THE NORTHERN TENNIS CLUB
DIDSBURY
HERITAGE STATEMENT






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Section 1 Introduction

This Heritage Statement accompanies the planning application for proposed works at the Northern Tennis Club, Didsbury, comprising the refurbishment of the indoor tennis court building located at the rear of the property, to include replacing the asbestos roof, bricking up several windows, and installing an improved ventilation system. No changes to the overall height or structure of the facility are planned. The proposal site is situated within the Blackburn Park Conservation Area. This Heritage Statement should be read in conjunction with the proposed plans and elevations, the design and access statement, and other reports submitted with the planning applications.

This Heritage Statement has been prepared in accordance with the NPPF and the NPPG. This Heritage Statement aims to provide sufficient information specific to the proposal site and its immediate surroundings. To this end the statement provides a summary of the history and development of the local area, the history of the site and a description of the site, the Northern Tennis Club, Didsbury, a review of the heritage assets within the vicinity of the proposal site, an assessment of the contribution the proposal site makes to the settings of the Church of St Aidan, the Synagogue on Old Lansdowne Road and the Albert Park Conservation Area including the importance of views. It assesses the significance of the site, the special interest of the Blackburn Park Conservation Area and the contribution that the site makes to this special interest. The Statement also describes the proposed works, sets out the desirability of the proposed works and assesses the impact of the proposed works upon the special interest of the Blackburn Park Conservation Area and the setting of the Albert Park Conservation Area and other nearby heritage assets.

Section 2 Planning Policy Context

2.1 Introduction

Both national and local planning policies and guidance affect the planning policy context for the proposal site. These include the Manchester Local Development Framework Core Strategy Development Plan Document, Extant Unitary Development Plan Policies, Places for Everyone Joint Development Plan Document 2022 To 2039, NPPF Chapter 20, the NPPG and guidance from Historic England.

2.2 Manchester Local Development Framework (LDF) 2012

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

Policy EN3 Heritage
Throughout the city, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.
New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains. Proposals which enable the re-use of heritage assets will be encouraged where they are consistent with the significance of the heritage asset.

2.3 Manchester Unitary Development Plan (1995) Extant Policies

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

DC18.1 Conservation Areas
The Council will give particularly careful consideration to development proposals within Conservation Areas.
a. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:
i) the relationship of new structures to neighbouring buildings and spaces;
ii) the effect of major changes to the appearance of existing buildings;
iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);
iv) the effect of signs and advertisements;
v) any further guidance on specific areas which has been approved by the Council.
b. The Council will not normally grant outline planning permission for development within Conservation Areas.
c. Consent to demolish a building in a conservation area will be granted only where it can be shown that it is wholly beyond repair, incapable of reasonably beneficial use, or where its removal or replacement would benefit the appearance of character of the area.

d. Where demolition is to be followed by redevelopment, demolition will be permitted only where there are approved detailed plans for that redevelopment and where the Council has been furnished with evidence that the development will be undertaken.
e. Development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the area. This will include the protection of views into and out of Conservation Areas.

DC19.1 Listed Buildings
In determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. In giving effect to this policy, the Council will:
a. not grant Listed building consent for the demolition of a listed building other than in the most exceptional circumstances, and in any case, not unless it is satisfied that every possible effort has been made to continue the present use or to find a suitable alternative use;
b. not permit a change of use of a listed building, where it would have a detrimental effect on the character or appearance of the building;
c. not permit any external or internal alteration or addition to a Listed building where, in its opinion, there would be an adverse effect on its architectural or historic character;
d. seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features;
e. permit demolition only where there are approved detailed plans for redevelopment and where there is evidence of a firm building contract;
f. not permit alterations to a listed building which would prevent the future use of any part of the building, in particular upper floors or basements, or where poor maintenance is likely to result.

2.4 Places For Everyone Joint Development Plan Document for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 To 2039 (Adopted 21 March 2024)

Places for Everyone is a long-term plan of nine Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan) for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts. The plan is a joint development plan of the nine districts which will determine the kind of development that takes place in their boroughs, maximising the use of brownfield land and urban spaces while protecting Green Belt land from the risk of unplanned development. The Places for Everyone Plan took effect and became part of the statutory development plan for each of the nine PfE authorities on March 21, 2024.

Policy JP-P2: Heritage
We will proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct character, identity and sense of place.
Local Plans will set out the key elements which contribute to the district's identity, character and distinctiveness and which should be the priority for conserving and enhancing in the future and demonstrate a clear understanding of the historic environment and the heritage values of sites, buildings or areas and their relationship with their surroundings. This knowledge should be used to inform the positive management and integration of our heritage by:
1. Setting out a clear vision that recognises and embeds the role of heritage in place-making;
2. Ensuring that the heritage significance of a site or area is considered in accordance with national planning policy in the planning and design process and opportunities for interpretation and local engagement are optimised;

3. Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place;
4. Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing; and
5. Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.

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

Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy.

Where heritage assets have been identified as being at risk, Local Plans should identify specific opportunities for them to contribute to regeneration and placemaking, and they should set out strategies for their repair and re-use. Development proposals which will help safeguard the significance of and secure a sustainable future for Greater Manchester's heritage at risk will be supported in principle, provided they are not contrary to national policy or other policies in the development plan.

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

2.5 The Planning (Listed Building and Conservation Areas) Act 1990

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

Section 66 (1) of the Planning (Listed Building & Conservation Areas) Act 1990 states: 'in granting planning permission for development which affects a listed building or its setting,' a LPA must 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.'

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

2.6 National Planning Policy Framework and National Planning Practice Guidance

Chapter 20 of the NPPF, 'Conserving and enhancing the historic environment', provides the policy framework for the conservation of the historic environment. The following guidance is relevant to the site:

HE5: Assessing effects on heritage assets

1. Development proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected (including any contribution made by their setting) and of the potential effect of the proposal on their significance. The level of detail should be proportionate to the assets' importance and no more than is necessary to understand the potential effect of the

proposal on their significance. The relevant historic environment record should be referred to in making this assessment, and appropriate expertise employed where necessary.

2. Assessments of the potential effects of development proposals on the significance of heritage assets (including through effects on their setting) should identify whether proposals would be likely to:
   a. Have a positive effect, which is where the significance of a heritage asset would be enhanced, or better revealed; or
   b. Have no effect on the significance of a heritage asset; or
   c. Result in harm to the significance of a heritage asset, either from work affecting the asset itself or from development within its setting. The degree of harm should be identified: substantial harm would occur where the development proposal would seriously affect a key element of the asset's significance; or
   d. Cause the total loss of the significance of a heritage asset.
3. In making this assessment it is the effect on a heritage asset's significance rather than the scale of the development which should be considered.
4. Decision-makers should be satisfied that assessments accurately reflect the effects on heritage assets caused by development proposals.
5. Where a development proposal involves, or has the potential to involve, a heritage asset with archaeological interest, an appropriate desk-based assessment should be undertaken and, where necessary, a field evaluation. These should be used to help understand the asset's significance and the potential effect of the proposal on this, which should inform the design, mitigation and implementation of the development.

HE9: Conservation areas

1. Development proposals within or affecting the significance of conservation areas should:
   a. Retain and conserve buildings and other features which make a positive contribution to the character or appearance of the conservation area where possible; and
   b. Consider the area's special architectural or historic interest (as identified as part of the designation of the conservation area) in the design of development.
2. Not all elements of a conservation area will necessarily contribute to its significance. Where a development proposal would result in the loss of a building or other element which contributes to the character or appearance of a conservation area that is desirable to conserve, the assessment of impact should take into account the relative significance of the element affected and its contribution to the significance of the conservation area as a whole, and the effects of this considered in accordance with policies HE5 and HE6.
3. Proposals which conserve those elements of a conservation area that make a positive contribution to the area (or which better reveal its significance) should be supported.

2.7 Other National Guidance Documents: Historic England

Several Historic England documents provide relevant guidance. These include *The Setting of Heritage Assets*: *Historic Environment Good Practice Advice in Planning: 3* (2017); *Conservation Area Designation, Appraisal and Management (*2019) and *Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12* (2019).

The Historic England document *The Setting of Heritage Assets* defines setting 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 the asset, may affect the ability to appreciate that significance or may be neutral.'

Setting is also described as being a separate term to curtilage, character and context. Curtilage is largely a legal term referring to the extent of a property boundary, as prescribed by ownership and the character of a place depends upon a sum of all of its attributes. Setting is largely a visual term

and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors.

The guidance sets out a five staged process for assessing the implications of proposed developments on setting. The steps are as follows:

1: Identifying the heritage assets and their settings
The first stage of the analysis is to identify which heritage assets and associated settings are likely to be affected by the proposed development.

2: Assessing whether, how and to what degree settings make a contribution to the significance of the heritage asset
Initially, the significance of the heritage asset needs to be assessed. This assessment should be informed by both archival research and site survey. In assessing the contribution of the setting to significance, the physical surroundings of the asset should be considered, as well as the relationship with other heritage assets, the way in which the asset is experienced, the asset's associations with people and events and patterns of use. This information will provide a baseline for establishing the effects of a proposed development on the significance of a heritage asset.

3: Assessing the effect of the proposed development on the significance of the asset
The range of effects the proposals may have on the setting and the resultant degree of harm or benefit to the significance of the heritage asset can now be considered. The guidance advises on the best approach for assessing the effects of the specific proposals on the heritage assets concerned. In general,

> 'The assessment should address the key attributes of the proposed development in terms of its: location and siting, form and appearance, additional effects and permanence.'

4: Maximising enhancement and minimising harm
The guidance advises that adverse affects can be limited and the maximum advantage achieved if proposals liable to affect setting are considered from the project's inception. Further limitation of harm can be achieved by producing a well-designed scheme that will minimise detrimental impacts and identify opportunities for enhancement.

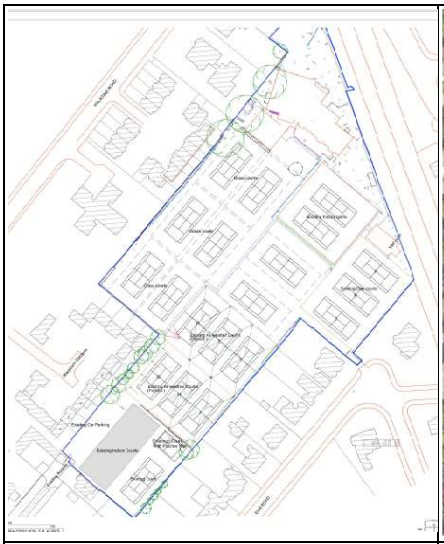
Steps to reduce the harm caused by proposals to the significance of a heritage asset include the relocation of a development or its elements, changes to the proposed designs, the creation of visual or acoustic screening, or management measures secured by planning conditions or legal agreements. When harm cannot be avoided, screening should be implemented, although the design of this should be in keeping with the surroundings and avoid having a further negative impact on the area.

5: Making and documenting the decision and monitoring outcomes
The final phase of the process is to come to the final decision about the proposals. All of the information gathered from the previous steps must be considered. It must also be considered that all heritage assets are not of equal importance and the contribution made by their setting to their significance also varies. The capacity for a setting to accommodate change must also be considered and therefore decisions are therefore made on a case by case basis.

Section 3 Description of the Site

3.1 Location and Setting

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



Location Plan



Aerial View of Location

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



Corner of Palatine Road and Lapwing Lane



Corner of Parkfield Road South and Elm Road



Northern Tennis Club from Lapwing Lane



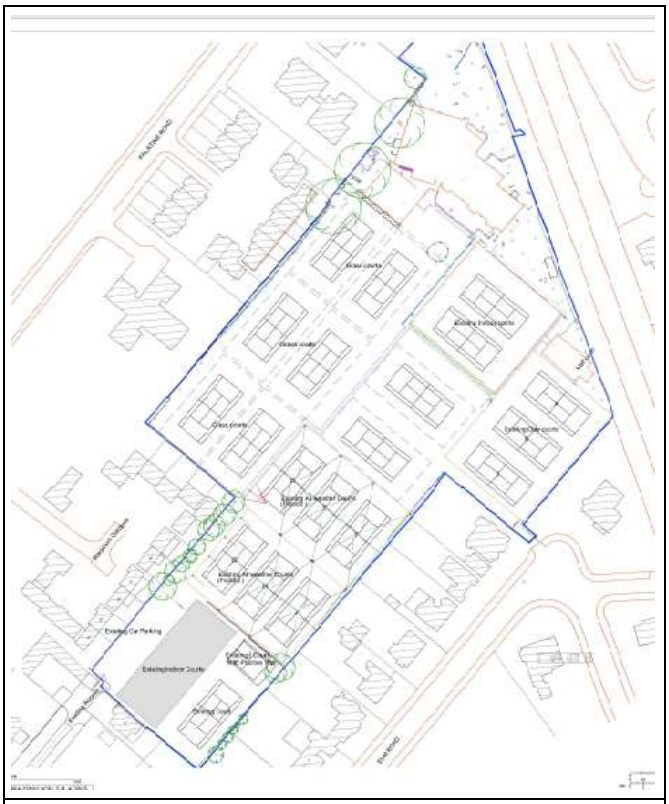
Modern Development on Elm Road

3.2 The Site

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

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

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



Existing Site Plan



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



Clubhouse



Squash Courts Attached to the Clubhouse



Clubhouse Entrance with Squash Courts

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

	
Indoor Courts, Built 1997	***Looking South from Clubhouse Patio***

There are several grass courts to the south of the clubhouse and two padel courts to the south of the 1997 indoor court building, separated by a paved path. The club also includes other tennis courts on a variety of surfaces, with halogen floodlighting. In total, there are 21 tennis courts, six squash courts and two padel courts on the site.

