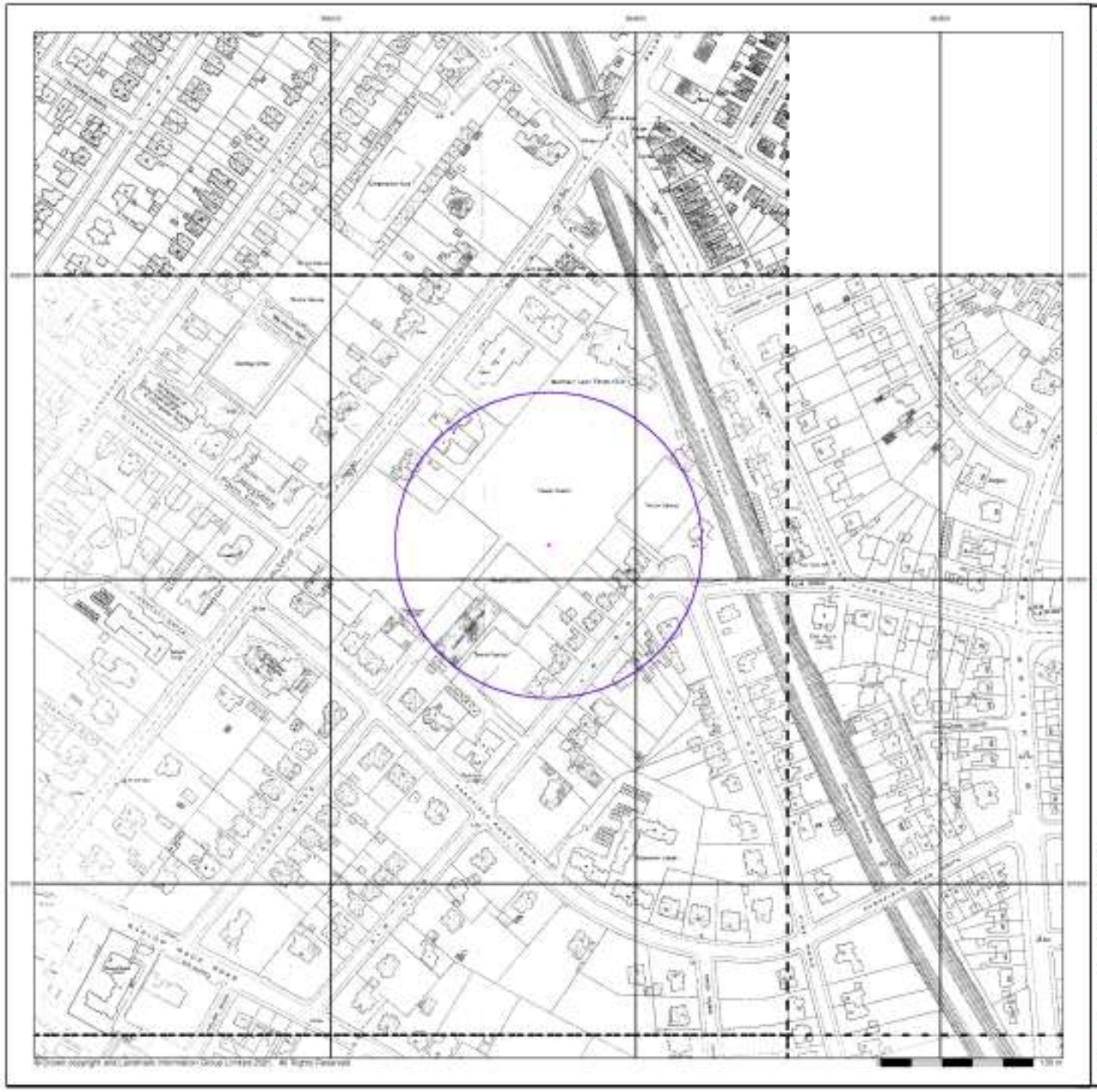

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## Additional SIMs

**Published 1983 - 1989**

**Source map scale - 1:1,250**

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1967 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

