



North Stand Project
Heritage Statement

April 2023

Contents

1.	Introduction	2
2.	Site Context	4
3.	Legislation, Policy and Guidance	12
4.	Scoping of Assets	17
5.	Assessment of Significance	25
6.	Assessment of Impact	42
7.	Planning Policy Assessment	56
8.	Summary	57

1. Introduction

- 1.1. This Heritage Statement (this ‘Statement’) forms part of a suite of documents, prepared on behalf of Manchester City Football Club Limited (the “Applicant”) to accompany an application for Full Planning Permission, submitted to Manchester City Council (MCC), for the expansion of the North Stand at the Etihad Stadium to create a best-in-class fan experience and year-round entertainment and leisure destination (the “Proposed Development”).
- 1.2. This report should be read in conjunction with the Design and Access Statement prepared by Populous and the Planning Statement prepared by Deloitte.

Report Structure

- 1.3. The National Planning Policy Framework (NPPF) (2021) provides the Government’s national planning policy on the conservation of the historic environment. In respect of the information required for applications, it states in paragraph 194 that:
- “In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance”*
- 1.4. In light of these requirements this Statement is structured as follows:
- Section 2: Site context, including a site history. This Section also delineates the heritage assets potentially affected by the Proposed Development.
 - Section 3: Legislative and policy context for this assessment
 - Section 4: Scoping of assets
 - Section 5: Assessment of significance
 - Section 6: Assessment of impact
 - Section 7: Policy assessment
 - Section 8: Summary and conclusion

Research Methodology

- 1.5. The assessment has been carried out in accordance with the statutory duties of The Planning (Listed buildings and Conservation Areas) Act 1990 and the policies of the National Planning Policy Framework.
- 1.6. The baseline assessment has been undertaken using a combination of desk-based study and fieldwork to identify and assess the heritage significance of the potentially impacted heritage assets and to establish the impact on their significance. The following survey and data sources have been used:
- National Heritage List for England (Historic England (HE));
 - Manchester City Council (MCC);
 - Manchester Libraries, Information and Archives;
 - Detailed visual site inspections carried out on 08 November 2022; and

- Other published sources of information which are referenced where relevant.

Scoping Methodology

- 1.7. A desk-based study was undertaken in October and November 2022 to assist in delineating the area of analysis; identifying which heritage assets would be included for further assessment; and assessing the potential impact on the identified heritage assets.
- 1.8. A Zone of Theoretical Visibility (ZTV) was prepared by townscape consultants Planit.ie, which was subsequently reviewed. As set out in The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) (2017).
- 1.9. The use of ZTV is recommended in Historic England Advice Note 4: Tall Buildings (2022), as the exercise allows viewpoints to be selected based on actual and not assumed visibility.
- 1.10. The limitation of the Zone of Theoretical Visibility was considered when undertaking the initial desk-based assessment. The setting of these assets must also be identified and understood. This was undertaken by utilising:
 - The Historic England online “Search the List” function for listed buildings.
 - Manchester City Council’s website to identify Conservation Areas and for any associated Council descriptive materials;
- 1.11. Where there is little or no tangible potential for impact from the Proposed Development, these assets can be scoped out from further assessment.
- 1.12. As the initial assessment demonstrated that the Proposed Development was most visible from within 500m of the Site, any identified heritage assets within 500m of the Site were automatically scoped-in for further consideration with a site visit. The ‘Search the List – Map Search’ by Historic England was utilised in conjunction with the Approximate Zone of Visual Influence to understand which identified heritage assets may be visible. From this analysis it was considered that a notional 1km area of analysis was appropriate for consideration. Beyond 1km, the Approximate Zone of Visual Influence indicated that it is highly unlikely that the Proposed Development would be visible in conjunction with any heritage asset.
- 1.13. Chapter 4 of this Statement sets out the methodology and rationale for the scoping of assets in relation to the Proposed Development. In total, 8 assets have been scoped into the assessment.
- 1.14. Following scoping, the next stage is to undertake a more detailed analysis of the significance of the identified assets, specifically the contribution setting makes to that significance. This assessment is proportionate to the significance of the relevant heritage assets, the potential impact on their significance. This is undertaken in Chapter 5.
- 1.15. As laid out in ‘The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)’ (2017) by Historic England, *“setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance”*. In this regard it is important to identify the setting of the assets, what this contributes to significance, and understand whether there is any potential for this to be impacted.
- 1.16. Finally, the impact of the Proposed Development on the setting and ultimately the significance of the assets is assessed in Chapter 6.

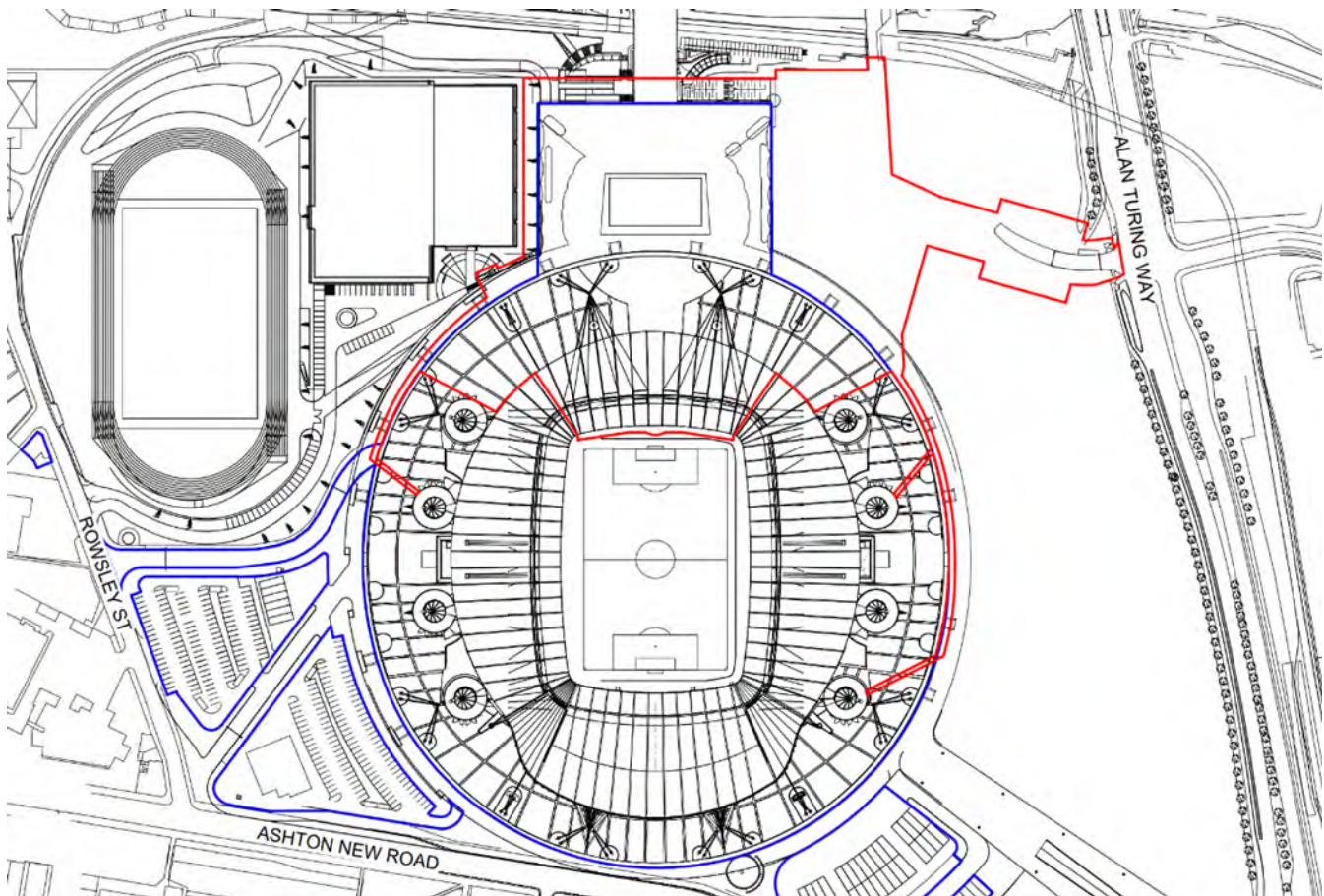
Authorship

- 1.17. This report has been prepared by Deloitte: Authors: Katie Wray (BA(Hons), MPLAN, Msc, MRTPI) – Heritage Planner; Frances Hampson (BA, MA, MRTPI) – Planner; and Josh Wyatt-Smith – Assistant Planner.

2. Site Context

- 2.1. The Site is approximately 3.5ha and encompasses the North Stand of the Etihad Stadium and the land immediately to the north.
- 2.2. The Site currently benefits from the following extant consent (Ref. 105367/JO/2014/N2), for the expansion of the Etihad Stadium to 62,170 seats, for which only the expansion of the South Stand has been implemented (reflecting the current gross capacity of the Etihad Stadium at 54,048 seats).
- 2.3. The land immediately to the north of the Etihad Stadium includes the structural supports for the Etihad Stadium, a fan zone with canopies as well as food and beverage provision, a club shop, hardstanding and surface car parking to the east, some of which is currently occupied as a site construction compound for the Co-op Live Arena which is currently being built to the north of the Ashton Canal. This latter part of the Site also connects to Alan Turing Way which provides an existing vehicular access / egress point.
- 2.4. The Etihad Campus Tram Stop queue zones form part of the Site to the north. In addition, there is a small section of landscaped land immediately adjacent to the National Squash Centre, which forms part of the Site to the West. A servicing route loops around the Etihad Stadium, crossing the Site east to west.

Figure 2.1: Red Line Boundary of the Proposed Development (Populous 2023)



Site History

- 2.5. Historically, the Site lay within the township of Bradford with its placename being documented from the 1160s. The derivation of 'Bradford' means 'the wide ford' which is in reference to the crossing point on the River Medlock at the end of Mill Lane (now widened and known as Alan Turing Way). It is suggested that during this period that Bradford was likely to have comprised of woodland, pasture and water meadows¹.
- 2.6. Bradford formed part of the Parish of Manchester but was still an independent township until 1841 when it became a member of the Manchester Union of Poor Law Guardians and was incorporated into the township of North Manchester in 1896.
- 2.7. Since the Tudor Period, the area has been mined for coal² and supplied the majority of Manchester. With the onset of the Industrial Revolution, the Bradford Colliery was built in the late 18th Century and remained in operation until the mid-1960s. It was built to serve the needs of the steam fired mills that were starting to develop in the local area and also within Manchester.
- 2.8. The opening of the Ashton Canal in 1796 was a catalyst for Bradford's expansion, bringing with it the opening of the many cotton, flax and hemp mills and latterly the gas works. Bradford Ironworks also characterised the area and produced wires of all kinds, including telegraph cable, and also supplied barbed wire for use during the First World War³. The Ashton Canal, alongside the wider canal network in Manchester played a vital part in the Industrial Revolution; it provided a means of mass transport for of goods including coal, cotton and steel and raw products both into and out of the City.
- 2.9. Bradford was severely affected by the economic recessions of the 1970s and 1980s with approximately 60% of its economic and employment base lost between 1970 and 1985 and, as a result, saw a serious decline in jobs, skills, population and demand for housing⁴. The decline continued into the late 1990s.
- 2.10. Until the mid-1800s, the Site was largely occupied by agricultural land with the River Medlock meandering through the north-west. The Ashton canal which opened in 1797⁵ formed the northern and eastern boundary.
- 2.11. By 1848, the River Medlock had been straightened and diverted further north and the Site remained predominantly cleared farmland as can be seen on the Site Map 1848 (Figure 2.2 overleaf). The Ashton Canal can be seen to the North of the Site alongside a number of mills such as Bradford Mills alongside other industrial uses.
- 2.12. By 1891, the area has become heavily industrialised (see Figure 2.3). To the north-west of the Site, the Bradford Gas works were now operational, and the Bradford Ironworks can be seen to the south of the Site on the Site Map from 1891. This development is significant as it embodied the significant industrialisation occurring within the City of Manchester that had transformed the area from a small market town to a city of global significance. The proximity of industrial uses to the canal network also signified the importance of the canal network in facilitating industrial development. Canals allowed a greater volume of goods to be moved more precisely and at a lower cost, accelerating economic development across Manchester.