To the southern end of the site is the rectangular building of the original indoor court (for which permission to demolish and for a replacement scheme was granted in 2016 but this approval has now lapsed). To the west is open space with pedestrian access to the cul-de-sac of Parkfield Road South and pedestrian access to the Club through a timber gate in the fence to the north of the open space. To the east of the building is a hard tennis court and a half court with practice wall, adjacent to 17 Elm Road and Parkfield Lodge. A previous line of leylandii, planted to screen the 1967 building has been felled in line with permission. To the west of the 1967 building is an area of open space used for grounds working, parking and pedestrian access to the club grounds. It has vehicular access off Parkfield Road South.

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



Southeast Elevation of Indoor Tennis Court



External Fire Escape Stairs at South of Elevation





Southwest Elevation with Broken and Boarded-up Windows





Northwest Elevation of Indoor Tennis Court



Northeast Elevation of Indoor Tennis Court

3.3 Boundaries

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



Northeast Boundary



West Boundary to 119 Palatine Road

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



Hedge Boundary to Trafalgar Place and 131 Palatine Road



Hedge Boundary to Blackburn Gardens

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



Southwest Boundary to Blackburn Gardens



South Boundary to 5A Parkfield Road South

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



South Boundary to Parkfield Lodge Garages



Southeast Boundary to 17 and 19 Elm Road



Boundary to 21-25 Elm Road



Boundary to Side of 31 Elm Road, Gate at End



Boundary to 33 and 31 Elm Road



Boundary to 33 Elm Road and Railway

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

4.1 History and Development of the Didsbury Area and Blackburn Park

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

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



Saxton's 1577 Map of Cheshire

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

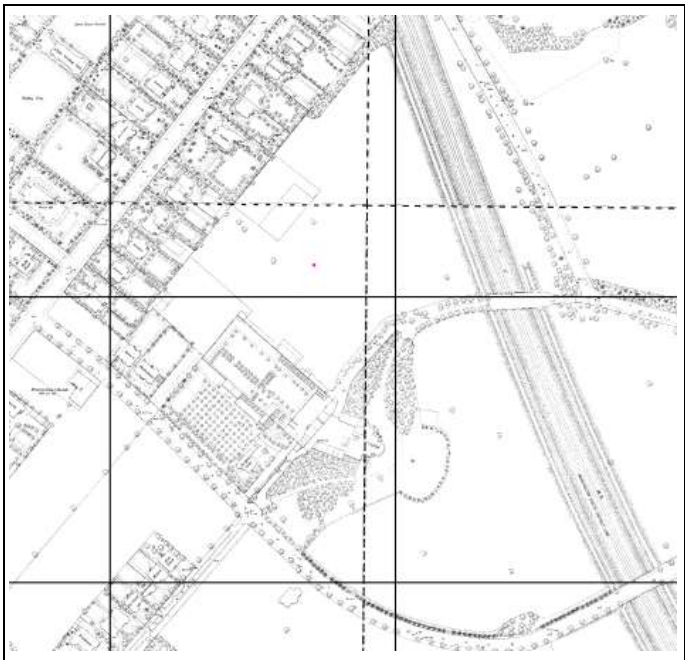
A significant change to the area occurred in 1862 when the Manchester and Wilmslow Turnpike opened, supplementing the overburdened route along Wilmslow Road. Although only two miles long, it connected Withington and Northenden and the two counties palatine of Lancashire and Cheshire via a bridge of cast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

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

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

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

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



Parkfield in 1890s (1893 OS 1:500)



Charles Blackburn

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

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

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

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

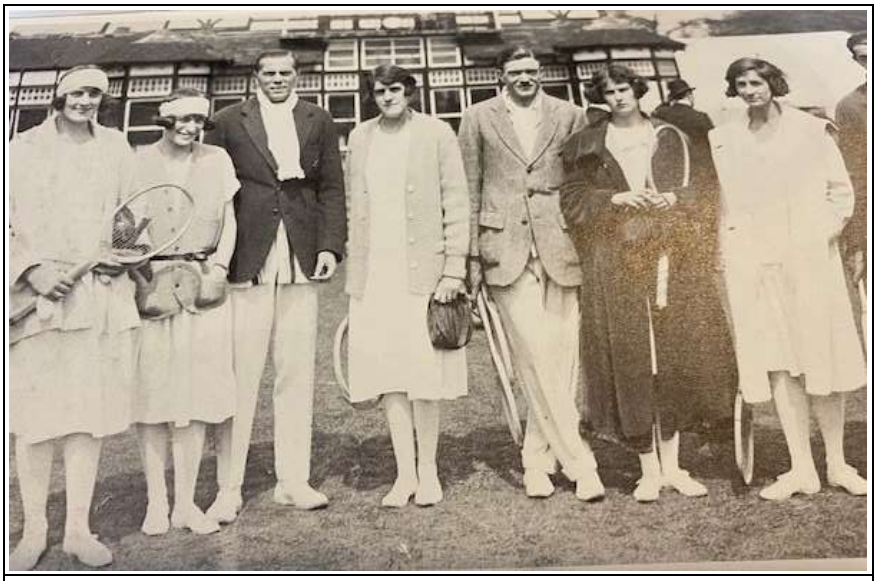
The houses on both sides of Elm Road north of Parkfield appear by 1923 although 33 Elm Road does not. West Didsbury, situated between the denser development of Withington to the northwest and Didsbury to the southeast, was characterised by larger houses and gardens. South of Barlow Moor Road were the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

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

4.2 History of The Northern Tennis Club

4.2.1 The Development of the Proposal Site

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



1920s at the Northern with Pavilion in the Background

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

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

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



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

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

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



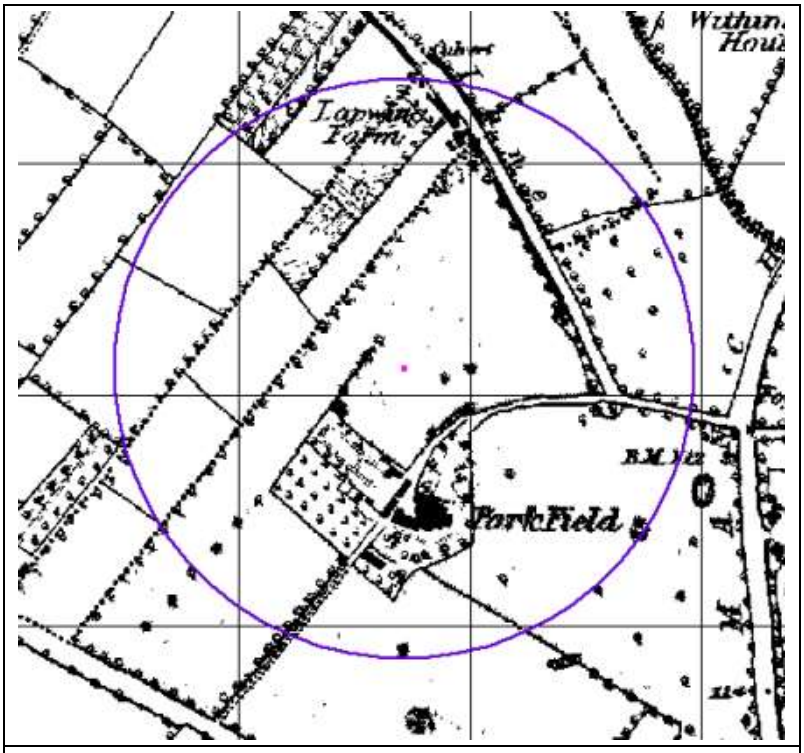
Northern Grounds after 1969, with Original Indoor Court

[4] Ibid, 41.

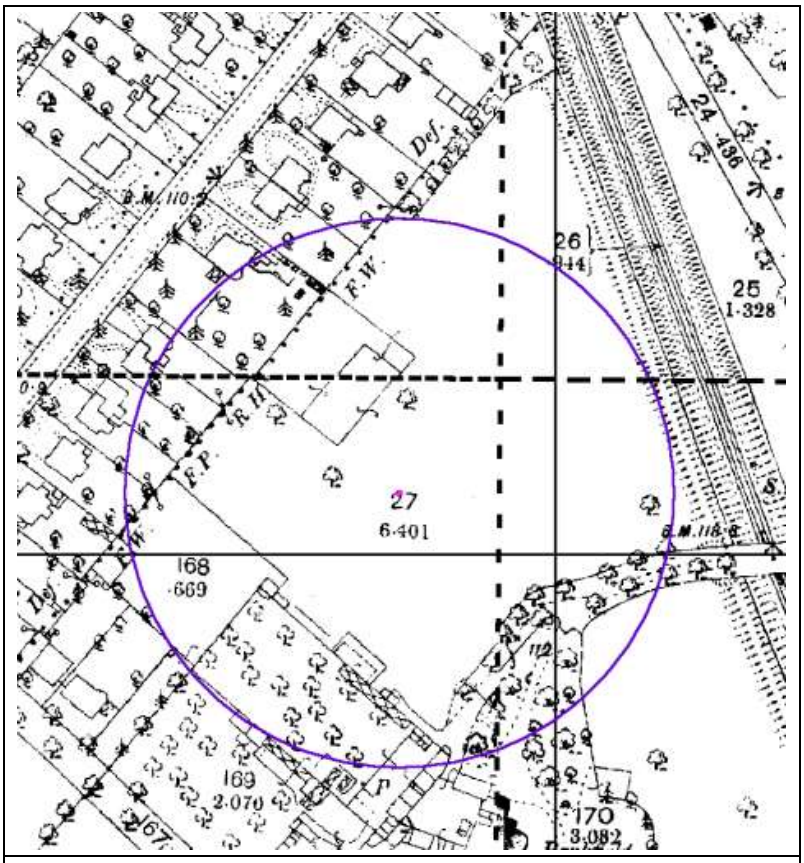
In the early 1990s following an arson attack the clubhouse was destroyed. It was rebuilt and the new building was opened in 1993, followed by a two storey extension to the squash court building (which now contains 6 courts). In 1997 on the area of the former show court and stands, a building containing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

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

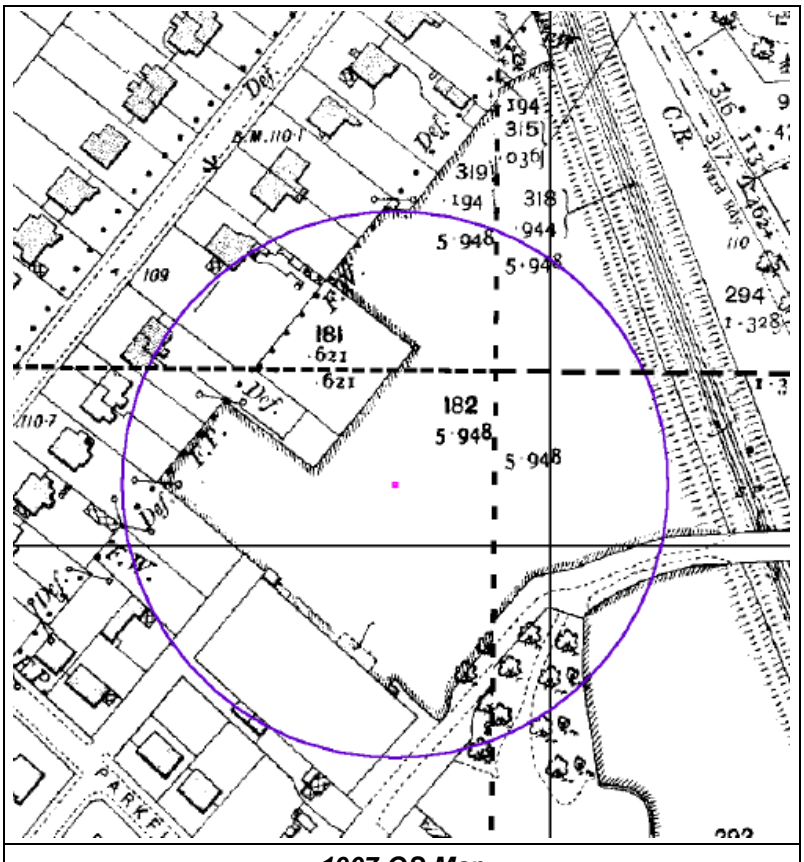
4.2.2 Sequential Development of the Site