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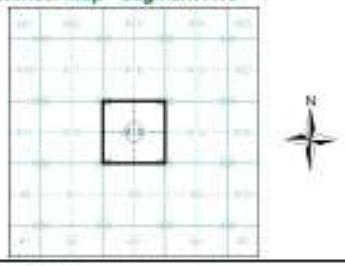


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### Site Details

Northern Lawn Tennis Club, Palatine Road, MANCHESTER, M20 3YA

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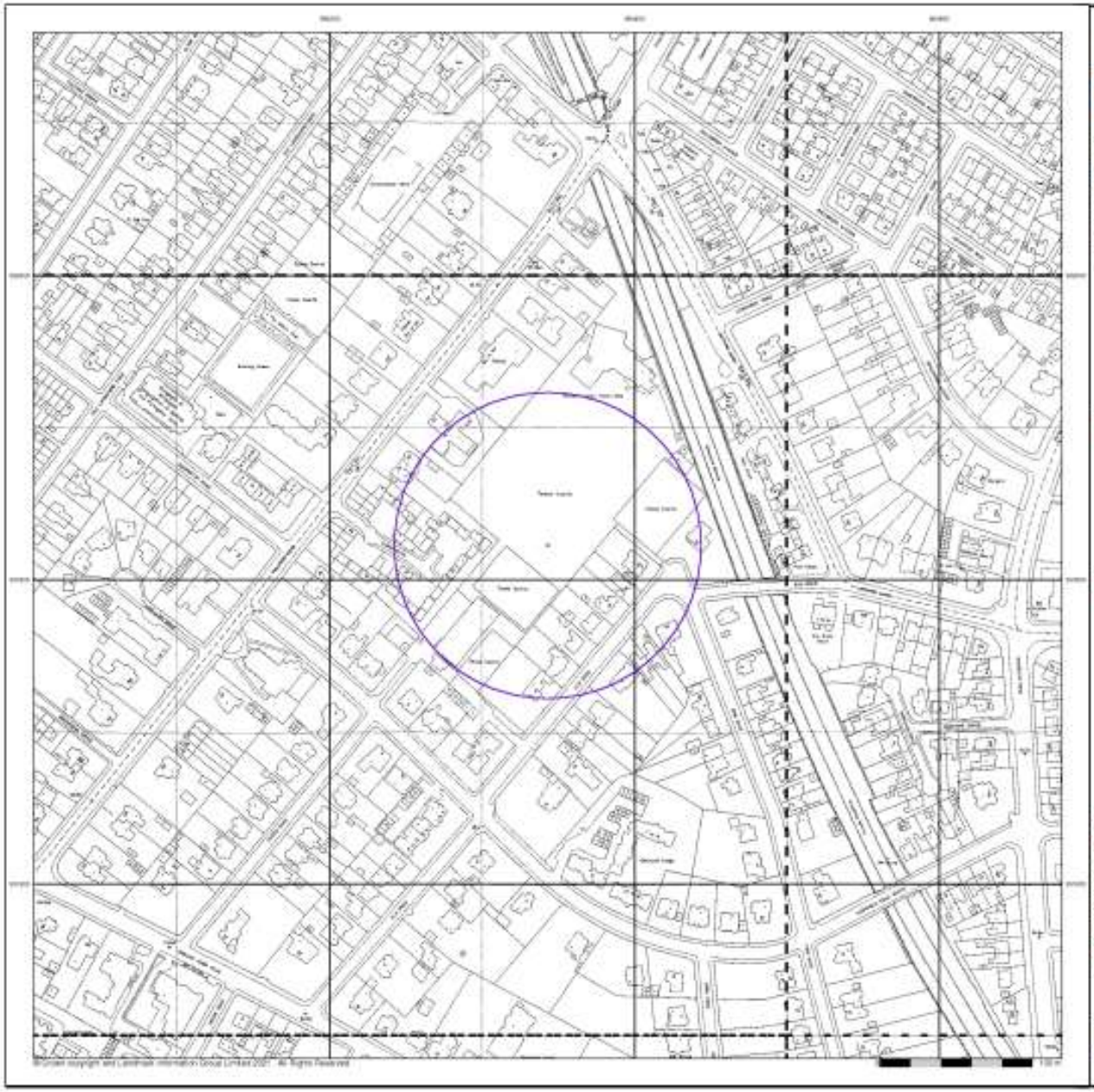