¹ Salford Archaeology (2010) Appendix 3b of the Scoping Report

² Blackwood, B. G. (1978), Lancashire Gentry and the Great Rebellion, Manchester University Press

³ Barlow, N. P. (2016) Around Manchester

⁴ New East Manchester Annual Report (2002/03)

⁵ Tameside Metropolitan Borough, The Ashton Canal, Accessed March 2023 (Available at: <https://www.tameside.gov.uk/TouristInformationCentre/Canals-in-the-Borough-of-Tameside-Ashton-Canal#:~:text=History,needed%20new%20form%20of%20transport.>)

Figure 2.2: Site Map 1848, with approximate site location overlaid in red (Source: Ordnance Survey Six-inch to 1 mile series. Manchester sheet 104, surveyed 1845, published 1848.)



Figure 2.3: Site Map 1891, with approximate site location overlaid in red (Source: Ordnance Survey Six-inch to 1 mile series. Manchester sheet 104, surveyed 1888-1891, published 1891.)



2.13. A number of the reservoirs have closed, and significant residential development has taken place within the boundary of the Site. To the north-east of the Site, Philips Park and Philips Park Cemetery are now complete. Most notably, to the north of the Site the railway has been developed with Ardwick Junction leading to the Coal Yard and other surrounding industrial uses. Development of the railway network was at the forefront of transport technology as it allowed faster transport of raw materials over longer distances and therefore accelerated trends of industrialisation further.

- 2.14. By 1909 there has been significant development to Bradford Road Gas Works, extending to the north of the Site (see Figure 2.4). Forge Lane runs to the east of the Site while residential use is present on Site alongside Phillips Park Road. Further residential development has occurred to the north-east of the Site, as well as the notable development of an Electricity Generation Station to the south of Philips Park. The development of the electricity station represents the growing use of electricity, which became more in demand as technology improved and electrical application extended to trams and electric motors in the last 1890s.

Figure 2.4: Site Map 1909, with approximate site location overlaid in red (Source: Ordnance Survey Six-inch to 1 mile series. Manchester sheet 104, surveyed 1905-1906, published 1909.)



- 2.15. By the 1930s, there was further development with the gas works expanded out eastwards (see Figure 2.5). Phillips Park Mill has gone, whilst the Iron Works has expanded in places or areas which were previously in residential use, which corresponds to the increased demand for wire as a result of the World Wars and also technological advancements.

Figure 2.5: Site Map 1936, with approximate site location overlaid in red (Source: Ordnance Survey Six-inch to 1 mile series. Manchester sheet 104, surveyed 1931-32, published 1936.)



- 2.16. There were no further significant changes to the Site and its surroundings until late 1970s when the majority of the 19th Century industrial works were cleared including buildings associated with the gas works and the residential dwellings within the site boundary as seen on the Site Map of 1980 (see Figure 2.6). There also appears to be a reduction on the tramlines to the Iron Works. These changes reflect the declining industry in the area and the economic recessions.

Figure 2.6: Site Map 1980, with approximate site location overlaid in red. (Source: DigiMap, 2022)

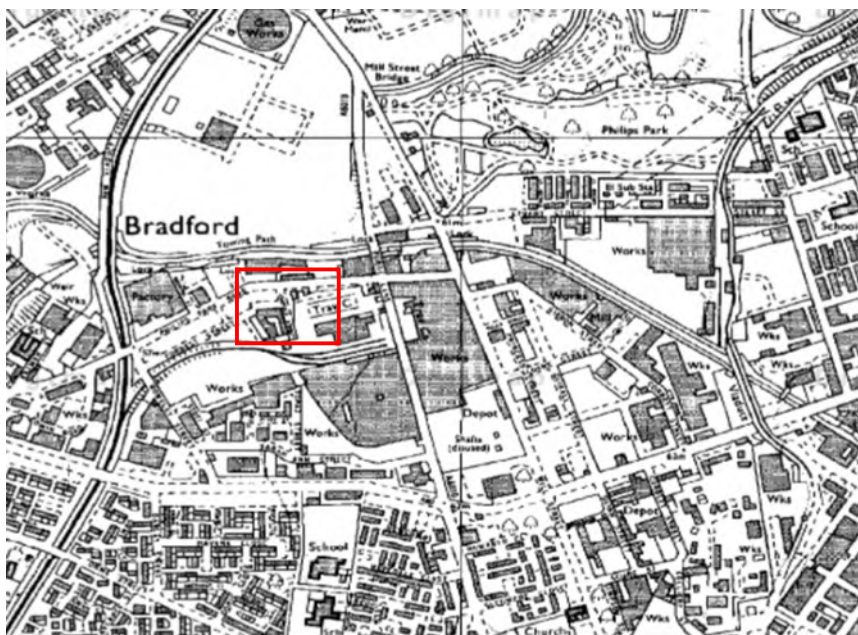
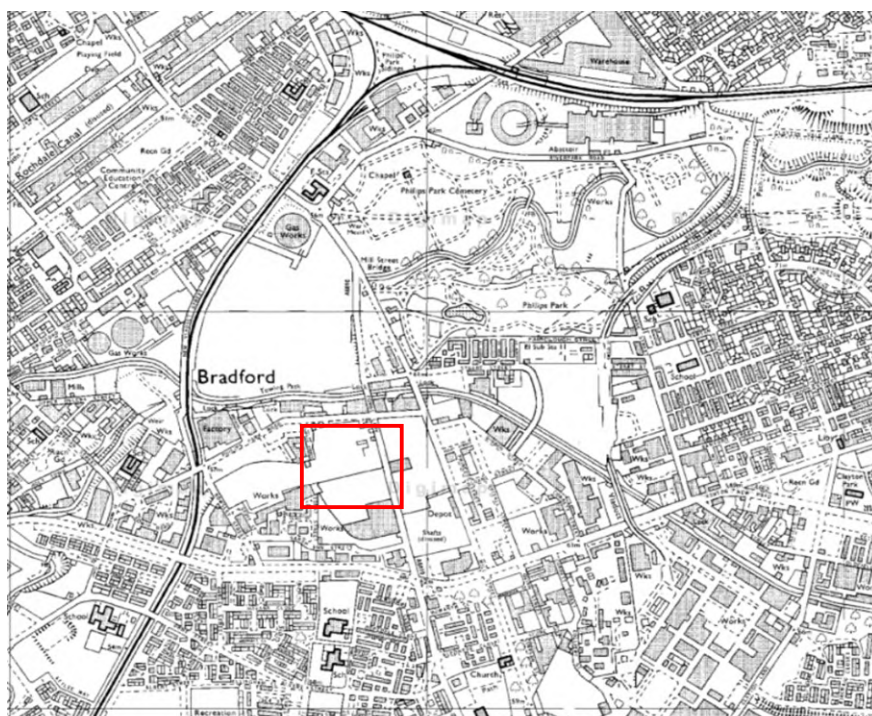


Figure 2.7: Site Map 1990, with approximate site location overlaid in red (source: Digimap, 2022)

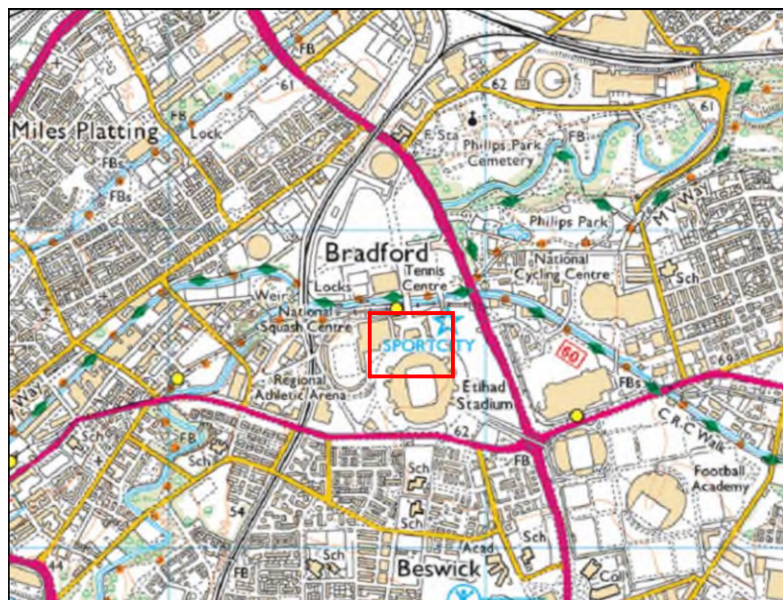


- 2.17. Between the 1980s and 1990s, there were no significant changes to the land use on the Site itself. In 1994-1995, Mill Lane was developed into Alan Turing Way which runs along the eastern boundary of the Site. By this time the area was considered 'derelict and ripe for renewal' making it an ideal location for the City of Manchester Stadium.
- 2.18. Over the last 21 years, East Manchester has witnessed a remarkable transformation since the Commonwealth Games were held at the City of Manchester Stadium (now the Etihad Stadium) in 2002. The Etihad Stadium now stands proudly as a beacon of community achievement and development. It is an economic engine for Manchester, for the benefit of the city region and nationally.
- 2.19. That transformation was led by MCC with the active support of the Government, NGBs, the private sector and Manchester City Football Club with its owners, City Football Group (CFG). Over £1bn of private sector investment has been made over the last 20 years, either directly by CFG, or through partner working with other private and public sector organisations.
- 2.20. In 2014 CFG invested £200m in the 80-acre redevelopment of the former Clayton Aniline Chemical Works, creating the City Football Academy – a youth development and first team training centre for men's and women's teams.
- 2.21. The Beswick Hub was also opened in 2014, comprised of:
- East Manchester Leisure Centre, part funded by CFG;
 - Connell Sixth Form College, both of which were built on 5.5 acres of land owned by CFG and with many of the College's sports courses benefiting from the use of Manchester City Football Club coaches and facilities; and,
 - Manchester Institute of Health & Performance (MIHP), founded by MCC, Sport England and CFG.
- 2.22. Following Manchester City Football Club's occupation of the Etihad Stadium in 2003 and subsequent investment in the Club in 2008 by the Abu Dhabi United Group, Planning Permission (Ref. 105367/JO/2014/N2) was subsequently granted in February 2014 for the expansion of the Etihad Stadium.
- 2.23. The 2014 Planning Permission comprised alterations to the Etihad Stadium, including increasing the overall height of the South and North Stands and associated elevational alterations, to allow each stand capacity to be increased by up to 6,250 seats and up to 2,000 additional pitch side seats, creating a total match day capacity of up to 62,170 seats (from 47,670). It also included for the expansion of concourse facilities, alterations to the public realm including changes to car parking layout, landscaping and boundary treatments, as well as associated infrastructure works.
- 2.24. The Planning Permission included the potential for both the North Stand and the South Stand to be delivered as one phase of construction, but also the scenario where construction of the South Stand would take place first (Phase 1), with the North Stand expansion (Phase 2) taking place at a later date.
- 2.25. The Applicant proceeded with the construction of Phase 1 first and the South Stand expansion works were completed in 2015. This included the construction of a third tier and roof to the South Stand, increasing overall capacity to up to 54,048.
- 2.26. As it stands, the South Stand expansion works (Phase 1) remains the only phase implemented since the approval of the previous Planning Permission and the North Stand remains unaffected. Nonetheless, Planning Permission Ref. 105367/JO/2014/N2 remains extant, and it would thus remain possible to implement Phase 2 of this Permission.
- 2.27. In October 2020, Planning Permission was granted for the erection of the Co-op Live (ref: 126431/FO/2020) – a multi-use arena with a capacity of approximately 23,500 alongside ancillary retail/commercial uses. The Arena is currently under construction.