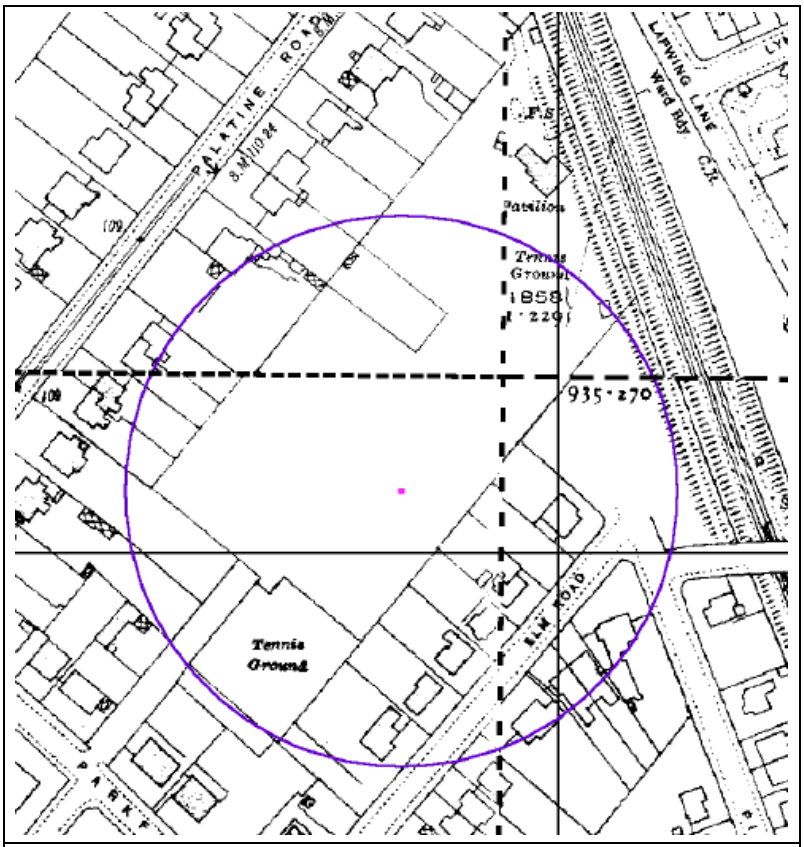
1848 OS Map



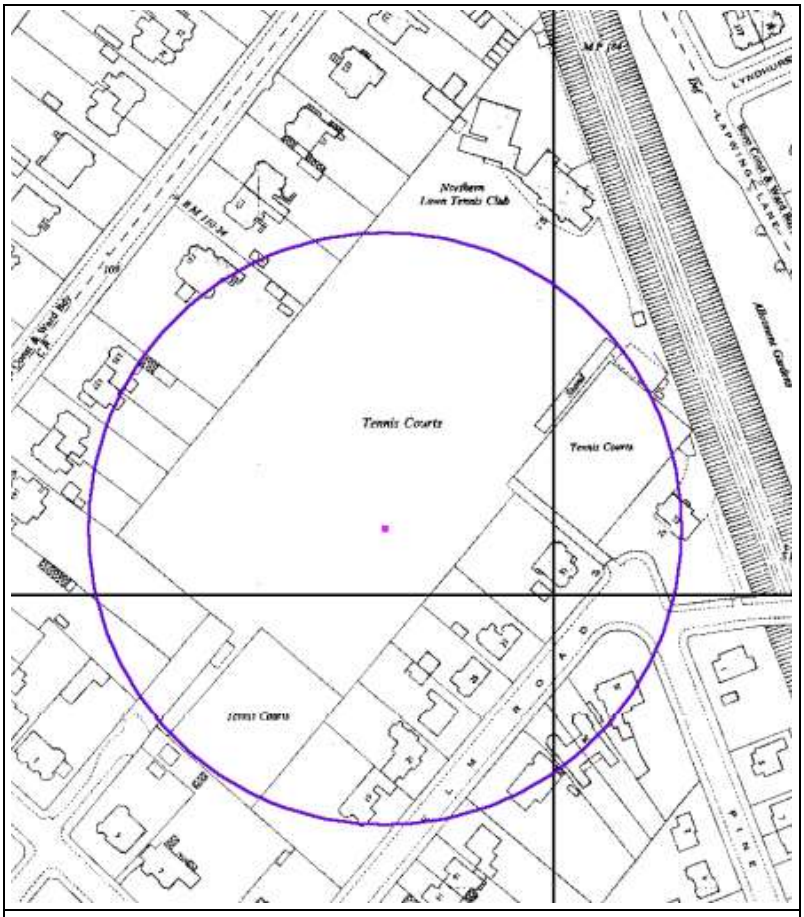
1894 OS Map



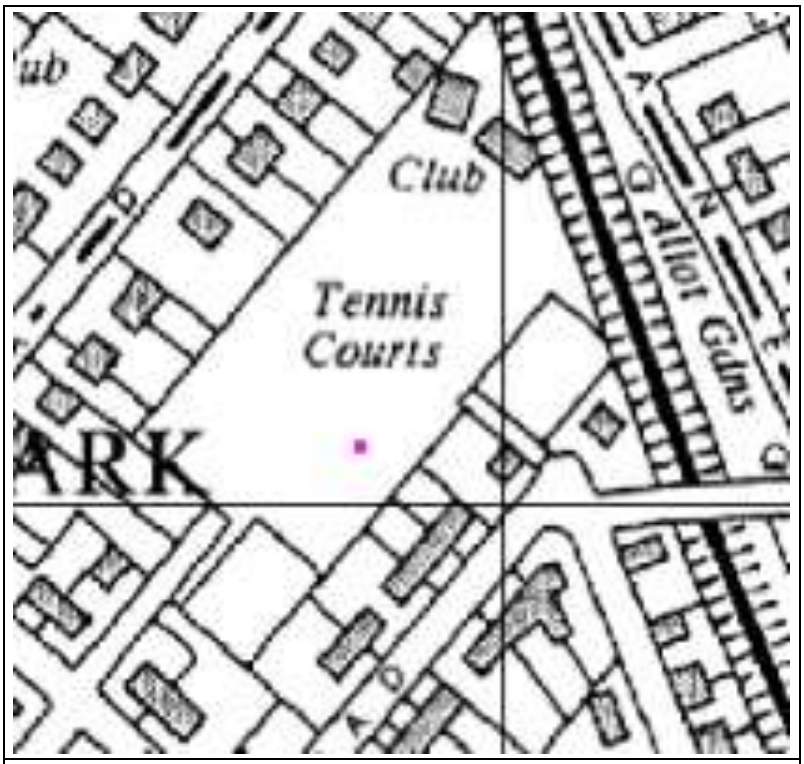
1907 OS Map



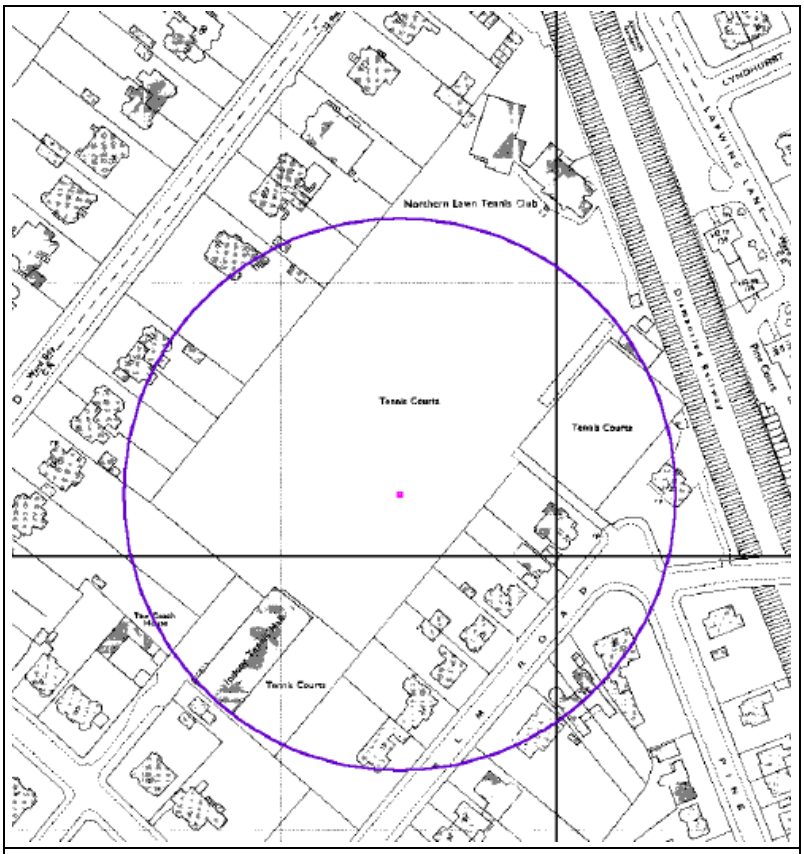
1922-33 OS Map



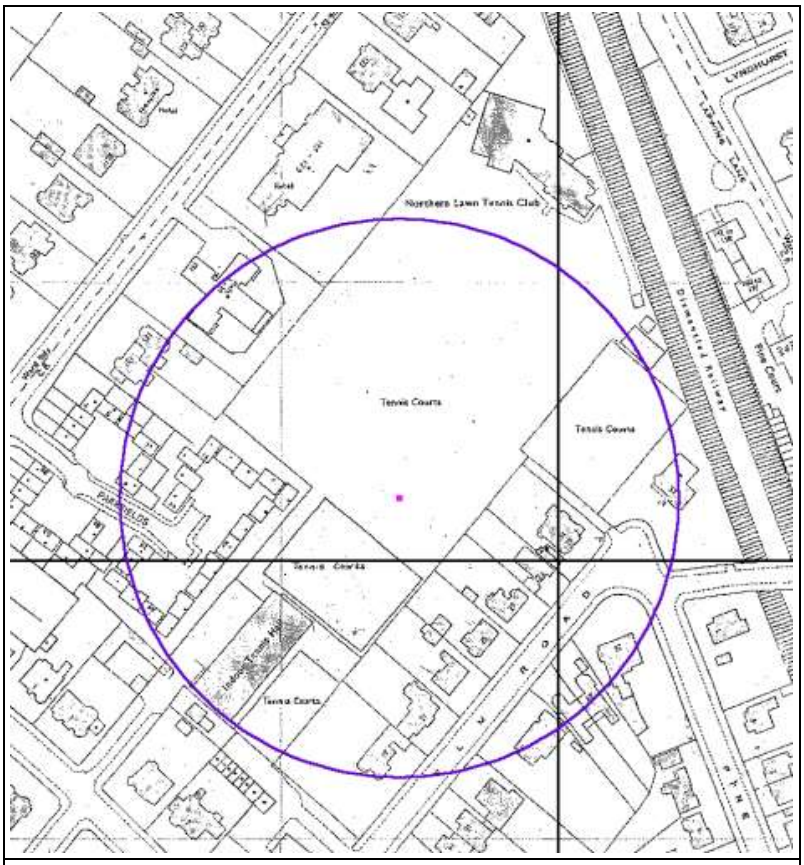
1956-8 OS Map



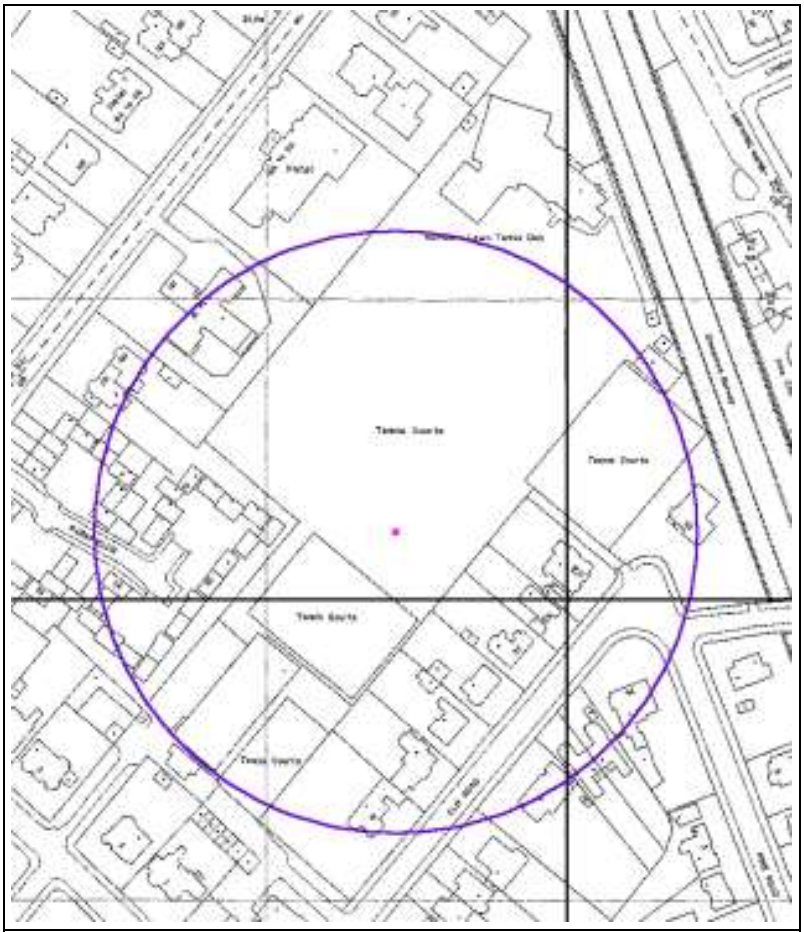
1965-6 OS Map



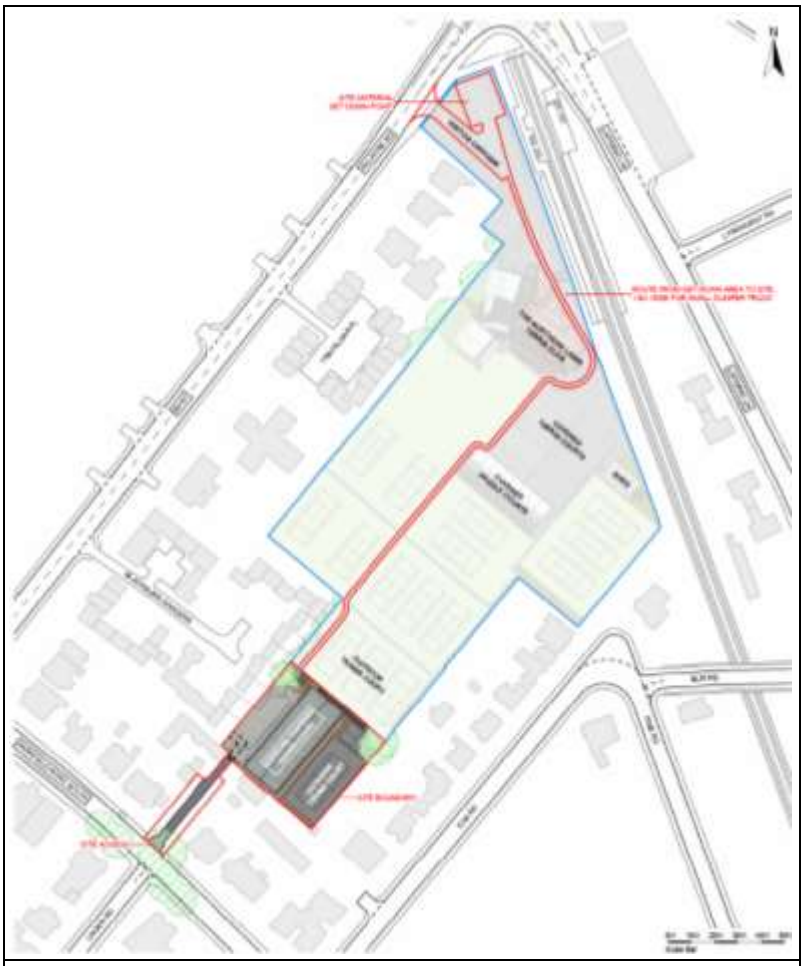
1973-4 OS Map



1983-9 OS Map



1992 OS Map



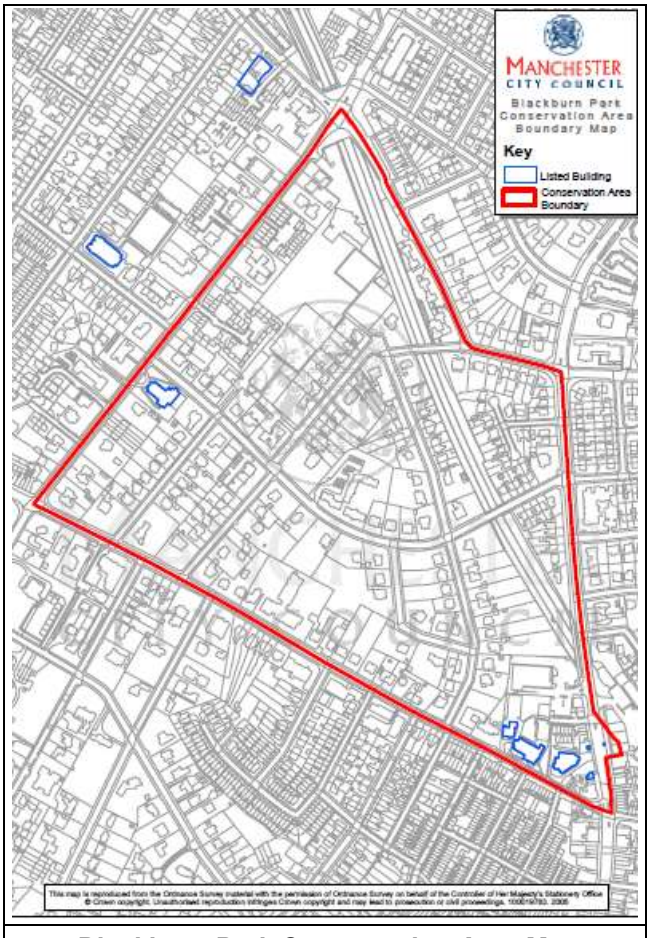
Current Location Plan

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

5.1 Introduction

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

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



Blackburn Park Conservation Area Map

[5] https://www.manchester.gov.uk/parks-leisure-and-the-arts/parks-playgrounds-allotments-and-open-spaces/conservation-areas/introduction12

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

5.2.1 General Character, Location and Uses

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

5.2.2 Historic Interest

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

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

5.2.3 Architectural Interest and Built Form

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

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

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



123 Palatine Road



Early 20th Century Houses on Elm Road



1960s Parkfield Lodge



Late 20th Century Developments on Palatine Road

5.2.4 Positive Contributors and Locally Important Buildings

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

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



Didsbury Library, Wilmslow Road



Didsbury War Memorial, Wilmslow Road



Emmanuel Church, Barlow Moor Road



United Reform Church, Palatine Road

5.2.5 Spatial Analysis

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

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



Palatine Road



Pine Road



Junction of Palatine Road and Lapwing Lane



Rhodes Memorial Clock Tower and Drinking Fountain



694 Wilmslow Road



Emmanuel Vicarage

5.2.6 Streets and Open Spaces, Parks and Gardens and Trees

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

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

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



Lapwing Lane with Trees and Gardens



Tree-lined Elm Road



Open Space of the Northern's Grounds

5.2.7 Setting and Views

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

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

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

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

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