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**Large-Scale National Grid Data**

**Published 1992**

**Source map scale - 1:1,250**

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the forerunners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:1,500 and 1:1,250 scales.

**Map Name(s) and Date(s)**

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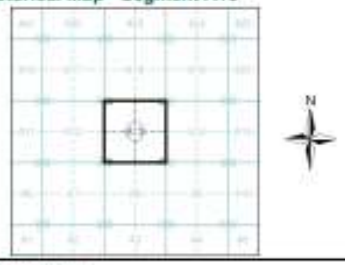


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**Site Details**

Northern Lawn Tennis Club, Palatine Road, MANCHESTER, M20 3YA

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**10k Raster Mapping**

**Published 1999**

**Source map scale - 1:10,000**

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

**Map Name(s) and Date(s)**

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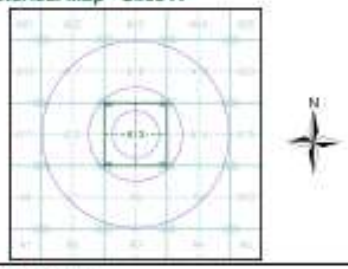


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**Site Details**

Northern Lawn Tennis Club, Palatine Road, MANCHESTER, M20 3YA

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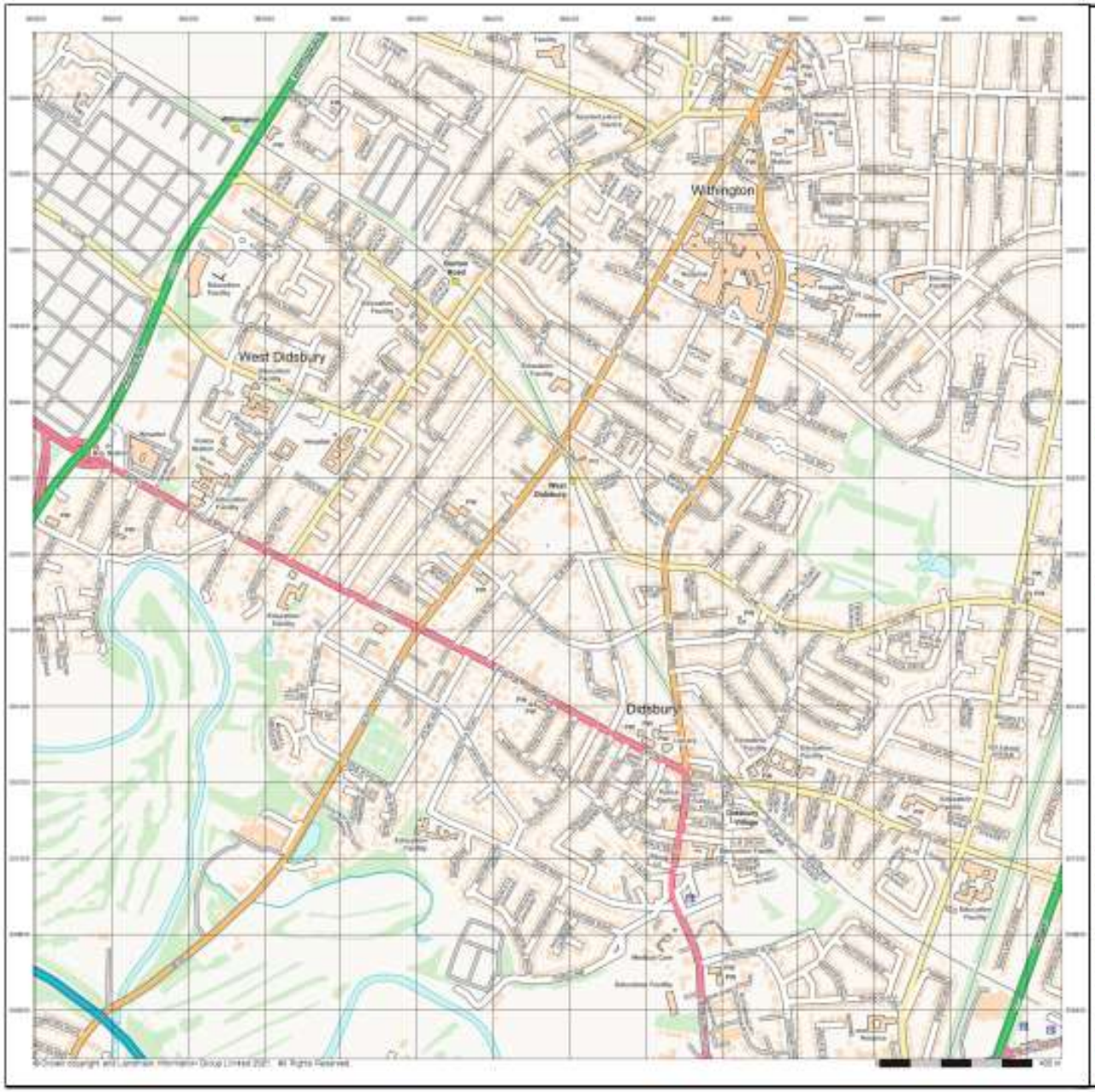