Figure 2.7: Aerial image above Site 2003 (Source: Google Earth 2023)



Figure 2.8: Site Map 2022 (Source: ProMap, 2022)



3. Legislation, Policy and Guidance

The Planning (Listed Building and Conservation Areas) Act 1990

- 3.1. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that the Local Planning Authority (LPA) must treat the desirability of preserving the character, fabric, and settings of designated heritage assets (including conservation areas) as issues which are afforded great weight (rather than simply as material considerations) as defined by NPPF paragraph 199.
- 3.2. There are 7 designated heritage assets (including 5 listed buildings) within a notional 500m radius of the Proposed Development. Section 66 of the Act requires the Local Planning Authority to have special regard to *“the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses’ when considering whether to grant planning permission.”*

Local Planning Policy

- 3.3. The Manchester Core Strategy was adopted in July 2012 and is the key, overarching Development Plan Document within the Local Development Framework. The Core Strategy has replaced significant elements of the Manchester Unitary Development Plan (UDP) (with certain policies remains in effect – ‘saved policies’), the Core Strategy sets out the long-term strategic policies for Manchester's future development and forms the framework that planning applications to be assessed against.

- 3.4. The key policies from a heritage perspective are:

3.5. Policy EN3 - Heritage

“Policy EN3 Heritage - Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. New developments must be designed to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance.”

- 3.6. In addition, the following saved UDP policies are relevant to the Proposed Development:

Saved UDP Policy DC19.1 (Listed Buildings)

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

National Planning Policy Framework

- 3.7. The National Planning Policy Framework (NPPF) (2021) is a material consideration in the determination of planning applications and articulates the priorities of the Plan for Growth within planning policy. The NPPF introduces a “presumption” in favour of sustainable development and supports proposals that are in accordance with policies in an up-to-date Development Plan. Sustainable development is about growth which supports economic, environmental, and social progress for existing and future generations.

- 3.8. Section 6 (para 81 to 83) is titled “Building a Strong, Competitive Economy”. It emphasises the Government’s commitment to support economic growth, including that the planning systems should help create conditions in which businesses can thrive.
- 3.9. Section 12 (para 126 to 136) is titled “Achieving well-designed places”. It states that the planning process is fundamental to creating high-quality buildings and places. Good design is key to sustainable development and contributes to creating better places in which to live and work. It outlines that developments should aim to:
- Add to the overall quality and function well over the lifetime of the development;
 - Be visually attractive because of good architecture, layout, and appropriate and effective landscaping;
 - Be sympathetic to local character and history, including the surrounding built environment and landscape settings, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - Establish or maintain a strong sense of place, using arrangements of streets, spaces, building types and materials to create attractive, welcoming, and distinctive places to live, work and visit;
 - Optimise the potential of the Site, create, and sustain an appropriate mix of uses;
 - Create safe, inclusive, and accessible environments which promote health and wellbeing.
- 3.10. Section 16 (para 189 to 208) is titled “Conserving and enhancing the historic environment”. Heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. When determining a planning application, the local planning authority should take account of the desirability of sustaining and enhancing the significance of heritage assets and consider if a new development makes a positive contribution to the local character and distinctiveness.
- 3.11. A heritage asset is defined as a building, monument, site, place, area, or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage asset. Heritage assets includes designated heritage assets identified by the local planning authority (including local listings). A designated heritage asset is defined as a World Heritage Asset, Scheduled Monument, listed building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area under relevant legislation.
- 3.12. Paragraph 194 states that when submitting a planning application should describe the significance of any heritage asset affected, including any contribution made by their setting. It goes onto state that the level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of proposal on the asset’s significance.
- 3.13. The NPPF defines significance as “the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic, and historic. Significance derives not only from a heritage assets’ physical presence, but also from its setting”.
- 3.14. Paragraph 197 states that in determining planning applications, local authorities are required to take account of:
- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - The positive contribution that conservation of heritage assets can make to the sustainable communities including economic viability; and
 - The desirability of new development making a positive contribution to local character and distinctiveness.
- 3.15. The NPPF stresses that ‘great weight’ should be given to the conservation of designated heritage assets (NPPF para 1999), emphasising the need to avoid substantial harm, in terms of demolition, alteration or the compromise of an assets’ setting.

- 3.16. The NPPF requires any harm or loss to have clear and convincing justification. With substantial harm to or loss of a Grade II listed building to be the exception and any substantial harm to Grade I or II* listed buildings to be wholly exceptional. Less than substantial harm to any designated heritage assets must be weighed against the public benefits of the proposal, including securing the asset's optimum viable use. The fundamental objective is to ensure that the balance of the impact on the heritage assets is demonstrably beneficial, minimising any negative impact on their significance.
- 3.17. The NPPF defines setting at Annex 2 as *"the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."*
- 3.18. Paragraph 203 also requires the effect on the significance of a non-designated heritage asset to be considered during determination, with a balanced judgement required having regard to the scale of any harm or loss of the significance of the asset
- 3.19. Regarding conservation areas and sites within the setting of heritage assets, the NPPF directs local authorities to look for opportunities for new development which enhance or better reveal their significance. Paragraph 206 states that *"proposals that preserve those elements of the setting that make a positive contribution to (or better reveal the significance) of the asset should be treated favourably"*

National Guidance

National Planning Policy Guidance

- 3.20. Planning Practice Guidance (PPG) was introduced in March 2014 as a live web-based resource to support the NPPF. It brings together planning practice guidance for England in an accessible and usable way and is a material consideration in assessing this application.
- 3.21. The PPG recognises that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach to get the best out of assets. It states that:
- 'Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent, and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals'*
- 3.22. In considering the setting of a heritage asset, PPG considers that a thorough assessment should be 'proportionate to the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it'.
- 3.23. PPG acknowledges that substantial harm is a high test, and that it is the degree of harm to the significance of an asset, rather than the scale of the development, which is to be assessed.
- 3.24. PPG advises that the first step to avoiding or minimising harm to heritage assets is to understand the individual significance of heritage assets, as well as their setting, early in the design process so that this understanding can help to inform the development of a design which avoids or minimises harm. Analysis of relevant information can generate a clear understanding of the affected asset, the heritage interests represented in it, and their relative importance.

Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019)

- 3.25. This Historic England advice note covers the National Planning Policy Framework requirement for applicants, where relevant, to describe heritage significance to help local planning authorities to make decisions on the impact of proposals for change to heritage assets.
- 3.26. The guidance suggests a staged approach to decision making regarding heritage assets would usually embrace the following stages, informed by the scope of the proposal:
- 1) Understand the form, materials, and history of the affected heritage asset(s), and/or the nature and extent of archaeological deposits.
 - 2) Understand the significance of the asset(s). These two stages fulfil the requirement in paragraph 189 of the NPPF and are undertaken by the applicant.
 - 3) Understand the impact of the proposal on that significance. This stage fulfils the requirement in paragraph 190 of the NPPF and is undertaken by the LPA. However, the applicant needs to be aware of impacts so that the analysis of significance submitted to the LPA, under paragraph 189, is sufficient in its level of detail.
 - 4) Avoid, minimise, and mitigate negative impact, in a way that meets the objectives of the NPPF.
 - 5) Look for opportunities to better reveal or enhance significance.

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

- 3.27. This document sets out guidance, against the background of the NPPF and the related guidance given in the Planning Practice Guide (PPG), on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes.
- 3.28. It gives general advice on understanding setting, and how it may contribute to the significance of heritage assets and allow that significance to be appreciated, as well as advice on how views contribute to setting. The suggested staged approach to taking decisions on setting can also be used to assess the contribution of views to the significance of heritage assets.
- 3.29. It replaces The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 – 1st edition, (2015) and seeing the History in the View: A Method for assessing Heritage Significance within Views (English Heritage, 2011).
- 3.30. The guidance recommends the following broad approach to assessment, undertaken as a series of steps that apply proportionately to the complexity of the case, from straightforward to complex:
- Step 1: Identify which heritage assets and their settings are affected
 - Step 2: Assess the degree to which these settings contribute to the significance of the heritage asset(s) or allow significance to be appreciated
 - Step 3: Assess the effects of the Proposed Development, whether beneficial or harmful, on that significance or on the ability to appreciate it
 - Step 4: Explore ways to maximise enhancement and avoid or minimise harm
 - Step 5: Make and document the decision and monitor outcomes
- 3.31. The Note confirms at paragraph 9 that setting itself is not a heritage asset, nor a heritage designation; rather, its importance lies in what it contributes to the significance of the relevant heritage asset itself.
- 3.32. Importantly, the Note highlights when views contribute the most to the significance of a place:

- those where the composition within the view was a fundamental aspect of the design or function of the heritage asset.
- those where town- or village-scape reveals views with unplanned or unintended beauty.
- those with historical associations, including viewing points and the topography of battlefields.
- those with cultural associations, including landscapes known historically for their picturesque and landscape beauty, those which became subjects for paintings of the English landscape tradition, and those views which have otherwise become historically cherished and protected.
- those where relationships between the asset and other heritage assets or natural features or phenomena such as solar or lunar events are particularly relevant.

3.33. Of relevance to this proposal is the following commentary from the Note:

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

4. Scoping of Assets

Introduction

- 4.1. As aforementioned in Chapter 1, scoping exercise was carried out so as to consider heritage assets of significance and those expected to be affected by the Proposed Development.
- 4.2. First step in scoping the heritage assets that may be impacted by the Proposed Development is to understand the zone of potential influence (ZVI). This can be done by undertaking site visits and utilising 'Visual influence' mapping tools. Once the zone has been agreed, all the heritage assets within this zone can be identified.
- 4.3. The setting of these assets must also be identified and understood. To achieve this, the setting of the assets must be identified, and it is essential to understand whether there is any potential impact on the assets.
- 4.4. Where there is absolutely no potential for impact (usually because the asset along with its setting, and the Proposed Development, cannot be viewed or understood at the same time), assets can be discounted from further assessment.
- 4.5. The next step is to undertake a more detailed analysis of the significance of the identified assets, specifically the contribution setting makes to that significance. This is done in Chapter 5 of this Statement.
- 4.6. The final step is to assess the impact of the Proposed Development on the setting and ultimately the significance of the asset, as carried out in Chapter 6 of this Statement.

Scoping

Desk Based Assessment

- 4.7. A desk-based study was undertaken in October 2022 and November 2022 to assist in delineating the area of analysis; identifying which heritage assets would be included for further assessment; and assessing the potential impact on the identified heritage assets
- 4.8. A review of the Approximate Zone of Visual Influence prepared by Planit.i.e was undertaken. As set out in ***The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)*** it is worth noting the distinction between Zone of Visual Influence and another commonly used method, Zone of Theoretical Visibility:

"A 'Zone of Visual Influence' defines the areas from which a development may potentially be totally or partially visible by reference to surrounding topography. However, such analysis does not take into account any landscape artefacts such as trees, woodland, or buildings, and for this reason a 'Zone of Theoretical Visibility' which includes these factors is to be preferred."
- 4.9. The limitation of the Approximate Zone of Visual Influence was considered when undertaken the initial desk-based assessment. An initial assessment demonstrated that the Proposed Development was most visible from within 500m of the Site. Therefore, any identified heritage assets within 500m of the Site were automatically scoped-in for further consideration via a site visit. (Approximate Zone of Visual Influence shown overleaf in Figure 4.1, with distance annotations by Deloitte).
- 4.10. The 'Search the List – Map Search' by Historic England was utilised in conjunction with the Approximate Zone of Visual Influence to understand which identified heritage assets may be visible. (Search the List – Map Search extract shown overleaf in Figure 4.2).