5.3.1 Contribution to Character and Appearance

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

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

Criteria and Levels of Contribution

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

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

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

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

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

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

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

Assessment Against the Criteria

Building/ Site Element	Contribution	Reasons
Clubhouse and squash courts	Neutral	The buildings date from the second half of the 20th century. Historically they form part of the setting of the grass courts.
Central grass court area	Medium	The Northern Tennis Tournament is a grass court tournament of international importance, dating from 1873, pre-dating both the founding of the Club and its establishment in Blackburn Park. The central area of grass courts is open land during the winter season. Due to the low seasonal utilisation and high associated costs such courts are under threat.
Car Park	Neutral	The area makes a neutral contribution to the Conservation Area.
Modern 1997 indoor court building	Neutral	The brick building is in the historic materials of the Conservation Area and supports the wider commitment of the Club to training and development as well as to the viability of the historic tournament. It is in the setting of the grass court area.
Tennis courts	Neutral	These hard courts at the Northern and help meet the high and growing demand for all-year usage, contributing to the viability and vitality of the Club and tournament.
1967 indoor court, adjacent parking, hard court and half-court	Neutral	Planning approval was granted in 2016 for the redevelopment of this building and adjacent associated land with a building containing 3 indoor courts but this approval has now lapsed. The indoor court makes a neutral contribution to the significance of the Conservation Area.
2 padel courts	Neutral	These padel courts help meet the high and growing demand for padel courts, contributing to the viability of the Club and tournament.

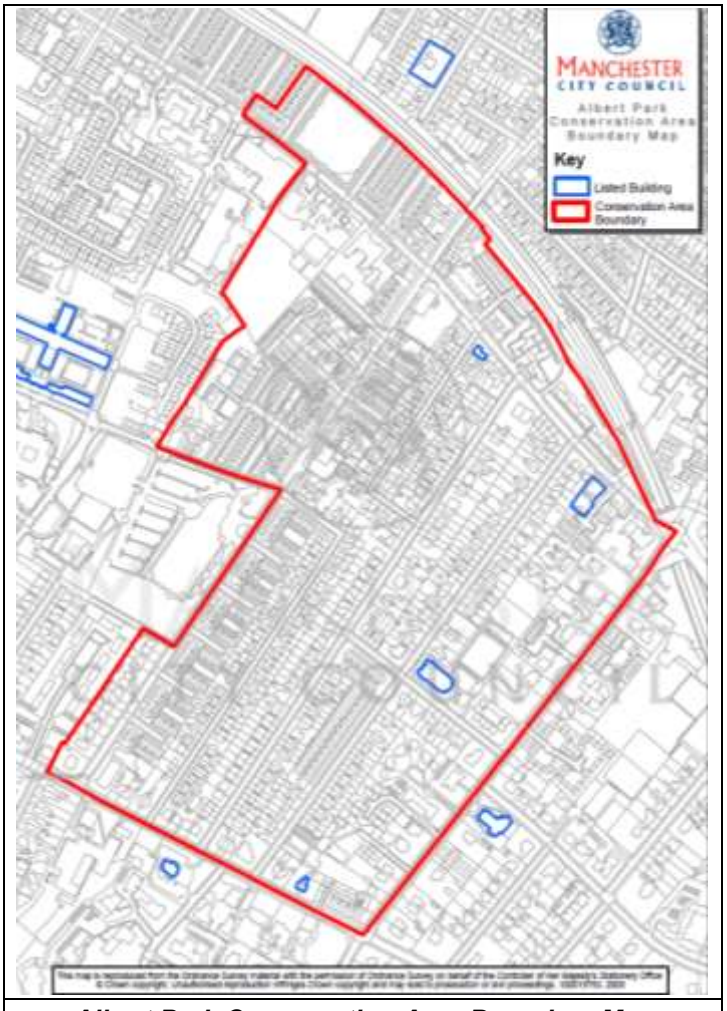
Section 6 Contribution of the Proposal Site to the Setting of the Albert Park Conservation Area

6.1 Introduction

Due to proximity, the proposal site has the potential to affect the setting of the Albert Park Conservation Area. When assessing the contribution to the setting of a heritage asset, Historic England guidance recommends considering the physical surroundings of the asset and how the heritage asset is experienced.