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**Street View**

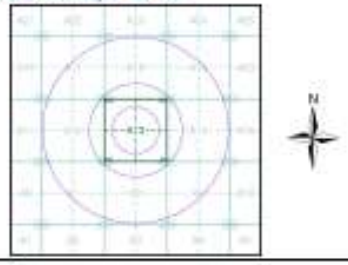
**Published 2021**

**Source map scale - 1:10,000**

Street View is a street-level map for the whole of Great Britain, produced by the Ordnance Survey. These maps are provided at a nominal scale of 1:10,000.

**Map Name(s) and Date(s)**

**Street View Map - Slice A**

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**Site Details**

Northern Lawn Tennis Club, Palatine Road, MANCHESTER, M20 3YA

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# Appendix 2: Heritage Impact Assessment Methodology

The impact of the proposed development has been assessed using a cultural heritage impact assessment methodology based upon the International Council on Monuments and Site (ICOMOS) Guidance on Heritage Impact Assessments, a methodology commonly used to assess heritage impact. The significance of the impact of the proposed development is based on the value or sensitivity of the heritage asset and on the magnitude of the impact on that heritage asset. The criteria used for assessing value, magnitude of impact and significance of impact are set out in three tables below. These impacts may be either adverse or beneficial. These tables consider differing types of heritage assets: archaeological attributes, built heritage or historic urban landscapes, historic landscapes and intangible cultural heritage or associations.

Assessing Value of Heritage Assets

The value (significance) or sensitivity of a heritage asset is assessed based on existing national and local statutory designations, guidance such as the Historic England Listing and Scheduling Selection Guides and professional judgement based on research and site surveys.