Figure 4.1: Approximate Zone of Visual Influence (Planit, i.e., November 2022) with annotations by Deloitte

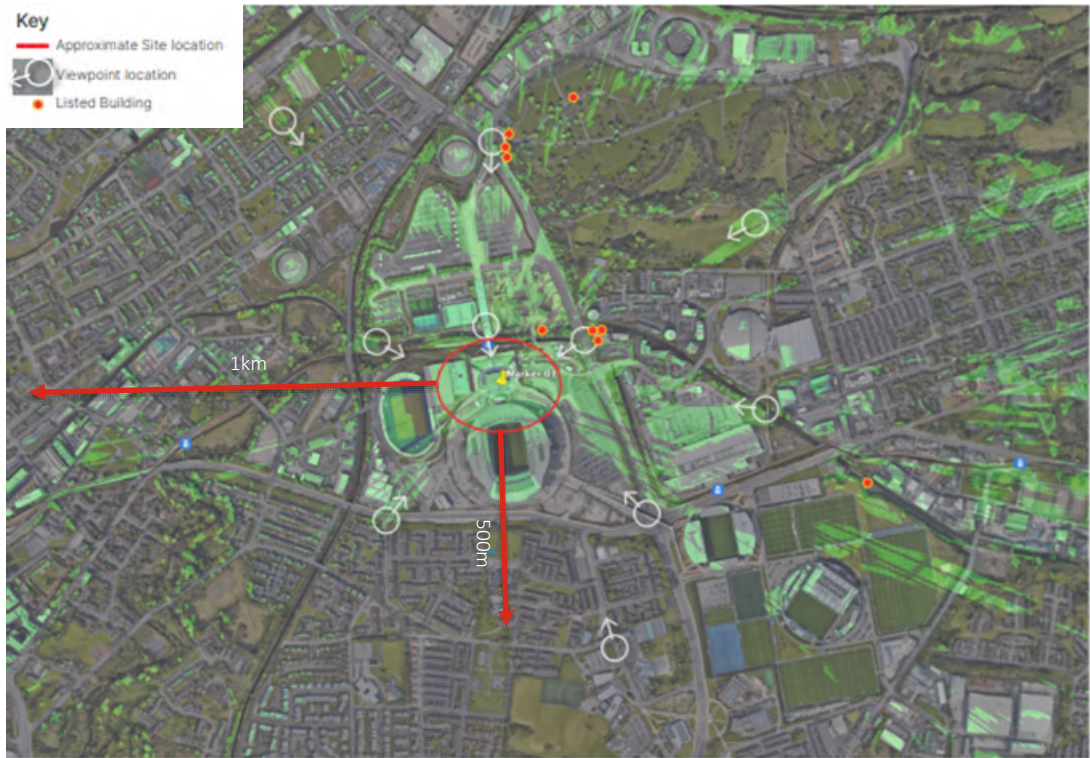
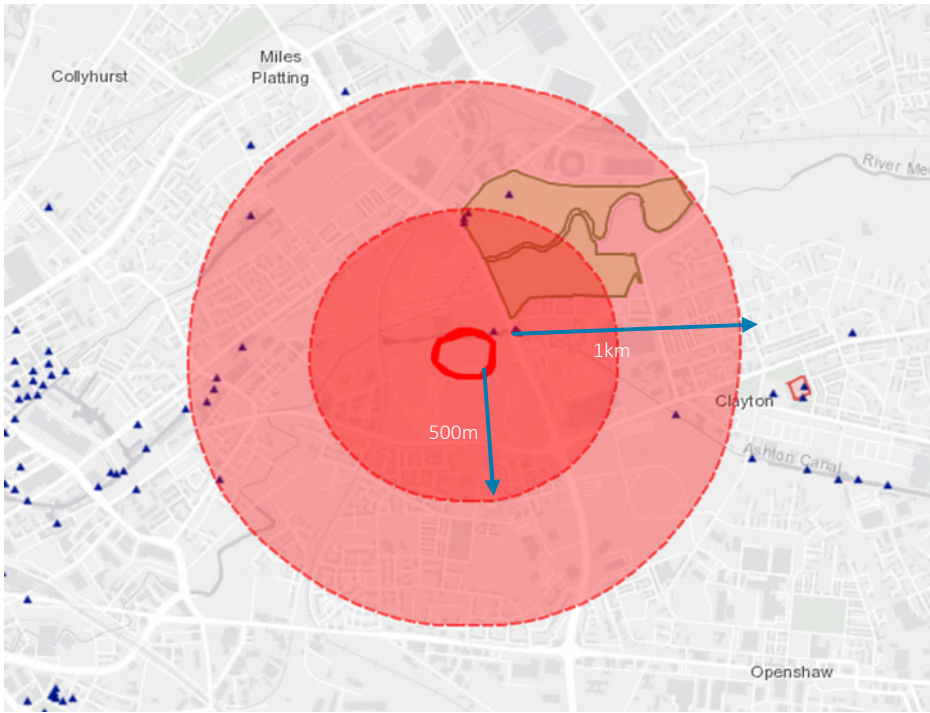


Figure 4.2: Search the List - Map Search (Source: Historic England, 2023) of both 1km and 500m radii shown.



- 4.11. From this analysis it was considered that a notional 1km area of analysis was appropriate for consideration. Beyond 1km the Approximate Zone of Visual Influence indicated that it is highly unlikely that the Proposed Development would be visible in conjunction with any heritage asset due to the topography and existing development (which as set out above, is not considered within an Approximate Zone of Visual Influence).
- 4.12. Following a search on the Historic Environment Record and a review of the National Heritage List for England, 14 no. designated heritage assets have been identified: 12 no. listed buildings; and 2 no. registered parks and gardens. There are a number of non-designated assets to the south of the Site, of which all are below-ground and have been assessed in depth by previous archaeological assessments. These non-designated heritage assets have therefore been discounted from this Statement, which examines built heritage only.
- 4.13. Of these listed buildings identified, 2 no. have been discounted from further assessment as discussed below.

Brunswick Mill – Grade II Listed

- 4.14. Brunswick Mill is a former cotton spinning mill constructed in c.1840 and was in operation until 1950. The Mill is now in use by a number of businesses including Brunswick Mill Studios which is a rehearsal space for musicians. It also benefits from planning permission and listed building consent for conversion to residential accommodation and commercial space, along with new build apartments on land immediately adjoining. The Mill is approximately 922m to the west of the Site.
- 4.15. Due to the scale of the Mill, distance between the Site and the Mill, and restricted viewing angles, it is considered that Site would not be visible in conjunction with the heritage asset, nor considered part of the immediate character area of the asset. Therefore, this heritage asset has been scoped out of further consideration in this heritage assessment.

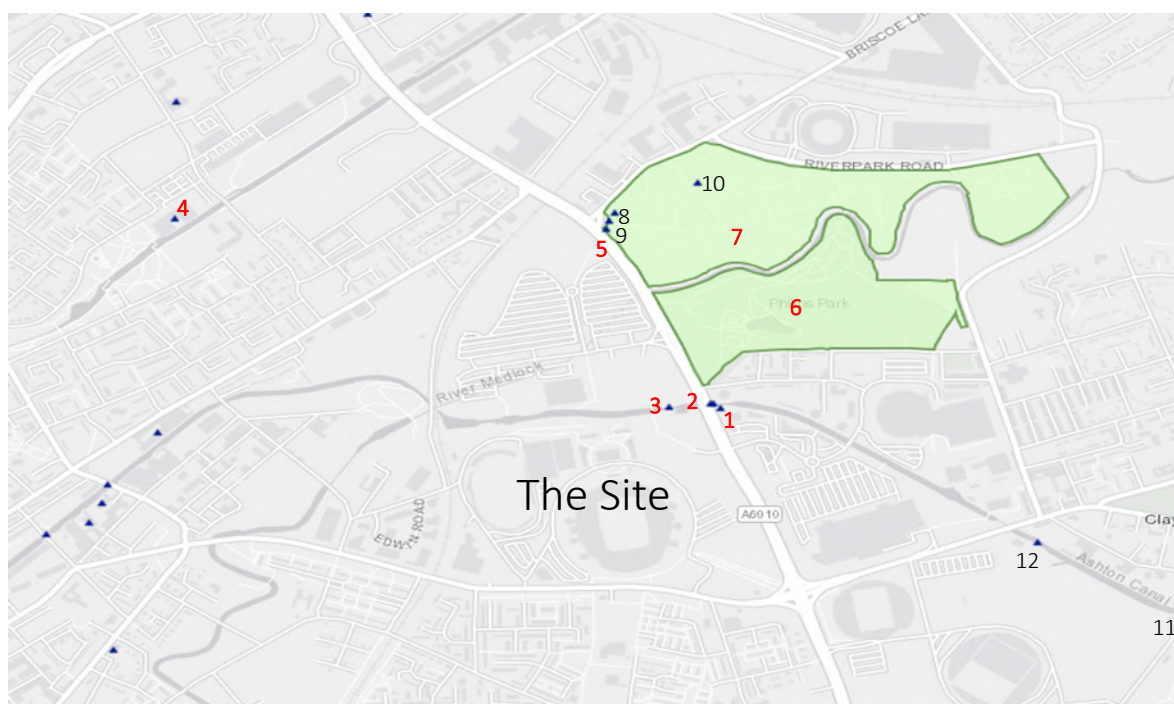
Former Cotton Mill Immediately West of Brunswick Mill – Grade II Listed

- 4.16. The Former Cotton Mill Immediately west of Brunswick Mill has now been demolished.

Site Visit

- 4.17. After the initial desk-based assessment was completed, a site visit was undertaken in November 2022. The purpose of the site visit was to understand the relationship between the identified heritage assets and the Site, and also assess the setting of the identified assets and any considerations which may alter the significance of an asset.

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



4.18. 12 no. listed buildings including 2 no. registered parks and gardens have been identified within the area of analysis and have been considered in part of the assessment. The location of each of these assets is illustrated on Figure 4.3, with the listed buildings labelled and in accordance with the list below.

4.19. Out of these 12 no. listed buildings and registered parks and gardens, 7 no. will be fully assessed in this report:

Listed Buildings:

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

Registered Parks and Gardens:

6. Phillips Park – Grade II
7. Phillips Park Cemetery – Grade II

4.20. The following 5 no. designated heritage assets have been scoped out of the assessment and will not be considered in this report:

8. Cemetery Office at Phillips Park Cemetery – Grade II
9. Gates and Railings to the Main Entrance of Phillips Park Cemetery – Grade II
10. Cemetery Chapel at Phillips Park Cemetery – Grade II
11. Ashton Canal Bridge Number 9 Over Ashton Canal (Mill Street Bridge) at West End of Lock Number 7 – Grade II
12. Ashton Canal Lock Number 8 – Grade II

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

Cemetery Office at Phillips Park Cemetery – Grade II Listed

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

Figure 4.4: Cemetery Office at Phillips Park Cemetery Principal Facade (Source: Author's Own, November 2022)



4.23. When looking towards the Site, the Proposed Development is likely to be at least partially obscured by the Cemetery Wall, which can be seen in Figure 4.5 below.

Figure 4.5: Cemetery Office at Phillips Park Cemetery Looking Towards the Site (Source: Author's Own, November 2022)



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

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

Figure 4.6: Gates and Railings to the Main Entrance of Philips Park Cemetery (Source: Author's Own, November 2022)



Cemetery Chapel at Phillips Park Cemetery – Grade II

- 4.25. Figure 4.7 is taken looking south-west towards the Site. As indicated on the Zone of Visual Influence diagram, the Proposed Development would not be seen in the same view as the asset due to the topography of the area resulting in the asset being of higher ground than that of the Proposed Development. Likewise, there is significant tree cover between the Site and the asset which further obscures the Proposed Development, whilst the cemetery will not be altered as a result of the Proposed Development. For these reasons, this asset has been scoped out of further consideration.