6.2 Conservation Area Adjacent to the Proposal Site

The Albert Park Conservation Area was designated in March 1988 and has a common boundary along Palatine Road to the east with the Blackburn Park Conservation Area. The other boundaries are Barlow Moor Road to the south, Withington Community Hospital and Government buildings to the west and the disused Midland railway line, now the Metrolink tram line, to the north. There is currently no Conservation Area Appraisal but the Manchester City Council website includes a limited overview of its history and buildings, as well as guidance on control of development, improvement and enhancement.[7]



Albert Park Conservation Area Boundary Map

[7] https://www.manchester.gov.uk/parks-leisure-and-the-arts/parks-playgrounds-allotments-and-open-spaces/conservation-areas/introduction23

6.3 The Physical Surroundings of the Conservation Area

The Albert Park Conservation Area is situated approximately four miles south of Manchester city centre, in West Didsbury. It is principally an area of housing but also includes a district shopping centre on Burton Road, a smaller group of shops on Barlow Moor Road, schools, public houses and a number of churches. It is surrounded on all sides by residential development and associated infrastructure forming a densely populated area, the busy A5103 Princess Parkway, a dual carriageway arterial road in to the city centre, is to the west. The Conservation Area is formed from five parallel roads constructed in the late Victorian period; Burton Road, Northen Grove and Cresswell Grove, Clyde Road, Old Lansdowne Road and Palatine Road. The original large properties are mostly now converted to flats popular with students and the grander properties fronting Palatine Road are converted to hotels or replaced with modern blocks of flats. Post-war development took place to the north of Lapwing Lane and various infill sites have been built up, particularly in Cresswell Grove to replace war-damaged houses. There is very little open or green space in the Conservation Area, the only small public park is on Cavendish Road at the most northerly point; the Albert Bowling and Tennis Club lies in the east of the Conservation Area. Trees make a considerable contribution to the character of the area, both in the pavements and more significantly in private gardens.

There are five listed buildings within the Conservation Area

- Synagogue, Grade II
- Former Withington Town Hall, Grade II
- Former Mercantile Bank of Lancashire
- Cavendish Primary School
- Oak Bank, Grade II

Greater Manchester does not hold a list of buildings of special local interest and so apart from the nationally designated buildings there are no other buildings identified which are positive contributors to the character of the Conservation Area.



Former Mercantile Bank of Lancashire, Lapwing Lane



Oak Bank, Barlow Moor Road



Synagogue, Old Lansdowne Road



Former Withington Town Hall, Lapwing Lane



Cavendish Road Primary School



Cavendish Road Park

6.4 How the Conservation Area is Experienced

The Conservation Area is primarily experienced along the four parallel residential roads running roughly north to south across the Conservation Area and from the main roads at its south and east boundaries. Lapwing Lane which runs just within the northern boundary has a different character with small businesses and shops at its western end and leads on to the shopping area along Burton Road. As there is very little open space within the Conservation Area the views are primarily along the streets and the hustle and bustle of the shopping areas gives a feeling of vibrancy and noise. This contrasts with the residential tree lined streets which are more secluded but still built up.



Old Lansdowne Road



Clyde Road



Cresswell Grove



Clyde Road



Northern Grove

6.5 Contribution of the Proposal Site to the Setting of the Conservation Area

The proposal site lies to the east of the Albert Park Conservation Area, the indoor tennis court building at the south of the proposal site is separated from the Conservation Area by the cul-de-sac of Blackburn Gardens and the busy Palatine Road. The indoor tennis court building is not readily visible from Palatine Road, but part of the roof is visible above the houses in the cul-de-sac. For these reasons, the indoor tennis court is not readily visible from within the Albert Park Conservation Area and therefore overall, the site makes a neutral contribution to the setting, significance and character of the Albert Park Conservation Area.



Looking East Towards Conservation Area, from Palatine Road

Section 7 Assessment of the Significance and Setting of the Listed Buildings

7.1 Methodology

This section contains a Statement of Significance which addresses the significance of the historic buildings potentially affected by the proposals. There are two Grade II listed structures to the west and northwest of the proposal site, within its vicinity, which could be impacted by the proposed works; the Church of St. Aidan on Palatine Road and the Synagogue on Old Lansdowne Road

The significance of the structures has been assessed with reference to the values outlined in Historic England's *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (2019). These values are archaeological interest, historic interest, artistic and architectural interest. The July 2021 'Principles of Cultural Heritage Impact Assessment in the UK' document, published jointly by CIfA, IHBC and IEMA, sets as a prerequisite the need to identify the significance of the asset, through an analysis of what is valued about the asset, leading to a statement of cultural significance and to place this in a framework which communicates its relative importance, relating this to the level of protection that the asset merits in planning policy and cultural heritage legislation. In the summary, this is related to a framework for importance based on the English listing categories. The framework for assessing the level of significance of the assets is very high for Grade I, high for Grade II*, medium for Grade II/Conservation Areas and low for non-designated heritage assets.

7.2 Statement of Significance of the Church of St. Aidan



Church of St Aidan

Historic Interest

- Built as a Methodist Church in 1901 by architect Henry Lord, now United Reform Church

Architectural Interest

- Built in late Gothic style of red brick with terracotta dressings and slate roof.
- Designed with four-bay nave with transepts and chancel. Porch at west gable-end with flying buttresses rising to flank the west window, which has four lancets in a moulded blank arch. Sides have coupled lancet windows and a tall fleche to the roof. There are coupled two-light traceried windows to the transepts and the chancel has a two-light Y-traceried east window.
- Interior has fine Art Nouveau stained glass by Walter J. Pearce.

Summary:

As a Grade II listed building, the Church of St Aidan is of national significance. Its significance derives from the historical interest and architectural quality; as it is designed by a recognised Manchester architect. With reference to the heritage impact assessment guidance and as a Grade II designated heritage asset, the building has a medium level of significance.

7.3 Statement of Significance of Synagogue, Old Lansdowne Road



Synagogue, Old Lansdowne Road

Historic Interest

- Designed by Delissa Joseph in 1925-6, under the supervision of Joseph Sunlight (Sunlight House, Quay Street, Manchester).
- Considered to be a fine example of a synagogue of this period.

Architectural Interest

- Constructed in red brick with Portland stone dressings and a concealed roof. Symmetrical, 2 storeys and rectangular in plan with projecting wings and central porch of white stone, with pilasters, cornice and parapet, and recessed doorway. This is flanked by large rectangular 2-storey wings (stair turrets) each of which has a raised centre panel with a white stone doorway at ground floor, a round-headed window at 1st floor. A lower 2-storey narthex links the porch

and stair turrets to the main vessel, which has pilastered 3-bay side walls with 3 windows on each floor of each bay.

- Interior (as inspected in 1988): narthex with entrance vestibule flanked by cloakrooms and stairs; impressive main vessel with Ionic columns rising through galleries and supporting an entablature which returns to form an arch over the Ark; polished white marble steps and parapet to Ark, and tebah (or reading desk) of the same material; Austrian oak furnishings.

Summary:
Synagogue, Old Lansdowne Road is of national significance. Its significance derives from the historical interest, its connection with Joseph Sunlight a recognised Manchester architect, and the quality of the architectural style for a synagogue of this period. With reference to the heritage impact assessment guidance and as a Grade II designated heritage asset, the building has a medium level of significance.

7.4 Contribution of the Proposal Site to the Setting of the Listed Heritage Assets

7.4.1 Introduction

Due to proximity, the proposal site could affect the setting of the heritage assets described above. When assessing the contribution of the setting to the significance of a heritage asset, Historic England guidance recommends considering the physical surroundings of the listed structure and how the listed structure is experienced. It should also be considered whether there is a historic functional or associative relationship between the proposal site and any of the heritage assets.

7.4.2 The Physical Surroundings of the Heritage Assets

The attributes of the physical surroundings of the listed structures help determine the contribution the setting makes to the significance of the heritage assets.

- **The Church of St. Aidan**. This building lies on the corner of Parkfield Road South and Palatine Road with its main entrance at the west end facing Palatine Road. The area is primarily residential of dense grain typical of Manchester suburbs. The tree lined roads and mature trees in many private gardens limits the long range views of the church and even interfere with the views of the north side of the church from Parkfield Road South. The front of the church along Palatine Road has a more open aspect, it is set lightly back from the roadside with a curved tarmac driveway and ungated entrance and exit access points. The south and east sides are bounded by private gardens to the neighbouring residential properties. Immediately to the east of the church is the former church school room which has a date stone of 1890.

- **Synagogue, Old Lansdowne Road.** Built to service the local Portuguese and Spanish Jewish population it is an imposing building on the corner of Old Lansdowne Road and Queenston Road. The main entrance is at the west end facing Old Lansdowne Road fronted by a low stone wall with railings above and two entrance gates with stone pillars. The boundary along Queenston Road is less open with mature trees and hedging surmounting the low stone boundary wall and railings. The surrounding area is residential with large late Victorian villas surrounding the site to the west and south. To the east is more modern development of flats presumably replacing the previous Victorian villas. To the north is the private Albert Bowling and Tennis Club.

7.4.3 How the Heritage Assets are Experienced

The way in which the setting of a heritage asset contributes to the experience of the heritage asset can help establish the contribution made by the setting.

- **The Church of St. Aidan**. This is primarily experienced from along Palatine Road but as it is set back from the road, the tall trees lining Palatine Road prevent long range views. Views are limited from Parkfield Road South, even close to views due to the trees and mature bushes lining the road. The south and east sides can only be experienced from within the church grounds which do not extend far beyond the building. There is no intervisibility with other heritage assets in the area



St Aidan's Church from Parkfield Road South



Former School Building to East of Church

- **Shaare Hayim Synagogue, Old Lansdowne Road.** The front façade of the synagogue is primarily experienced from Old Lansdowne Road but due to the tree lined nature of the road, there are no long range views. The side of the synagogue can be experienced from along Queenston Road but again these are interrupted views due to mature trees and vegetation. However , the tall and imposing nature of the building can still be appreciated from close by. There is no intervisibility with other heritage assets in the area.





Shaare Hayim Synagogue from Queenston Road

7.4.4 Contribution of the Proposal Site to the Setting of the Heritage Assets

The proposal site lies to the east of St. Aidan's Church and to the southeast of the Synagogue, Old Lansdowne Road. There are no views of the indoor tennis court building from the church or from along Parkfield Road South. The proposal site is at a further distance from the synagogue than the church and again there is no intervisibility between the sites. The proposal site does not contribute to the experience of or to the significance of the heritage assets in the immediate vicinity.

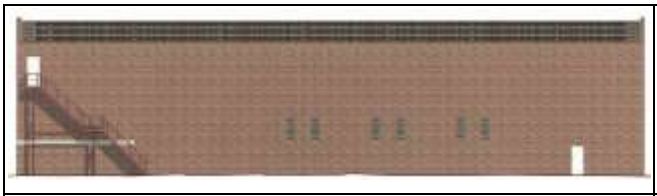
Section 8 Proposed Works

8.1 Proposed Works

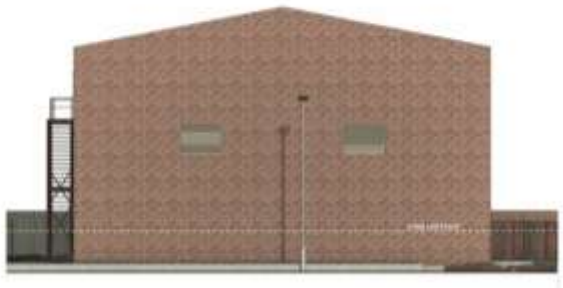
The proposed works comprise of the refurbishment of the indoor tennis court building located at the rear of the property, to include replacing the asbestos roof, bricking up several windows, and installing an improved ventilation system. No changes to the overall height or structure of the facility are planned. The new louvred windows and replacement doors will be coloured black and the roof will be replaced with new 'Kingspan' panels in light grey which will be a visually 'like for like' replacement. The existing rooflight panels will be replaced and the layout altered. The existing hidden drainage to the roof will be upgraded.

	
Existing Elevation – Southwest	***Proposed Elevation – Southwest***

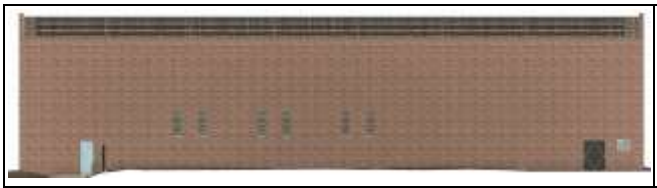
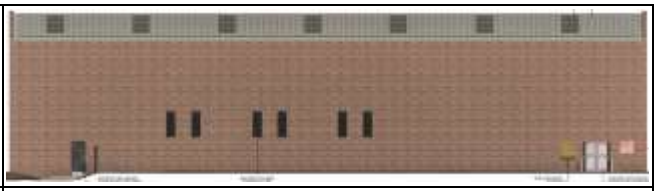
To the southwest elevation the existing windows are to be removed and the openings bricked up. The vertical window to the east of the door will be bricked up around a new black louvred window to its upper section. The doorway will have a new black double door fitted. The fire escape to the far east of this elevation is to be removed.

	
Existing Elevation – Southeast	***Proposed Elevation – Southeast***

The existing fire escape stairs at the southeast elevation are to be removed and the fire escape door to be bricked up. The existing boarded up window at ground floor level is to be bricked up around a smaller new louvred ventilation window. The existing vertical louvred windows are to be replaced and the existing fire escape door at ground floor level is to be maintained and painted black to match.