Table 1: Assessing Value of Heritage Assets

| Asset Grading | Archaeological Attribute | Built Heritage or Historic Urban Landscape | Historic Landscape | Intangible Cultural Heritage or Associations |
|---|---|---|---|---|
| **Very High** | Sites of acknowledged international importance inscribed as WH property.<br><br>Individual attributes that convey OUV of the WH property.<br><br>Assets that can contribute significantly to acknowledged international research objectives. | Sites or structures of acknowledged international importance inscribed as of universal importance as WH property.<br><br>Individual attributes that convey OUV of the WH property.<br><br>Other buildings or urban landscapes of recognised International importance. | Landscapes of acknowledged international importance inscribed as WH property.<br><br>Individual attributes that convey OUV of the WH property.<br><br>Historic landscapes of international value, whether designated or not.<br><br>Extremely well preserved historic landscapes with exceptional coherence, time depth, or other critical factors. | Areas associated with Intangible Cultural heritage activities as evidenced by the national register.<br><br>Associations with particular innovations, technical or scientific developments or movements of global significance.<br><br>Associations with particular individuals of global importance. |
| **High** | Nationally-designated Archaeological Monuments protected by the State Party's laws.<br><br>Undesignated sites of the quality and importance to be designated.<br><br>Assets that can contribute significantly to acknowledged national research objectives. | Nationally-designated structures with standing remains.<br><br>Other buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade.<br><br>Conservation Areas containing very Important buildings.<br><br>Undesignated structures of clear national importance. | Nationally-designated historic landscape of outstanding interest.<br><br>Undesignated landscapes of outstanding interest.<br><br>Undesignated landscapes of high quality and importance, and of demonstrable national value.<br><br>Well preserved historic landscapes, exhibiting considerable coherence, time-depth or other critical factors. | Nationally-designated areas or activities associated with globally-important Intangible Cultural Heritage activities.<br><br>Associations with particular innovations, technical or scientific developments or movements of national significance.<br><br>Associations with particular individuals of national importance. |

| | | | | |
|---|---|---|---|---|
| **Medium** | Designated or undesignated assets that can contribute significantly to regional research objectives. | Designated buildings. Historic (unlisted) buildings that can be shown to have exceptional qualities or historical associations.<br><br>Conservation Areas containing buildings that contribute significantly to its historic character.<br><br>Historic townscapes or built-up areas with important historic integrity in their buildings, or built settings. | Designated special historic landscapes.<br><br>Undesignated historic landscapes that would justify special historic landscape designation.<br><br>Landscapes of regional value.<br><br>Averagely well preserved historic landscapes with reasonable coherence, time-depth or other critical factors. | Areas associated with Intangible Cultural heritage activities as evidenced by local registers.<br><br>Associations with particular innovations or developments of regional or local significance.<br><br>Associations with particular individuals of regional importance. |
| **Low** | Designated or undesignated assets of local importance.<br><br>Assets compromised by poor preservation and/or poor survival of contextual associations.<br><br>Assets of limited value, but with potential to contribute to local research objectives. | "Locally Listed" buildings.<br><br>Historic (unlisted) buildings of modest quality in their fabric or historical associations.<br><br>Historic Townscape or built-up areas of limited historic integrity in their buildings, or built settings. | Robust undesignated historic landscapes.<br><br>Historic landscapes with importance to local interest groups.<br><br>Historic landscapes whose value is limited by poor preservation and/or poor survival of contextual associations. | Intangible Cultural heritage activities of local significance.<br><br>Associations with particular individuals of local importance.<br><br>Poor survival of physical areas in which activities occur or are associated. |
| **Negligible** | Assets with little or no surviving archaeological interest. | Buildings or urban landscapes of no architectural or historical merit; buildings of an intrusive character. | Landscapes little or no significant historical interest. | Few associations or ICH vestiges surviving. |
| **Unknown potential** | The importance of the asset has not been ascertained. | Buildings with some hidden (or inaccessible) potential for historic significance. | n/a | Little is known or recorded about ICH of the area. |

Adapted from ICOMOS Guidance on Heritage Impact Assessments (2011)

Assessing Magnitude of Change or Impact

The magnitude of change or impact is assessed based upon a detailed understanding of how and to what extent the proposed development might impact the specific type of heritage involved. It is necessary to have an understanding of the contribution of the setting to the value of the heritage asset as well as an understanding of the key elements or components which contribute to the value or significance of the asset to be able to determine the magnitude of impact.