Figure 4.7: Cemetery Chapel at Phillips Park Cemetery looking south-west (Source: Author's Own, November 2022)



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

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

Figure 4.8: Mill Street Bridge (Source: Author's Own, November 2022)



Ashton Canal Lock Number 8 – Grade II

- 4.27. Figure 4.9 is taken at Ashton Canal Lock Number 8 looking Northwest towards the Site from the Rochdale Canal. The Site is not visible in the backdrop when viewing the heritage asset due to being enclosed between the tree lines of the canal walkway. It is principally appreciated when viewed in the immediate context of the heritage asset. Furthermore, when looking from the asset towards the Site the view is obstructed by both trees and a vacant building meaning the Site cannot be viewed from the asset. For these two reasons Ashton Canal Lock Number 8 has been scoped out of further assessment.

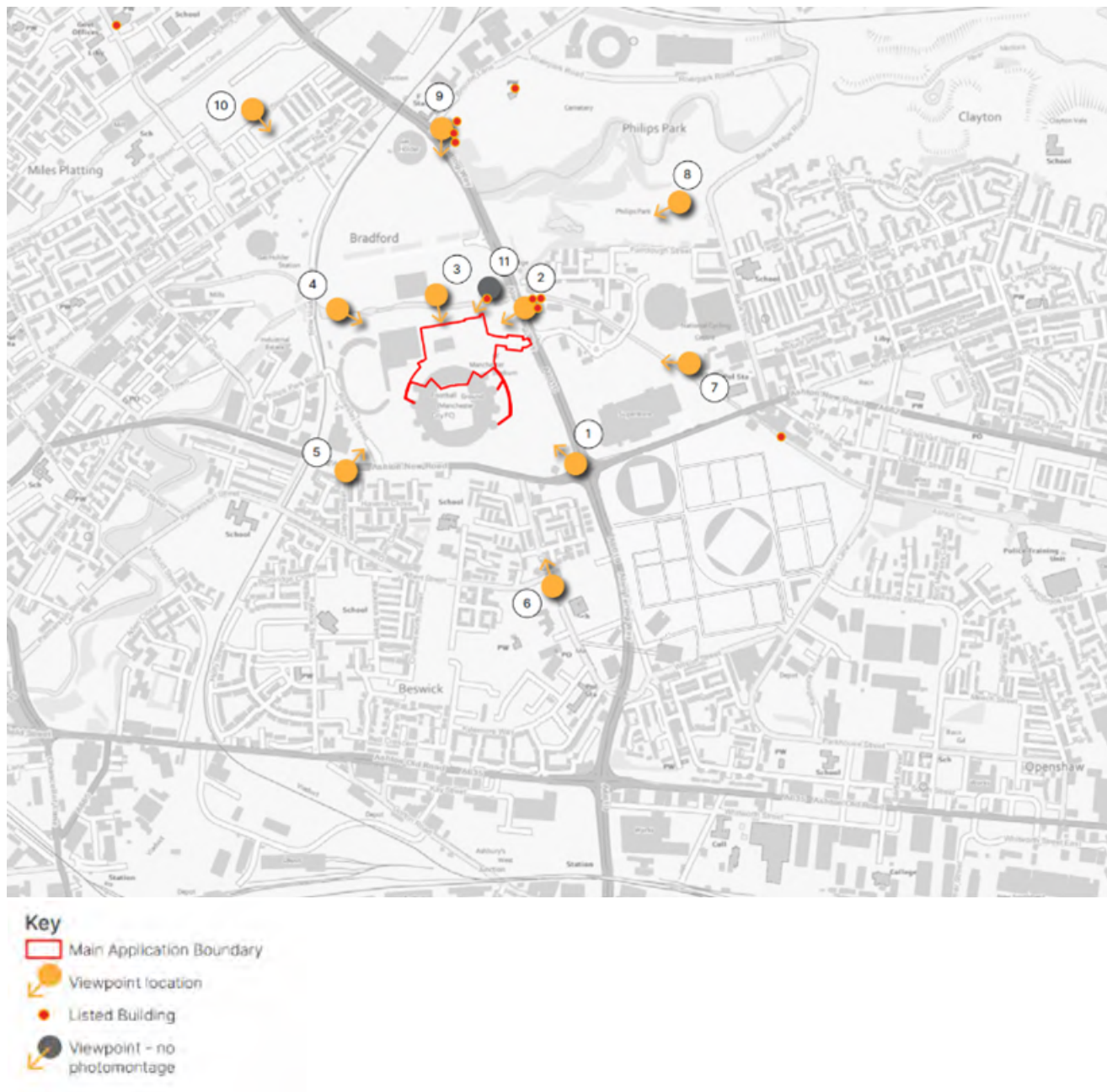
Figure 4.9: Ashton Canal Lock Number 8 looking North-west towards the Site (Author's own, 2022)



Views

4.28. An assessment of views has been undertaken as part of the Townscape and Visual Impact Assessment submitted with this Application. A number of these views have been used to assist in assessing the impact on the identified heritage assets (Views 2, 4, 8 and 9).. These views are shown in Figure 4.10 below.

Figure 4.10: TVIA Viewpoints (Source: Planit.ie, April 2023)



5. Assessment of Significance

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

Phillips Park (Asset no. 6)

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

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

Figure 5.1 Phillips Park (Source: Author's Own, December 2022)



Significance

- 5.3. The significance of Philips Park relates to it being one of the first public parks in Manchester and is named after the Manchester MP Mark Philips who promoted the need for public parks in Manchester and served on the 1833 Parliamentary Select Committee on Public Walks. It opened in 1846 and remains as one of the largest public parks in Greater Manchester.
- 5.4. It opened at a time where there had been rapid industrialisation and population growth within Manchester which had led to high levels of unsanitary conditions and poverty for the working class. As part of this, riots had taken place in Glasgow, Newcastle and Birmingham in 1839 and in 1842 there were chartist strikes in Manchester where four strikers were shot⁶. This led to an acknowledgement that improvements were needed not only for the welfare of the poor but also to ensure the safety and security of the wealthy.
- 5.5. At the time, there was no formal open space for working people in which to relax in, with only the wealthy having gardens. The new public park was intended to be a green space for the working class in which to get 'clean air', spend leisure time and to exercise with overall intention for it to benefit public health and reduce more unsavoury leisure activities such as gambling and drinking⁷. Members from all classes of society were involved with the fundraising to purchase the land and develop the park⁸. The land was offered-up by a local land-owner who considered the topography of the land was not suitable for development⁹. At the time the suitability of the site was questioned, however Manchester Times wrote in response *"It is placed near the junction of several roads and paths and will be conveniently situated for the dense population"*¹⁰.
- 5.6. Philips Park was laid out by Joshua Major, a landscape gardener from Leeds who had won the competition to design the Park. He incorporated areas for a variety of sports within landscaped grounds including shrubs and trees. The sports included skittles, quoits, archery, cricket, badminton, children's play areas, and in 1871 Manchester's first public bowling-green was added¹¹. It is considered that the serpentine paths and the winding circuit drive were the main elements of the design¹². Many of the original features of the park remain including the serpentine paths and the amphitheatre (also known as tulip valley) although the bandstand, the glasshouses and two of the ponds are no longer in place.
- 5.7. In this way, Philips Park includes many of the features set out in Historic England's 'Urban Landscape' (2018) Register of Parks and Gardens Selection Guide. These common elements include, *"boundary walls, gate lodges, separate carriage ways and inter-weaving paths, one or more lakes, grass to play on, ornamental trees to give instruction and form, rippling water to enliven the scene, shrubberies for year-round foliage, rock gardens, bedding and flowers intended to give seasonal colour"*. The layout of the Philips Park also follows the theory of the time that, *"not all the park should be seen at once; that boundaries should not be immediately visible; and that views should look inwards from the perimeter carriageways – ambitions only possible in the larger parks"*.
- 5.8. Prior to winning the competition for Manchester's first municipal parks, Joshua Major was successful at floristry competitions and had begun to foray into landscape design with early commissions including Hannover Square, Leeds (1824) Derwent Hall, Derbyshire (1833) and Oakes Park, Sheffield (1834)¹³. Joshua Major subsequently published 'The Theory and Practice of Landscaping Gardening' in 1852 which is based on his experience with designing the municipal parks in Manchester.
- 5.9. During the mid-20th century, the Park saw marked decline and there were concerns over personal safety when visiting the park. As part of the 2002 Commonwealth Games, the Park was improved which included new sports and play facilities and improvement of the paths. In 2005, the Park gained Green Flag status in recognition of its high standard in park management.
- 5.10. It is therefore of **moderate-high significance**, representing the historical significance of these first municipal parks and also the communal significance due to the extensive public involvement in the Park to raise funds at the outset, and also more recently the community involvement to regenerate the Park and the association with the Commonwealth Games.

⁶ Ruff, A. "Manchester's Philips Park: A Park for the People, By the People, Since 1845"

Figure 5.2: Photos of Philips Park which form its Setting (Source: Author's Own, November 2022)



⁷ O'Reilly, C, "From 'the people' to 'the citizen' : the emergence of the Edwardian municipal park in Manchester, 1902 - 1912" (2012)

⁸ ibid

⁹ Ruff, A. "Manchester's Philips Park: A Park for the People, By the People, Since 1845" (2016)

¹⁰ ibid

¹¹ Medlock Valley, Philips Park Past and Recent History

¹² Pevsner, "Lancashire: Manchester and the South-East"

¹³ Ruff, A. "Manchester's Philips Park: A Park for the People, By the People, Since 1845" (2016)

Contribution of Setting to the Asset's Significance

- 5.11. The Park is enjoyed when walking through it and viewing inwards to other parts of the 31-acre park. Philips Park is enjoyed when walking through it and viewing inwards to other parts of the 31-acre park. There are currently minimal structures surrounding the park to the west of the Park which provides a sense of openness albeit with the vehicular traffic of Alan Turing Way being audible.
- 5.12. The setting of the periphery of the Park has changed over time. In the late 19th Century, the southern and western sides of the park were historically built up with housing, and beyond this were heavy industrial uses including many mills, factories, the Bradford Colliery and Bradford Gas Works. This industrial setting eroded over time as the industries closed throughout the 20th Century and the area became more derelict until the major regeneration programme in the 1990s including the National Cycling Centre, which has a strong presence. The east of the Park remained open land until the mid-20th century when housing was developed here and remains largely unchanged since the 1980s.
- 5.13. The increased intensification of Alan Turing Way has established it as a major vehicular route as the Etihad Campus continues to develop, and further adding to what may be considered the Park's new, altered setting to that of 1990s regeneration. This new established setting is characterised in Figure 5.2 whereby the urban development can be witnessed, including the Co-op Live arena which is currently under construction. This is further echoed in the brightly coloured children's play facilities.
- 5.14. Therefore, the immediate setting of the Park has evolved over time and makes a low contribution to the asset's significance, especially given the inward nature of the design. However, the wider setting of the Park, within Manchester, does still contribute to the asset's significance, particularly due to the Park's role as one of the City's first municipal parks and the key figures involved with its creation.
- 5.15. **Overall, the setting has a low positive impact on the asset's significance.**

Contribution of the Site to the Setting

- 5.16. At points where the Park is closest to the Site, the Etihad Stadium can be viewed as seen in Figure 5.1. However, due to the inward design of the Park and layers of surrounding tree cover, these views are limited and primarily occur at the closest points to the Site across the southern boundary rather than throughout the park where the setting is more open with no visible urban structures from some views. Furthermore, the Site is set back some way from the park which further minimises its appearance in relation to the setting of the Park.
- 5.17. Therefore, it is considered that the Site, being developed and partially visible, is considered to have a **minor negative contribution to the setting to the Park.**

Philips Park Cemetery (Asset no. 7)

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

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

Figure 5.3: Philips Park Cemetery Looking Towards the Site (Source: Author's Own, November 2022)



Significance

- 5.19. The significance of Philips Park Cemetery relates to it being the first municipal cemetery in Manchester and was opened in July 1867. A design competition was held for the grounds with Manchester architects – Paull and Ayliffe’s design for the building being chosen and William Gay’s design for the grounds being chosen. The Manchester Corporation recruited unemployed cotton mill workers to carry out the laying out and planting work.
- 5.20. Paull and Ayliffe had a short-lived partnership between 1861 and 1866, preparing 31 commissions in this time of which a majority were chapels and schools¹⁴. William Gay was a renowned landscape designer as recognised by Historic England in ‘Paradise Preserved: Registered cemeteries in date order with notes on principal reasons for designation and designers and architects’ (2011) with numerous of his designs included on the Register and is therefore perhaps the more renowned persons involved in the Philips Park Cemetery design.
- 5.21. The Cemetery has an unusual level of specific religious or denomination grounds with each ground having its own mortuary chapel¹⁵. This division amongst denominations of the Cemetery is considered which reflected the religious state of England in the mid-19th Century and is therefore of historical significance¹⁶. The 19th Century was a significant point of religion in England whereby there was increased religious diversity albeit predominantly in the Christian faith and Judaism. This increased diversity was spearheaded by a number of key laws including the Religious Disabilities Act 1846 which removed the last restrictions against dissenters and Catholics and extended to Jews the same right and freedoms on education and property¹⁷. In 1857 the Church’s ancient jurisdictions over matrimonial matters and the administration of wills was transferred to the State and the role of the Church in education was reduced. In addition, the Oaths Act of 1888 allowed individuals professing no religious belief to take up their parliamentary seat by changing the wording to ‘solemnly affirm’ rather than ‘swear by God’¹⁸.