	
Existing Elevation – Northeast	***Proposed Elevation – Northeast***

The existing louvre windows to the northeast elevation will be replaced in matching black.

	
Existing Elevation – Northwest	***Proposed Elevation – Northwest***

The existing vertical louvred windows to the northwest elevation will be replaced and the single fire escape door will be maintained and painted black to match. The double fire escape door will be upgraded with a new double fire escape door and act as the primary entrance to the building; the window to the north of this will be removed and bricked up. Adjacent to the double door 'The Northern' signage will be erected.

	
Existing CGI View One	***Proposed CGI View One***
	
Existing CGI View Two	***Proposed CGI View Two***
	
Existing CGI View Three	***Proposed CGI View Three***
	
Existing CGI View Four	***Proposed CGI View Four***

8.2 Landscaping, Access and Parking

The existing access, parking and landscaping will be unaltered.

Section 9 Impact of the Proposed Works on the Heritage Assets

9.1 Method of Assessment

The following assessment identifies the impact of the new proposals on the significance of the heritage assets. The potential impact of the new proposals is assessed differently depending on the type of heritage asset affected. The potential impact on the Conservation Area is assessed following Historic England guidance on Conservation Areas. The impact of the proposed works on the setting of the nearby heritage assets is assessed following Historic England guidance on settings.

Overall, the Northern Tennis Club and grounds are assessed as making a low contribution to the Blackburn Park Conservation Area but across the large site, different areas make higher or lower contributions. Specifically, the area affected by the proposals, the 1967 indoor court, but also the adjacent parking, hard court and half-court are assessed as making a neutral contribution to the significance of the Conservation Area (Section 5.3.2).

The impact of the proposed works has also been assessed using a cultural heritage impact assessment methodology based upon the CIfA/ IHBC/ IEMA guidance, Principles of Cultural Heritage Impact Assessment in the UK of July 2021, a methodology commonly used to assess heritage impact which is endorsed by several professional heritage organisations. This methodology sets out three stages of evaluating the consequences of change:

- Understanding change (a factual statement of how a proposal would change a cultural heritage asset or its setting, including how it is experienced).
- Assessing impact (an assessment of the degree to which any change would impact cultural significance).
- Weighting the effect (a conclusion regarding whether an impact matters, reflecting the importance of the affected cultural heritage asset).

A brief explanation of the HIA methodology is set out in Appendix 2.

9.2 Impact of the Proposed Works on the Blackburn Park Conservation Area

9.2.1 The Impact of the Proposed Works on the Historic Significance

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

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

The proposed works, including replacement roof and alterations to the window and door openings, will have a slight beneficial impact on the architectural quality and the built form of the Conservation Area, by replacing the asbestos roof sheeting with higher quality and safer materials, and by replacing the deteriorated window frames and louvers with higher quality replacements.

9.2.3 The Impact of the Proposed Works on Positive Contributors

There is no Conservation Area Appraisal nor a local list. The proposal site could be considered to be within the setting of the Grade II listed St. Aidan's Church which is within the Blackburn Park Conservation Area and is considered in the section below (Section 9.3).

9.3 Impact of the Proposed Works on the Setting of the Nearby Heritage Assets

9.3.1 Identification of the Heritage Assets Affected

The proposals have the potential to have an impact on the setting of the Grade II listed St Aidan's Church which lies to the west of the proposal site within the Blackburn Park Conservation Area and also the setting of the Grade II listed Synagogue, Old Lansdowne Road in the Albert Park Conservation Area further to the west. The proposals therefore could also have an impact on the setting of the Albert Park Conservation Area itself which shares its east boundary with the west boundary of the Blackburn Park Conservation Area. The assessment of the impact of the proposed works follows established Historic England guidance on assessing the setting of heritage assets.

9.3.2 The Location and Siting of the Development

The proposal site lies to the east of the Albert Park Conservation Area, the Grade II listed St Aidan's Church and to the southeast of the Grade II listed Synagogue, Old Lansdowne Road. The proposal site, the 1967 indoor tennis court building lies to the south of the Northern Tennis Club site, surrounded on three sides by residential development. As there is no prepared Albert Park Conservation Area Appraisal there are no important views identified to or from the Conservation Area which include the proposal site. The proposed alterations are designed such that they will not physically or visually isolate the heritage assets.

9.3.3 The Form and Appearance of the Development

The proposed alterations to the indoor tennis court building will not be prominent, dominant, or conspicuous in the setting of the listed buildings or Albert Park Conservation Area. The development will not be visible from the heritage assets. The proposed scale and form of the proposed works will be unaltered as the replacement roof is designed to be a visually 'like-for-like' replacement and there are no proposed changes to the height of the new roof. The proposed materials for the replacement louvre windows and fire doors have been carefully chosen to be appropriate to the buildings in the vicinity, so that the alterations will not compete with or distract from the significant elements of the Conservation Area or listed buildings. Removing the visually obtrusive external stair is assessed as a slight beneficial impact as the existing metal fire escape visually detracts from the appearance of the Conservation Area.

9.3.4 Wider Effects of the Development

The proposed alterations to the indoor tennis court building, located within the Blackburn Park Conservation Area, and to the east and southeast of the listed buildings and Albert Park Conservation Area, will not change the general character and land use of the proposal site. The site will remain an indoor tennis court in use. The character of the proposed development will not adversely affect the setting of the Albert Park Conservation Area as it is not readily visible from within the Conservation Area due to the tree lined nature of the surrounding roads and bult up residential streets. The alterations will not affect the character or setting of the nearby listed buildings as the indoor tennis court building is not visible from the listed buildings. The construction period may temporarily increase noise, odour, vibration and dust near the heritage assets, but planning conditions should be able to keep these to an acceptable level. The contribution of the setting to the significance of the Albert Park

Conservation Area, and the listed buildings in the immediate vicinity will not be affected from any wider effects of the proposed development.

9.3.5 The Permanence of the Development

The changes to the indoor tennis court building sited within the Blackburn Park Conservation Area will become a permanent feature to the southeast and to the east of the listed buildings and Albert Park Conservation Area, but this will not have a detrimental impact on the settings of the listed buildings or the setting of the Conservation Area.

9.4 Summary of Impact

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

As the heritage asset being assessed is the Conservation Area, therefore the magnitude of impact is assessed by considering the changes to the Conservation Area as a whole. It is assessed that the proposed roof replacement, fire escape removal and minor door and window alterations to the 1967 indoor tennis court at the Northern Lawn Tennis Club have a negligible magnitude of change on the Conservation Area.

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

As the proposed development is assessed as having a neutral Impact, there is no harm to the affected heritage asset, the Blackburn Park Conservation Area. Therefore policy HE5 and HE9 of the NPPF, which discuss the potential impact of any harm to heritage assets and conservation areas, do not apply here.

The impact of the proposed works on the contribution of the settings to the significance of the Albert Park Conservation Area and the nearby listed buildings, has been assessed using Historic England guidance on the setting of heritage assets and the heritage impact assessment methodology, see Appendix 2. The heritage impact assessment methodology first assesses the value of the heritage asset, and then the magnitude of impact is assessed. These two values are set in a matrix to finally assess the significance of impact.

The important assessment in the assessment process, as quoted from the heritage impact assessment methodology is: ‘An impact is a change in a cultural heritage asset or the experience of an asset in its setting that affects its cultural significance. This impact could be a positive or negative outcome. It is not a measure of the reach or extent of the proposal.’ Therefore, the assessment process must consider not whether there is a change to the setting of a heritage asset, but whether the change to the experience of the heritage asset in its setting affects the significance of the asset. In simple terms, it is not a change to the setting which may cause an impact, but the change must affect the significance of the heritage asset to be considered an impact.

As the heritage asset is a Conservation Area ‘containing buildings that contribute significantly to its historic character’, Albert Park Conservation Area is assessed as having a significance level of

medium following the heritage impact assessment methodology. The listed structures are Grade II with corresponding significance levels of medium. The proposed alterations constitute a negligible change to the setting and significance of the entire Albert Park Conservation Area, and a negligible change to the setting and significance of the listed structures. As the proposed alterations constitute 'slight' changes to historic building elements or setting that hardly affect it', the magnitude of the impact is assessed as a negligible magnitude of change.

Following the heritage assessment methodology, a negligible magnitude of impact to a heritage asset would constitute a neutral or slight impact, i.e. having little or no impact. The proposed alterations to the 1967 indoor tennis court building will not have an adverse impact on significant views or on the setting of the Conservation Area or on the setting of the listed structures. As the proposed development is assessed as having an overall neutral impact on the setting of the listed structures and on the setting of the Conservation Area, there is no harm to the affected heritage assets. Therefore policy HE5 and HE9 of the NPPF, which discuss the potential impact of any harm to heritage assets and conservation areas, do not apply here.

It has been assessed that the proposed development will not cause harm to the settings of the listed buildings, or the Conservation Areas. This assessment is in accordance with the definition of 'preserving' as summarised by Lord Justice Lewison in Palmer v Herefordshire Council & Anr [2016] EWCA Cov 1061: 'In this context the concept of "preserving" the building or its setting means "doing no harm"'.

9.5 Heritage Impact Assessment Table

The following table sets out the proposed alterations which could impact on the character, appearance and significance of the Conservation Area and the setting of the nearby heritage assets, identifying the significance, magnitude of the change, the weighted impact of the proposed alterations and proposed mitigation if required.

PROPOSED ALTERATIONS	SIGNIFICANCE OF AFFECTED HERITAGE ASSET	MAGNITUDE OF IMPACT/ CHANGE	WEIGHT OF EFFECT/ IMPACT & PROPOSED MITIGATION
Replacement of the asbestos roof with new 'Kingspan' panels in light grey which will be a visually 'like for like' replacement. The existing rooflight panels will be replaced and the layout altered.	Blackburn Park Conservation Area: Medium Albert Park Conservation Area: Medium Church of St Aidan: Medium Synagogue, Old Lansdowne Road: Medium	Negligible: The replacement roof is a slight change to the significance and setting of the heritage assets that makes a negligible magnitude of change to their cultural significance.	Neutral Impact/Slight Beneficial: The proposed removal of the asbestos roof is of benefit and the replacement roof will be of a like-for-like appearance and so will have no impact on the character and appearance, significance and setting of the heritage assets
New 'The Northern' signage at the entrance to the northwest elevation.	Blackburn Park Conservation Area: Medium Albert Park Conservation Area: Medium Church of St Aidan: Medium Synagogue, Old Lansdowne Road: Medium	Negligible: The new signage is a change to the significance and setting of the heritage assets that makes a negligible magnitude of change to their cultural significance.	Neutral Impact: The new signage will have no impact on the character and appearance, significance and setting of the heritage assets
Replacement of existing louvred windows and fire doors.	Blackburn Park Conservation Area: Medium Albert Park Conservation Area: Medium Church of St Aidan: Medium Synagogue, Old Lansdowne Road: Medium	Negligible: The replacement windows and doors are a slight change to the significance and setting of the heritage assets that makes a negligible magnitude of change to their cultural significance.	Neutral Impact: The proposed replacement doors and windows are of suitable design, colour and materials and so will have no impact on the character and appearance, significance and setting of the heritage assets

PROPOSED ALTERATIONS	SIGNIFICANCE OF AFFECTED HERITAGE ASSET	MAGNITUDE OF IMPACT/ CHANGE	WEIGHT OF EFFECT/ IMPACT & PROPOSED MITIGATION
Removal of existing fire escape stairs and bricking up of some existing windows and fire escape doorway.	Blackburn Park Conservation Area: Medium Albert Park Conservation Area: Medium Church of St Aidan: Medium Synagogue, Old Lansdowne Road: Medium	Negligible: The removal of the fire escape stairs and changes to windows and door openings are a slight change to the significance and setting of the heritage assets that makes a negligible magnitude of change to their cultural significance.	Neutral Impact: The proposed changes to some doors and windows openings will have no impact on the character and appearance, significance and setting of the heritage assets

Section 10 Conclusions

10.1 History, Development and Usage

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

10.2 The Special Interest of the Blackburn Park Conservation Area

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

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

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

10.3 Contribution of The Northern Tennis Club to the Special Interest of the Blackburn Park Conservation Area

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

10.4 Contribution of the Proposal Site to the Setting of the Albert Park Conservation Area

The proposal site lies to the east of the Albert Park Conservation Area, the indoor tennis court building at the south of the proposal site is separated from the Conservation Area by the cul-de-sac of Blackburn Gardens and the busy Palatine Road. The indoor tennis court building is not readily visible from Palatine Road, but part of the roof is visible above the houses in the cul-de-sac. For these reasons, the indoor tennis court is not readily visible from within the Albert Park Conservation Area

and therefore overall, the site makes a neutral contribution to the setting, significance and character of the Albert Park Conservation Area.