Table 2: Assessing Magnitude of Change or Impact

| Impact Grading | Archaeological Attributes | Built Heritage or Historic Urban Landscape Attributes | Historic Landscape Attributes | Intangible Cultural Heritage Attributes or Associations |
|---|---|---|---|---|
| **Major** | Changes to attributes that convey OUV of WH properties.<br><br>Most or all key archaeological materials, including those that contribute to OUV such that the resource is totally altered.<br><br>Comprehensive changes to setting. | Change to key historic building elements that contribute to OUV, such that the resource is totally altered.<br><br>Comprehensive changes to the setting. | Change to most or all key historic landscape elements, parcels or components; extreme visual effects; gross change of noise or change to sound quality; fundamental changes to use or access; resulting in total change to historic landscape character unit and loss of OUV. | Major changes to area that affect the ICH activities or associations or visual links and cultural appreciation. |
| **Moderate** | Changes to many key archaeological materials, such that the resource is clearly modified.<br><br>Considerable changes to setting that affect the character of the asset. | Changes to many key historic building elements, such that the resource is significantly modified.<br><br>Changes to the setting of an historic building, such that it is significantly modified. | Change to many key historic landscape elements, parcels or components; visual change to many key aspects of the historic landscape; noticeable differences in noise or sound quality; considerable changes to use or access; resulting in moderate changes to historic landscape character. | Considerable changes to area that affect the ICH activities or associations or visual links and cultural appreciation. |
| **Minor** | Changes to key archaeological materials, such that the resource is slightly altered.<br><br>Slight changes to setting. | Change to key historic building elements, such that the asset is slightly different.<br><br>Change to setting of an historic building, such that it is noticeably changed. | Change to few key historic landscape elements, parcels or components; slight visual changes to few key aspects of historic landscape; limited changes to noise levels or sound quality; slight changes to use or access; resulting in limited change to historic landscape character. | Changes to area that affect the ICH activities or associations or visual links and cultural appreciation. |
| **Negligible** | Very minor changes to key archaeological materials, or setting. | Slight changes to historic building elements or setting that hardly affect it. | Very minor changes to key historic landscape elements, parcels or components; virtually unchanged visual effects; very slight changes in noise levels or sound quality; very slight changes to use or access; resulting in a very small change to historic landscape character. | Very minor changes to areas that affect the ICH activities or associations or visual links and cultural appreciation. |
| **No change** | No change. | No change to fabric or setting. | No change to elements, parcels or components; no visual or audible changes; no changes in amenity or community factors. | No change. |

Adapted from ICOMOS Guidance on Heritage Impact Assessments (2011)

Assessing the Significance of Impact

The table below, Assessing the Significance of Impact, uses a matrix to combine the value of the heritage assets with the magnitude of impact. This significance of impact can be either adverse or beneficial. An impact of major adverse would equate to an assessment of substantial harm, as defined in the NPPF paragraphs 206-207. Other assessments of adverse impact would equate to less than substantial harm as defined in the NPPF paragraph 208.

Table 3: Assessing the Significance of Impact

| **Value of Heritage Asset** | **Scale & Severity of Change/Impact** | | | | |
|---|---|---|---|---|---|
| | **No Change** | **Negligible change** | **Minor change** | **Moderate change** | **Major change** |
| **For WH Properties Very High – Attributes which Convey OUV** | **Significance of Effect or Overall Impact (Either Adverse or Beneficial)** | | | | |
| | Neutral | Slight | Moderate/ Large | Large/Very Large | Very Large |

| **For Other Heritage Assets or Attributes** | **Significance of Impact (Either Adverse or Beneficial)** | | | | |
|---|---|---|---|---|---|
| **Very High** | Neutral | Slight | Slight/ Moderate | Large/very Large | Very Large |
| **High** | Neutral | Slight | Slight/ Moderate | Moderate/ Large | Large/Very Large |
| **Medium** | Neutral | Neutral/Slight | Slight | Moderate | Moderate/ Large |
| **Low** | Neutral | Neutral/Slight | Neutral/Slight | Slight | Slight/ Moderate |
| **Negligible** | Neutral | Neutral | Neutral/Slight | Neutral/Slight | Slight |

Adapted from ICOMOS Guidance on Heritage Impact Assessments (2011)