- 5.22. A significant number of Irish Catholics were buried in the Roman Catholic Section of the Cemetery, as well as a majority of those who died in the Poorhouse¹⁹. This was considered to be representative of the local area. The Cemetery also was the place of significant flooding in 1872 which washed away tombstones and a large number of bodies from the Roman Catholic area of the Cemetery.
- 5.23. There are also a number of graves with historic interest including two survivors of the Charge of the Light Brigade (1854), a recipient of the Victoria Cross for bravery at the battle of Rorkes Drift in 1879, a family who died during the sinking of the Lusitania in the First World War, and also a First Lieutenant who died in action during the First World War. These graves add to the historical significance of the Cemetery.
- 5.24. The Cemetery is therefore of **moderate-high** significance.

Contribution of Setting to the Asset's Significance

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

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



¹⁴ Manchester Victorian Architects, 'Paull and Ayliffe', Accessed November 2022: <https://manchestervictorianarchitects.org.uk/partnerships/paulland-ayliffe>

¹⁵ 7 Medlock Valley, Philips Park Cemetery (n.d) http://www.medlockvalley.org.uk/MedlockValley/Medlock_Valley_Places/Philips_Park_Cemetery/

¹⁶ The Gardens Trust, "Paradise Preserved: Registered cemeteries in date order with notes on principal reasons for designation and designers and architects" (2011).

¹⁷ UK Parliament, "Religion in the nineteenth century"

¹⁸ Ibid

¹⁹ Philips Park Cemetery, Joan Gill (The Manchester Genealogist Vol. 37 No.4, 2001)

Contribution of the Site to the Setting

- 5.26. It is unlikely the Proposed Development will be visible from Philips Park Cemetery. Moreover, the experience of those visiting the cemetery is overwhelmingly likely to be directed to the interior of the cemetery rather than using it for active leisure or to admire views from within the Cemetery.
- 5.27. The Site therefore does not interact with the setting of the cemetery and from its closest boundaries will be partially obscured by the Co-op Live arena. **The Site consequently makes a neutral contribution to the setting of the asset.**

Entrance Lodge to Main Entrance of Philips Park Cemetery (Asset no. 5)

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

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

Figure 5.5: Entrance Lodge to Main Entrance of Philips Park Cemetery (Source: Author's Own, 2022)



Significance

- 5.29. The significance of the Lodge relates to its connection to Philips Park Cemetery. In addition, the Lodge was designed by Manchester architects Paull and Ayliffe who formed a short-lived partnership between 1861 and 1866.

- 5.30. It is considered to be of **moderate historical significance** due to its relationship with the Cemetery and low-moderate architectural significance as one of the few buildings designed as part of the Paull and Ayliffe partnership. The Lodge underwent internal and external alterations sometime after 2008 which appears to have been undertaken sensitively, including the replacement of the windows and repair of the external brickwork.

Contribution of Setting to the Asset's Significance

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

Contribution of the Site to the Setting

- 5.34. The Site is partially visible when viewing the asset, acting as one of the elements of the urban backdrop; however, the significant distance between the Site and the asset limits its contribution to the asset's setting. Moreover, the construction of the Co-op Live Arena will obscure most of the Site from view due to its significant scale and massing, reducing its contribution to the setting of the asset. **It is considered that the Site makes a neutral-negative contribution to the setting of the entrance lodge.**

Ashton Canal Lock Number 6 Immediately East of Forge Lane (Asset no. 3)

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

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

Figure 5.6: Ashton Canal Lock Number 6 Immediately East of Forge Lane Looking West (Source: Author's Own, December 2022)



Significance

- 5.36. The significance of the asset relates to Ashton Canal which was built to supply coal from Oldham and Ashton under Lyne to Manchester and opened in 1796. It was latterly connected to the Rochdale Canal in 1800. Architecturally the use of pound locks were an example of the use of technologies employed at the time and which still in use today.
- 5.37. It was popular as a means of transporting goods up until it gained competition from railways and road transport. By 1958 all traffic on the canal had ceased and it fell into disrepair. Following campaigning, parts of the route were restored and re-opened to leisure use in 1974²⁰.
- 5.38. **The lock is therefore of moderate historical and architectural significance.**

Contribution of Setting to the Asset's Significance

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

Figure 5.7: Setting of Ashton Canal Lock Number 6 (Source: Author's Own, December 2022)



²⁰ Cumberlidge, Jane (2009). Inland Waterways of Great Britain (8th Ed.). Imray Laurie Norie and Wilson

Contribution of the Site to the Setting

- 5.41. Although prominent in the backdrop when viewing the Lock, the Site is part of the wider setting and there is a significant distance between the Site and the Lock itself. It is considered that **the Site, as it is, has a neutral-negative impact on the setting of the heritage asset.**

Ashton Canal Lock Number 7 with Roving Bridge Immediately East of Mill Street Bridge (Asset no. 2)

- 5.42. Ashton Canal Lock Number 7 Immediately East of Forge Lane is Grade II listed and the listing description is:

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

Figure 5.8: Ashton Canal Lock Number 7 with Roving Bridge Immediately East of Mill Street Bridge (Source, Author's Own, December 2022)



Significance

- 5.43. As with Lock 6 above, the significance of this asset relates to Ashton Canal which was built to supply coal from Oldham and Ashton under Lyne to Manchester and opened in 1796. It was latterly connected to the Rochdale Canal in 1800. Architecturally, the use of pound locks was an example of the type of technologies employed at the time which is still in use today.
- 5.44. It was popular as a means of transporting goods up until it gained competition from railways and road transport. By 1958 all traffic on the canal had ceased and it fell into disrepair. Following campaigning parts of the route were restored and re-opened to leisure use in 1974²¹
- 5.45. The lock is therefore of moderate historical and architectural significance.

Contribution of Setting to the Asset's Significance

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

Figure 5.9: Setting of the Lock (Source: Authors Own, December 2022)



Contribution of the Site to the Setting

- 5.49. The Site in its current form does not fall within the immediate setting of the Lock and is only visible from limited viewpoints. The Site is however visible from the entrance to the Lock area from Alan Turing Way and impacts the openness of the urban backdrop being larger in scale and massing than surrounding developments. Due to this impact, **the Site is considered to make a minor-negative contribution to the setting of the asset.**

Ashton Canal Lock Keepers Cottage on South Side of Lock Number 7 of Ashton Canal (Asset no. 1)

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

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

²¹ Cumberlidge, Jane (2009). Inland Waterways of Great Britain (8th Ed.). Imray Laurie Norie and Wilson

Figure 5.10: Ashton Canal Lock Keepers Cottage on South Side of Lock Number 7 of Ashton Canal (Source: Author's Own December 2022)



Significance

- 5.51. As with Locks 6 and 7 above, the significance of this asset relates to Ashton Canal which was built to supply coal from Oldham and Ashton under Lyne to Manchester and opened in 1796. It was latterly connected to the Rochdale Canal in 1800.
- 5.52. It was a popular as a means of transporting goods up until it gained competition from railways and road transport. By 1958 all traffic on the canal had ceased and it fell into disrepair. Following campaigning, parts of the route were restored and re-opened to leisure use in 1974²².
- 5.53. The Lock Keepers Cottage were home to those who operated and maintained the locks. The keepers generally kept an eye on their section of the canal including rescuing people who fell into the water and collecting fares. The Lock Keepers Cottage therefore represents a point in history where lock keeping was an essential form of employment. The principal façade is facing the canal and would be appreciated travelling in both east and west directions.

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

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



5.54. Architecturally its significance has been much eroded by later, unsympathetic alterations including PVC windows, CCTV and the letterbox. It is therefore of very low architectural significance.

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

Contribution of Setting to the Asset's Significance

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

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

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

Figure 5.12: Lock Keepers Cottage in conjunction with Etihad Stadium



Contribution of the Site to the Setting

- 5.59. The Site is visible within the urban backdrop to the west when viewing the asset's principal façade. However, as demonstrated in Figure 5.11, the presence of high density residential development to the east when viewing the principal façade provides the most prominent focus within the setting of the asset. It is therefore considered **the Site has a minor-negative contribution to the setting of the asset.**

Victoria Mill (Asset no. 4)

- 5.60. Victoria Mill is Grade II* listed and the listing description is:

"Cotton spinning mill, now disused; a double mill built in 2 phases in 1869 and 1873. George Woodhouse, architect, for William Holland. Red brick with yellow brick dressings; roof not visible but probably slate. Fire-proof internal structure. U-plan formed by 2 large rectangular spinning mills, joined by a central engine house. Symmetrically planned about a central stair turret wrapped around the chimney with engine house (rebuilt in 1902 on conversion to rope drive) and boiler house to the rear, in the centre of a narrow courtyard formed by the 2 mill ranges to either side of the stair tower, a 3-window range, that to left with former internal engine house marked by partially blocked round-arched window; the right hand range obscured by a brick shaft of 1920. This central block is flanked by the 2 spinning mills, each a 6-storey, 11x10 bay block, with stressed angle pilasters (extended as privy towers to N elevation). Italianate detail of spinning mills, which have segmentally headed windows to 5 storeys, and coupled roundheaded windows to the upper storey, arcaded with shafts and continuous sill band. 2-window towers towards centre of each mill appear to be later additions. Interior not inspected, but constructional system almost certainly transverse brick arches carried on cast iron columns. Ancillary buildings survive to NW of site, but former blowing rooms and offices, which were built parallel to the front of the mill across a narrow yard, and a range of ancillary buildings to the SE are no longer extant. A very large double mill for its date, which makes striking use of a distinctive industrial architectural vocabulary (especially in the economical design of combined stair tower and chimney). An excellent example of the development of a specifically industrial architecture, and of the work of George Woodhouse.

Figure 5.13: Victoria Mill's Principal Facade (Source: Author's Own, 2022)



Significance

- 5.61. The architectural importance of Victoria Mill is captured within the listing description. The Mill was designed by George Woodhouse, an architect from Bolton, and built for William Holland who looked to relocate his textile business from Adelphi Mill in Salford²³. Woodhouse became one of the most prolific architects in Lancaster and is possibly connected within the building of more mills than any other person in Lancashire²⁴. Notable works by Woodhouse include Bolton Townhall, Wigan Mill, and Bliss Tweed Mill. The Mill owner, William Holland, was also a man of repute who took an interest in public affairs including being a magistrate and a member of Lancashire County Council
- 5.62. The Mill is now in use as offices and residential. The conversion of the Mill has resulted in small number of external alterations however these do not diminish from the significance of the asset, which is classified as Moderate -High and its distinctive features such as the chimney and u-shaped formation. The asset is therefore of **moderate-high historical significance**.

Contribution of Setting to the Assets Significance

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

²³ Swindels, T (2013), Manchester Streets and Manchester Men. Read Books Ltd.