10.5 Contribution of the Proposal Site to the Setting of the Nearby Listed Buildings

The proposal site lies to the east of the Grade II listed St. Aidan's Church and to the southeast of the Grade II listed Synagogue, Old Lansdowne Road. There are no views of the indoor tennis court building from the church or from along Parkfield Road South. The proposal site is at a further distance from the synagogue than the church and again there is no intervisibility between the sites. The proposal site does not contribute to the experience of or to the significance of the heritage assets in the immediate vicinity.

10.6 The Proposed Works

The proposed works comprise of the refurbishment of the indoor tennis court located at the rear of the property, to include replacing the asbestos roof, bricking up several windows, and installing an improved ventilation system. No changes to the overall height or structure of the facility are planned. The new louvred windows and replacement doors will be coloured black and the roof will be replaced with new 'Kingspan' panels in light grey which will be a visually 'like for like' replacement. The existing rooflight panels will be replaced and the layout altered. The existing hidden drainage to the roof will be upgraded.

10.7 Impact of the Proposed Works on the Special Interest of the Blackburn Park Conservation Area and Setting of the Nearby Heritage Assets

Following the heritage impact assessment guidance for assessing heritage impact, the proposed works will make a negligible magnitude of change to the Blackburn Park Conservation Area, a heritage asset of medium value. This would constitute a neutral/slight impact, which can be either beneficial or adverse. Overall, this assessment determines that the proposals would have a neutral impact on the Blackburn Park Conservation Area. The minor changes to the indoor tennis court building will also have a neutral impact on the significance and settings of the Albert Park Conservation Area, the Synagogue on Old Lansdowne Road and the Church of St Aidan.

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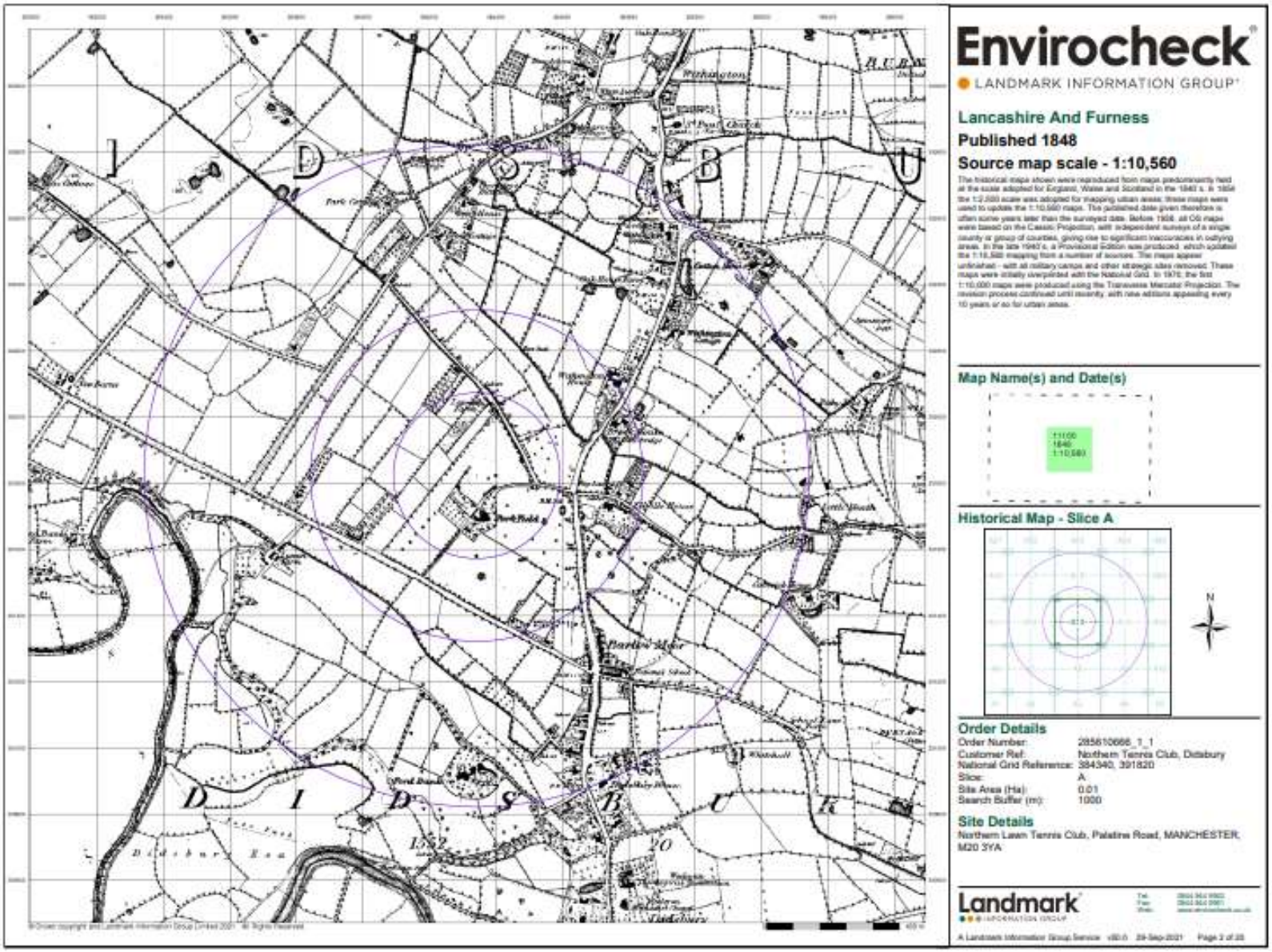
Maps and Plans

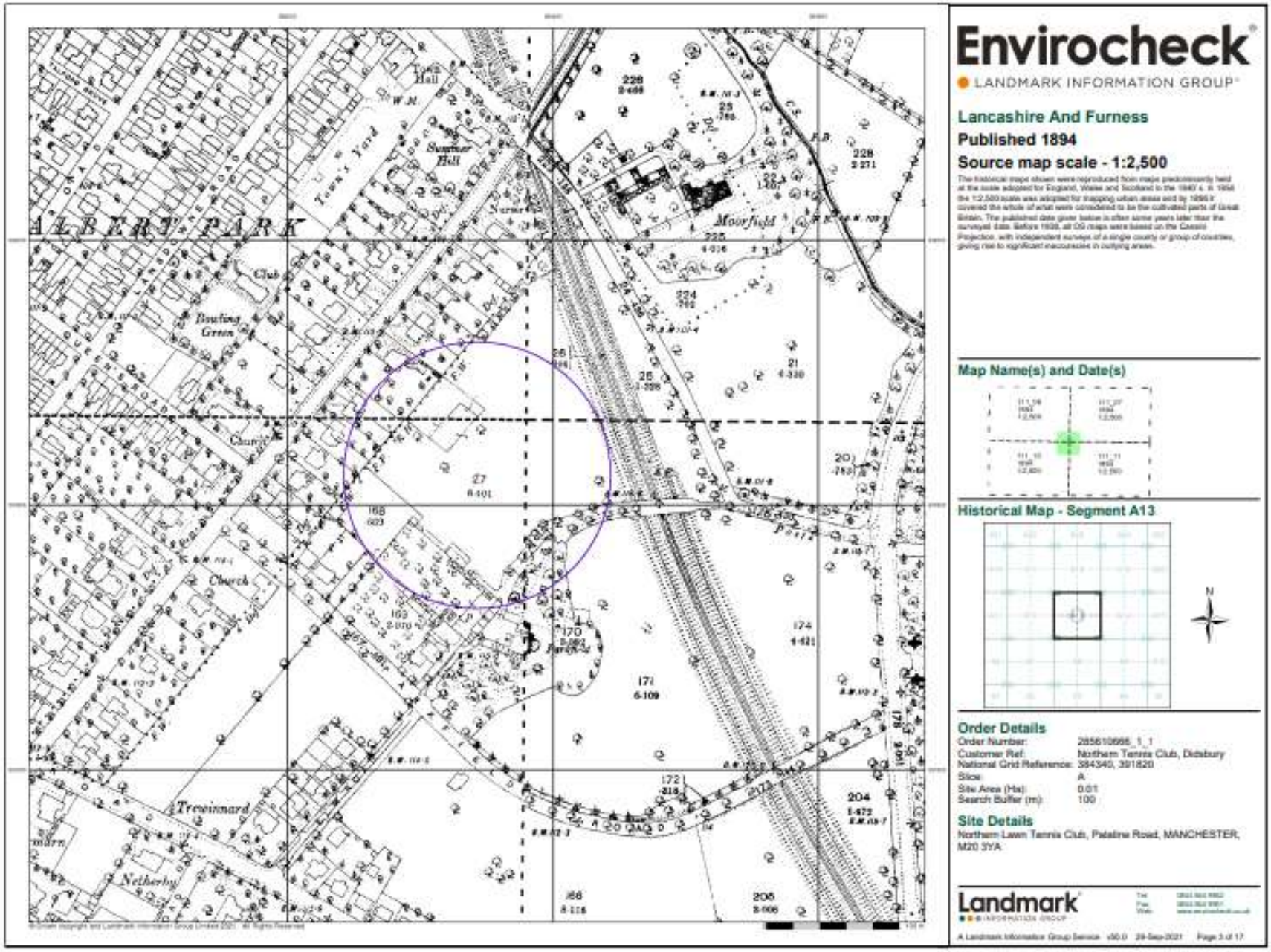
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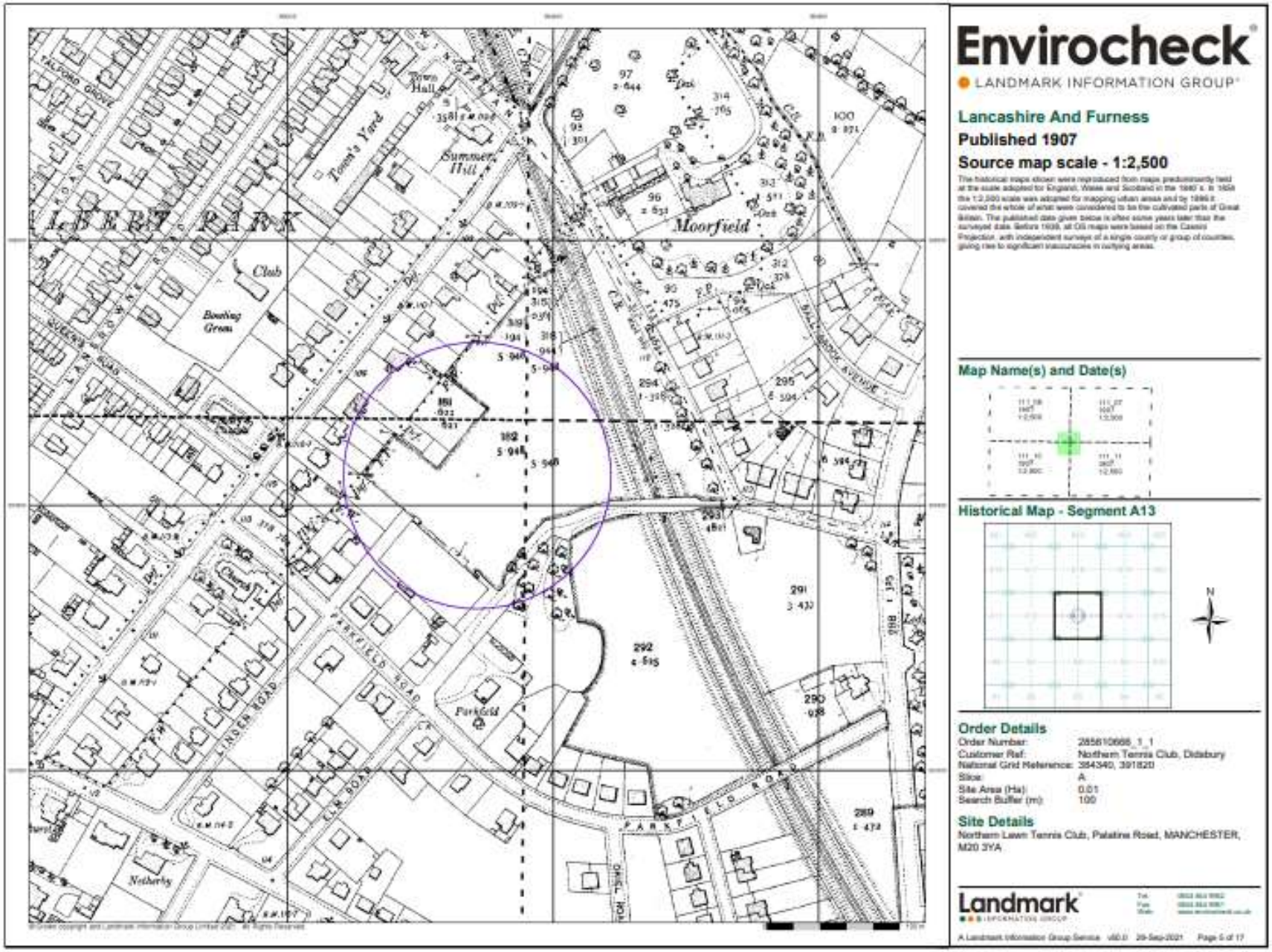
Archives, Libraries and Databases Consulted