²⁴ Manchester Victorian Architects (n.d), 'George Woodhouse'. Available at: <https://manchestervictorianarchitects.org.uk/architects/george-woodhouse> (Date accessed 19/12/2022).

Figure 5.14 Victoria Mill seen in conjunction with Victoria Mill Park (Source: Author's Own, 2020)



Contribution of the Site to the Setting

- 5.65. The Site forms part of the far-background of the setting the asset, as indicated by the partial visibility of the spires on the existing Etihad stadium. Given these are barely perceptible in the image and likely its considered that **the Site makes a neutral contribution to the setting of the asset.**

Summary of Significance

Table 5.1: Summary of Significance

Asset	Significance	Contribution of Setting to Asset Significance	Contribution of Site to Setting
Phillips Park	Moderate-High	Low-Positive	Minor-Negative
Phillips Park Cemetery	Moderate-High	Low-Positive	Neutral
Entrance Lodge to Main Entrance of Philips Park Cemetery	Moderate	Moderate-Positive	Neutral-Negative
Ashton Canal Lock Number 6 Immediately East of Forge Lane	Moderate	Neutral	Neutral-Negative
Ashton Canal Lock Number 7 with Roving Bridge Immediately East of Mill Street Bridge	Moderate	High-Positive	Minor-Negative
Ashton Canal Lock Keepers Cottage on South Side of Lock	Moderate	Moderate-Positive	Minor-Negative

Asset	Significance	Contribution of Setting to Asset Significance	Contribution of Site to Setting
Number 7 of Ashton Canal			
Victoria Mill	Moderate-High	Moderate-Low Positive	Neutral

6. Assessment of Impact

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

The Proposed Development

- 6.2. Prior to assessing the impact, it is first important to understand the Proposed Development. The Proposed Development comprises several interrelated elements that are collectively designed to create a best-in-class fan experience and year-round entertainment and leisure destination at the Etihad Stadium. These include:
- Expansion of the Etihad Stadium North Stand to provide an additional net capacity of 7,910 and an increase in the overall stadium capacity of up to 61,958 and noting that this capacity figure is within the ambit of an extant Planning Permission for expansion of the Stadium, including its north stand, which was granted in 2014.
 - Associated hospitality and concourse facilities and an ancillary TV Studio.
 - Creation of a roof walk attraction comprising walkways and platforms on the roof of the Etihad Stadium North Stand.
 - A nine-storey, 391-bed hotel, with a restaurant at Level 1 and a further 10 suites within the proposed expanded North Stand which are flexible for use as hotel or hospitality space.
 - A further eight storey-building comprising:
 - A new club shop and ticket office at Ground Floor and Level 1;
 - A museum at Level 2 which links directly into the proposed North Stand;
 - An interactive visitor experience venue at Level 3; and,
 - 4,000 sq. m. of workspace at Levels 4, 5, 6 and 7.
 - City Square, a significant new covered outdoor fan zone and flexible event space, located between the proposed hotel and the further eight-storey building, with year-round food and beverage (F&B) facilities provided at the ground and first floor of the proposed North Stand and interrelated adjoining buildings.
 - Creation of new public realm, including a mix of both hard and soft landscaping, with places to sit and dwell alongside planters and trees.
 - Other associated works, including the creation of a new tree lined access road which will be provided to service the Proposed Development via an existing junction with Alan Turing Way, and a pick-up and drop-off area northeast of the hotel.

Scale and Massing

- 6.3. The existing scale and massing of the Etihad Stadium is shown in Figure 6.1 below. The Proposed Development has been designed to be commensurate with the scale and massing of the existing Etihad Stadium and other building at the Etihad Campus and immediate surrounding area.
- 6.4. Currently, the roof of the Etihad Stadium North Stand rises to 94.5m (AOD) at its tallest point, with the supporting architectural masts rising to 115m (AOD). The North Stand expansion increases the roof height modestly to 99.6 m (AOD), an overall increase of only 5.1m (AOD). The supporting architectural masts will rise to 124.5m (AOD).

Figure 6.1: View of the Site from North, looking South and showing the existing scale and massing of the Etihad Stadium (Source: Planit-IE, 2023)



- 6.5. The Hotel is proposed to rise to nine storeys in height, whilst the commercial building will rise to eight storeys. Neither will protrude above the roof of the Etihad Stadium North Stand. The Hotel and Commercial buildings are proposed as 'wings' which connect directly into the Etihad Stadium for functional purposes and are separated to deliver a massing suitable for the Site's context and a key focal point and entertainment space in-between.
- 6.6. The proposed massing and layout of the Proposed Development takes cues from the Manchester City logo, with the two wings reflective of the ship's hull and sails and the roof supports depicting the sail masts.

Façade Design and Materiality

- 6.7. The Proposed Development has been designed to be in keeping with the existing Etihad Stadium in terms of materiality, and the verticality and horizontality of the façade design.
- 6.8. The existing Etihad Stadium expresses verticality on its main mass, and the spiral cores show strong hints of horizontality. The vision for the North Stand expansion is to celebrate verticality, while the commercial and hotel facades combine both these expressions.

North Stand

- 6.9. The North Stand expansion is wrapped in the materiality of the existing stadium, ensuring a visual conformity. The iconic Etihad Stadium masts are also proposed to be retained, helping to maintain the architectural prowess of the structure.
- 6.10. Curtain wall glazing is proposed facing over City Square, including larger elements of glazing at the Sky Bar level. Soffit panels and curtain wall louvres will provide relief between the glazed areas and tie this in seamlessly into the existing materiality of the Etihad Stadium.
- 6.11. Care has been taken with the design of the side elevations to ensure a seamless transition between the original Etihad Stadium structure and the proposed expansion.

- 6.12. The vertical circulation cores are proposed to be clad in a grey cladding to demarcate the threshold between the Etihad Stadium and the ancillary commercial and hotel blocks.

Hotel and Commercial Building

- 6.13. The façades of the Hotel and Commercial Buildings respond to the respective design requirements of their functional programmes whilst retaining a unified aesthetic alongside the Etihad Stadium. This is achieved through subtle variations in the fins. Whilst the gable ends provide activity to the public realm through the provision of LED screens. The façade design again draws on cues from the Manchester City logo and the nautical themes within this in relation to Manchester's three rivers and shipping heritage
- 6.14. The Hotel and Commercial Buildings are situated upon a masonry plinth which is a direct reference to the Mancunian industrial heritage of the area. Brick pillars between curtain wall glazing create a rhythm to the plinth elevations whilst creating grand facades at pedestrian level.
- 6.15. Rib-shaped brick pillars on the City Square elevations of the Hotel and Commercial buildings create visual interest and are reflective of the structure of a ship's hull. LED strip lighting will further highlight these elements.
- 6.16. On the upper levels, above the City Square roof and lower plinth, the Hotel and Commercial Buildings are proposed to comprise of powder coated spandrel panels and curtain wall glazing, which sit behind powder coated aluminium fins projecting from the façade.
- 6.17. The fins are proposed to connect to mullions via brackets and protrude from the elevation and aim to create depth and to reflect the nautical heritage of Manchester's waterways. They will also provide solar shading and architectural interest to the facades.
- 6.18. The gable ends of the Commercial and Hotel buildings are also proposed to comprise x2 large LED screens as described further in the relevant section below. A further LED screen is also proposed to the lower elevation of the North Stand expansion facing into City Square.
- 6.19. An ETFE (Ethylene Tetrafluoroethylene) canopy will cover City Square providing protection from the elements whilst allowing sun light to penetrate the public space.

Public Realm

- 6.20. The Proposed Development includes public realm designed to interface effectively with that existing at the Etihad Stadium and the wider Etihad Campus. The Proposed Development provides an attractive and safe pedestrian environment, whilst maintaining effective circulation for visitors and those attending matches and events.
- 6.21. The Proposed Development will therefore provide a mix of both hard and soft landscaping, including places to sit and dwell alongside planters and trees.

Assessment of Impact on Identified Heritage Assets

Philips Park (Asset No.6)

- 6.22. Philips Park is located approximately 187m from the Site and is shown as existing in Figure 6.2 below. As shown in Figure 6.3, taken from TVIA View 8, the Proposed Development will be visible from a pathway looking east towards the Site in Philips Park and therefore does have an impact on the setting of the Park from this viewpoint i.e., the setting is altered.

Figure 6.2 Philips Park from View 8 looking east out of Philips Park (Baseline) (Source Planit.ie, January 2023)



Figure 6.3: Photomontage from View 8 looking east out of Philips Park (Source Planit.i.e, April 2023)



Table 6.1: Summary of Philips Park Significance (taken from Chapter 5)

Asset	Significance	Contribution of Setting to Asset Significance	Contribution of Site to Setting
Phillips Park	Moderate-High	Low Positive	Moderate-Minor Negative

- 6.23. The Proposed Development marginally heightens the built form of the Etihad Stadium and the further backdrop of vehicular routes and modern development that is experienced in this view.
- 6.24. It should be noted that the setting comprises far more than this viewpoint. The setting has changed significantly over time from that of its original setting in the 19th century to that of the now established 1990s regeneration setting. The introduction of the Proposed Development into this setting is considered to be a further evolution of this new 1990s regeneration setting.
- 6.25. Additionally, this view is one of many views within the extensive Philips Park grounds. It is considered that within the majority of Philips Park, the Proposed Development would not be visible (as demonstrated on the Zone of Visual Influence included in Figure 4.1 of this Statement).
- 6.26. Philips Park is principally enjoyed from within Philips Park itself looking towards other parts of the park and therefore looking mostly away from the Site or at some distance from the Site. As noted above Philips Park was expressly designed to provide accessible open space within the context of the dense industrialisation of the city beyond, providing ‘rus in urbe’. The contrast between the Park and the view beyond of large scale built development is not wholly out of character therefore.
- 6.27. The significance of the Park relates to its historical setting as one of the first municipal parks in Manchester, its layout and also the association of those who contributed to the creation of the Park. The Proposed Development does not impact on these key defining points of the historical significance of the Park.
- 6.28. In short, the Proposed Development will have a minor visual impact in limited select views and a minor impact on its setting. In terms of the NPPF this would amount to the lower end of the category of less than substantial harm to the asset’s significance.
- 6.29. This should also be considered against the potential heritage benefits of the Proposed Development on Philips Park, namely the increased opportunity of members of the public to enjoy the heritage asset²⁵. It is anticipated that Proposed Development would lead to increased visitors to the area and therefore there is the opportunity to promote Philips Park further to these visitors – especially to those with young family members who might benefit from the play facilities prior or post attending an event at the stadium.
- 6.30. Overall, it is therefore considered the proposed development would have **less than substantial harm** on Philips Park.

Phillips Park Cemetery (Asset No.7)

- 6.31. Figure 6.4 below, indicates that the Proposed Development would not be visible from the Cemetery, when looking towards the Site due to being obscured by the Co-op Live Arena.

²⁵ Planning Practise Guidance ‘Historic Environment’ (2019), Paragraph 003 Reference ID: 18a-003-20190723, (Accessed March 2023), Available at: <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>

Figure 6.4 Photo looking east towards the Site from within Philips Park Cemetery with the red arrow indicating approximate location of the Proposed Development (Baseline) (Author's Own, December 2022)



Table 6.2: Summary of Philips Park Cemetery’s Significance (as concluded in Chapter 5)

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

- 6.32. The Proposed Development does not alter the setting of the Cemetery, as it is not visible due to the construction of the Co-op live arena. As a result, it is considered that the introduction of the Proposed Development has no impact and therefore causes **no harm** to Philips Park Cemetery.

Entrance Lodge to Main Entrance of Philips Park Cemetery (Asset No.5)

- 6.33. Figure 6.5 below shows the Site as existing when viewed from TVIA View 9 in front9 and Figure 6.6 demonstrates the introduction of the Entrance Lodge to Main Entrance of Philips Park Cemetery, located immediately east to the viewpoint. As shown in in Figure 6.6, the Proposed Development will mostly be blocked from view by Co-op Live, the extent of which is denoted by the redline in Figure 6.6. The Proposed Development will therefore only be partially visible in the urban backdrop when viewing the Entrance Lodge.

Figure 6.5: View 9 (Baseline) (Source Planit.i.e., November 2019)



Figure 6.6: Photomontage from View 9 looking south towards the Proposed Development (Source: Planit.i.e, January 2023)



Table 6.3: Summary of Entrance Lodge to Main Entrance of Phillips Park Cemetery (as concluded in section 5)

Asset	Significance	Contribution of Setting to Asset Significance	Contribution of Site to Setting
Phillips Park Cemetery Entrance Lodge	Moderate	Moderate-Positive	Neutral-Negative

- 6.34.

The Proposed Development alters the Lodge’s setting through the introduction of an additional structure that is partially visible within the urban backdrop of the asset. However, the change to the immediate setting of the asset is immaterial as the Etihad Stadium is already visible, the introduction of the Proposed Development therefore does not alter the setting of the asset. Furthermore, the setting of the asset is significantly altered by views of the Co-op Live Arena which is currently under construction and provides the dominant feature within the urban backdrop and largely obstructs the Proposed Development.
- 6.35.

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

- 6.36. The contribution of the 'moderate positive' setting to the significance of the asset principally relates to its relationship with Philips Park Cemetery and its setting adjacent to the Cemetery. The Cemetery remains unaltered by the Proposed Development, and therefore this element of the asset's setting is not impacted.
- 6.37. Therefore, it is considered that the impact on setting and therefore significance is negligible. In reference to the NPPF this would amount to causing **no harm** to the asset's significance.

Ashton Canal Lock Number 6 Immediately East of Forge Lane (Asset No.3)

- 6.38. Figure 6.7 show the context of the heritage asset as existing. Figure 6.8 provides a photomontage of the Proposed Development from TVIA View 4 and 8 demonstrates that the Proposed Development is visible from the Ashton Canal towpath and will therefore be visible in conjunction with experiencing Lock 6, although the view is partially obstructed by tree cover.

Figure 6.7: View 4 - Lock 6 Canal Towpath (Baseline)



Figure 6.8: Photomontage View 4 - Lock 6 Canal Towpath



Table 6.4: Ashton Canal Lock Number 6 Immediately East of Forge Lane Summary of Significance (as provided in section 5)

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

- 6.39. The Proposed Development will be visible when at the canal side environment. However, as set out in Chapter 5 the ‘high positive’ contribution of the setting to the asset’s significance relates to the Lock’s setting within the functioning Ashton Canal, its role in Manchester’s industrial revolution, and the function of the lock, rather than neighbouring sites.
- 6.40. The Proposed Development does not directly affect the Ashton Canal or the Lock or detract from their relationship and intrinsic setting. It is therefore considered that although the Proposed Development would result in change to the wider setting of the asset, this would cause **no harm** to the Lock’s significance.
- 6.41. There is also the potential for the Proposed Development to deliver heritage benefits. The towpath is likely to also experience additional footfall as a result of the Proposed Development. This increased use of the towpath will in turn allow a greater appreciation of not only Lock 6 but the wider lock network as the user progresses along the towpath.

Ashton Canal Lock Number 7 with Roving Bridge (Asset No.2)

6.42. Figure 6.9 below shows the Site when viewed immediately in front of the Canal Lock Number 7. It demonstrates that the Proposed Development will likely be visible when read in conjunction with Canal Lock Number 7. Figure 6.10 provides a photomontage of the Proposed Development from this view (TVIA View 2).

Figure 6.9: View 2 Lock 7 (Baseline)



Table 6.10: Photomontage of View 2



Table 6.5: Ashton Canal Lock Number 7 Summary of Significance (as provided in section 5)

Asset	Significance	Contribution of Setting to Asset Significance	Contribution of Site to Setting
Ashton Canal Lock Number 7 with Roving Ridge	Moderate	High-Positive	Neutral-Negative

- 6.43. As set out in Chapter 5 the high positive contribution of the setting to the significance of the asset relates to the Ashton Canal and its location within Manchester, rather than surrounding development, and as with Lock 6, the Proposed Development does not alter or infringe upon the Canal.
- 6.44. The Proposed Development does not directly affect the Ashton Canal or the Lock or detract from their relationship and intrinsic setting. It is therefore considered that although the Proposed Development would result in change to the wider setting of the asset it results in **no harm** to the significance of the asset.
- 6.45. As set out in respect of Lock 6, there is also the potential for the Proposed Development to lead to heritage benefits for the Lock due improved canal-side environs and a potential increase in footfall along the towpath. These features would lead to greater public access to the heritage asset.

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

- 6.46. Figure 6.11 below demonstrates that the Proposed Development may only be slightly visible when viewing the Asset from the Canal Towpath due to being predominantly obstructed by tree cover.

Figure 6.11: Lock Keepers Cottage with red arrow showing approximate location of Proposed Development



Table 6.6: Ashton Canal Lock Keepers Cottage Significance Summary (as provided in section 5)

Asset	Significance	Contribution of Setting to Asset Significance	Contribution of Site to Setting
Ashton Canal Lock Keepers Cottage on the south side of Lock 7 of the Ashton Canal	Low-Moderate	Moderate-Positive	Neutral

- 6.47. The Proposed Development will likely be clearly visible from this viewpoint, so will likely be read in conjunction with the asset. However, this change does not impact on the setting which contributes to the significance of the asset, that of the canal and associated infrastructure.
- 6.48. In addition, the surrounding area has altered over time to include high-density residential uses and the Proposed Development will be seen as a continuation of the urban environment which now characterises the area. One such use being the Co-op Live Arena which is currently under construction and provides a far more prominent feature within the urban backdrop of the asset.
- 6.49. On this basis the Proposed Development would cause **no harm** to the asset’s significance.

Victoria Mill

- 6.50. Figure 6.12 demonstrate that the Proposed Development will likely be slightly visible from Lower Vickers Street and within Victoria Mill Park but will not be visible in conjunction with experiencing Victoria Mill. This is due to the Proposed Development being obscured by existing housing developments.

Figure 6.12: Victoria Mill with approximate location of Proposed Development indicated by red arrow (Source: Google Street View, 2023)



Table 6.7: Victoria Mill Significance Summary

Asset	Significance	Contribution of Setting to Asset Significance	Contribution of Site to Setting
Ashton Canal Lock Number 7 with Roving Ridge	Moderate	High-Positive	Neutral-Negative

6.51. In Section 5 the following was concluded in respect to Victoria Mill.

6.52. If the Proposed Development is glimpsed as a small, linear form in the background whilst viewing Victoria Mill, it will be viewed as part of the existing development in this location and would therefore lead to no impact on the setting of the asset. Moreover, as the existing Etihad Stadium is already part of the urban backdrop of this asset the additional impact from the Proposed Development will be minimal.

6.53. On the basis that the Proposed Development is likely to be imperceptible in the background of the asset, it is considered that the Proposed Development will have **no harm** on the significance of the heritage asset.

Summary of Assessment Impact

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

Table 6.8: Summary of Assessment of Impact

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

7. Planning Policy Assessment

- 7.1. The NPPF stresses that ‘great weight’ should be given to the conservation of designated heritage assets (NPPF paragraph 199), emphasising the need to avoid substantial harm, in terms of demolition, alteration or the comprise of an asset’s setting.
- 7.2. As concluded in Chapter 6, the Proposed Development, will have a minor adverse impact on 5 assets, beneficial impact to different degrees on all assets and result in no harm to 6 of the scoped assets.
- 7.3. As these impacts will lead to mostly **no harm** with one **less than substantial harm**, the NPPF (para 202) states that a public benefits proposal should be produced which *“weighs the harm against the public benefits of the scheme, including, where appropriate, securing its optimum viable use.”*
- 7.4. The LPA’s assessment of potential harm to the character, fabric or setting of a listed building, or to the character and appearance of a conservation area, must be an evidence-based planning judgment. This is because the weight which the authority applies to determine the degree of direct (physical) or indirect (visual) impact must be proportionate to the relative significance of the identified heritage asset. Thus, ‘less-than-substantial’ harm should not be afforded the same weight as that defined as being ‘substantial’.
- 7.5. Specific heritage benefits are to be considered as part of public benefits, and these are summarised below:
- Enhanced footfall alongside the Ashton Canal towpath leading to increased public access and appreciation of the listed Locks.
 - Potential for increased use of Philips Park through increased activity in the area
- 7.6. There are a large number of public benefits from the Proposed Development. These are outlined in full in the Planning Statement prepared by Deloitte in Chapter 9 and within the Sustainability Statement and associated appendices prepared by BuroHappold.
- 7.7. Paragraph 206 of the NPPF directs local authorities to look for opportunities for new development within conservation areas and sites within the setting of heritage assets which enhance or better reveal their significance. Paragraph 206 of the NPPF also states that “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”.
- 7.8. Paragraph 197 directs local planning authorities to consider three key factors when determining planning applications concerning the historic environment. These are considered below in light of the Proposed Development.
- The Proposed Development will sustain the significance of the identified heritage assets.
 - The Proposed Development will not affect the positive contribution that the heritage assets can make to their community.
 - The Proposed Development will make a positive contribution to local character and distinctiveness.
- 7.9. The Proposed Development is also in full compliance with MCC Local Policy EN3 (Preserving and enhancing the historic environment) and Saved UDP Citywide Development Control Policy DC19.1 (Listed Buildings).
- 7.10. The proposals are fully in accordance with national and local planning policy.

8. Summary

- 8.1. In accordance with the requirements of the NPPF, the significance of the designated heritage assets which have the potential to be affected by the application proposals have been described within this Heritage Statement. This included an assessment of the contribution the setting and the Site makes to this significance.
- 8.2. The impact on this significance has been assessed.
- 8.3. It has been concluded that the proposal will have a **no harm/less than substantial harm** on the special architectural and historic interest of 5 listed building and 2 registered parks and gardens. As set out in NPPF paragraph 202, this harm should be weighed against the public benefits of the proposal. The exercise is set out in the Planning Statement and it is concluded that the public benefits outweigh the 'no harm/less than substantial harm'.



This report has been prepared for Manchester City Football Club Ltd and on the understanding that it will be made publicly available.

All copyright and other proprietary rights in the report remain the property of Deloitte LLP and any rights not expressly granted in these terms or in the Contract are reserved.

No party other than Manchester City Football Club Ltd is entitled to rely on the report for any purpose whatsoever and thus we accept no liability to any other party who is shown or gains access to this document.

The information contained within this report is provided to assist Manchester City Football Club Ltd with this Planning Application. The report makes use of a range of third party data sources. Whilst every reasonable care has been taken in compiling this report, Deloitte LLP cannot guarantee its accuracy.

If this document contains details of an arrangement that could result in a tax or National Insurance saving, no such conditions of confidentiality apply to the details of that arrangement (for example, for the purpose of discussion with tax authorities).

The scope of our Services does not include any consideration of the likely impact of Coronavirus (COVID-19) on the project or transaction to which our Services relate (including but not limited to any impact on valuation, planning, construction, maintenance, or costs). We recommend that if you have not done so already, you should consider the increasingly broad effects of COVID-19 and its negative impact on the UK and global economy and major financial markets.

Deloitte LLP is a limited liability partnership registered in England and Wales with registered number OC303675 and its registered office at 1 New Street Square, London, EC4A 3HQ, United Kingdom.

Deloitte LLP is the United Kingdom affiliate of Deloitte NSE LLP, a member firm of Deloitte Touche Tohmatsu Limited, a UK private company limited by guarantee ("DTTL"). DTTL and each of its member firms are legally separate and independent entities. DTTL and Deloitte NSE LLP do not provide services to clients. Please see www.deloitte.com/about to learn more about our global network of member firms. Real Estate Services regulated by RICS.

© 2023 Deloitte LLP. All rights reserved.