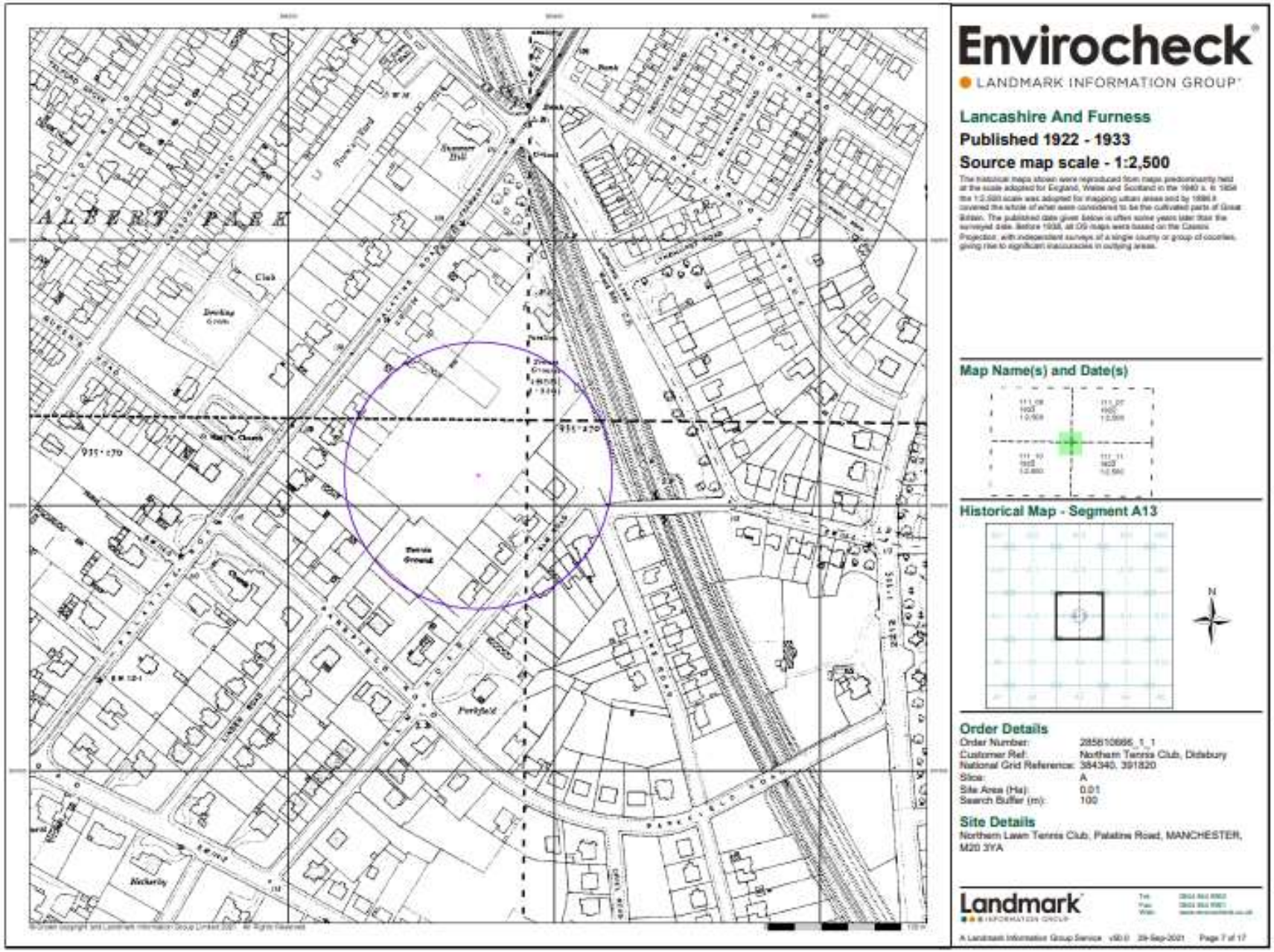
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Greater Manchester Historic Environment Record
National Heritage List for England
National Monument Record Excavation Index

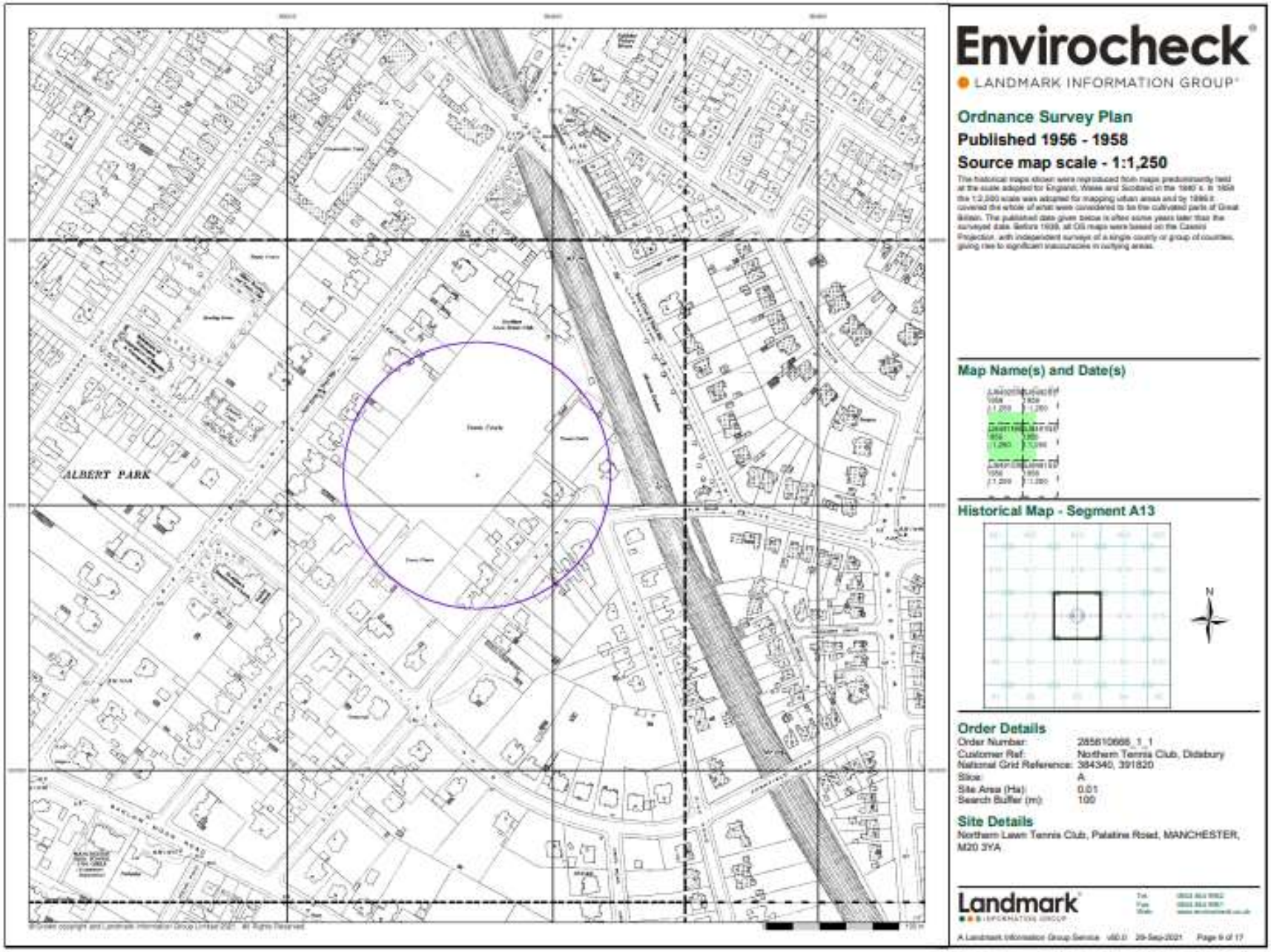
Appendix 1: Historic Mapping

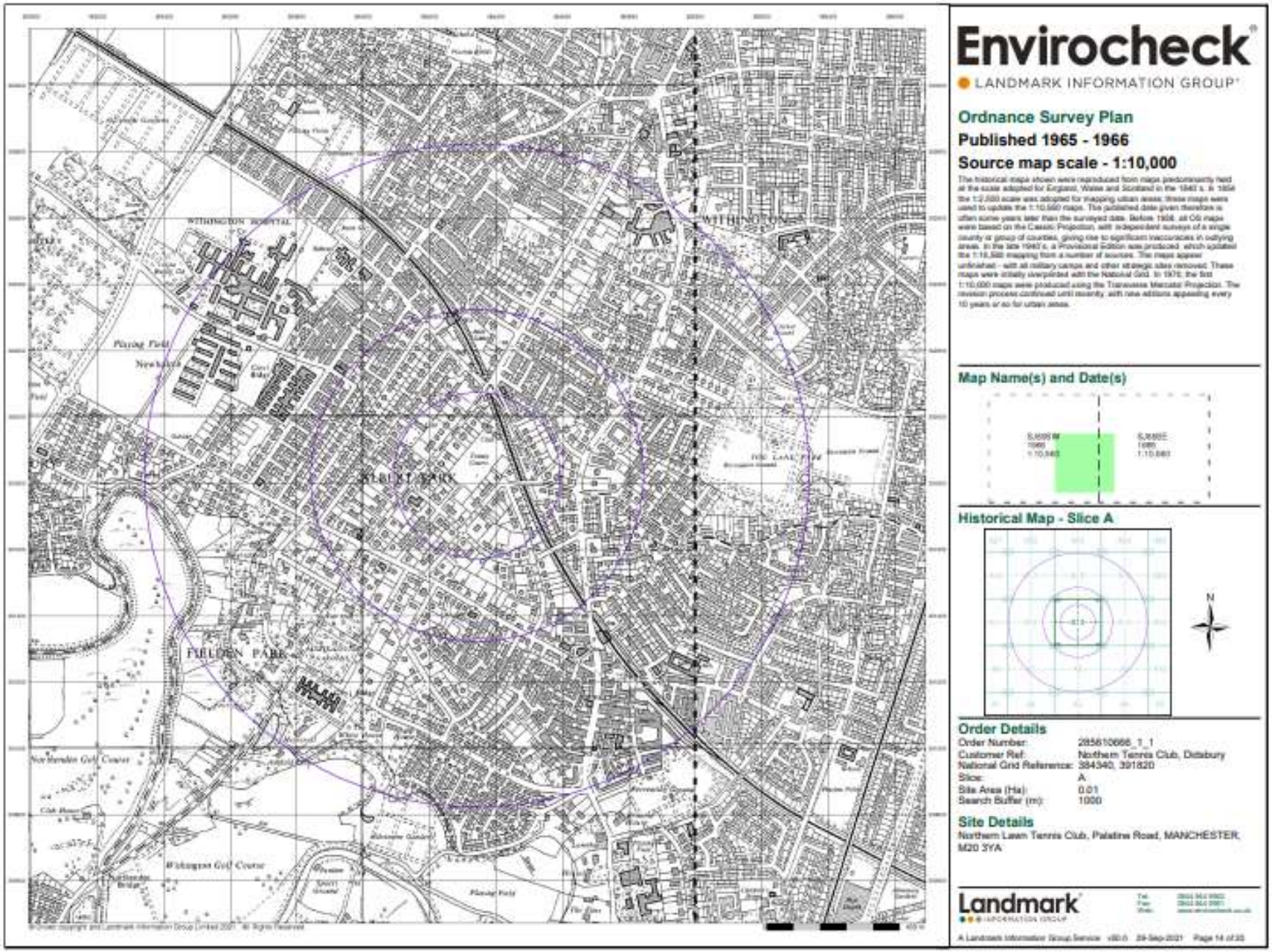


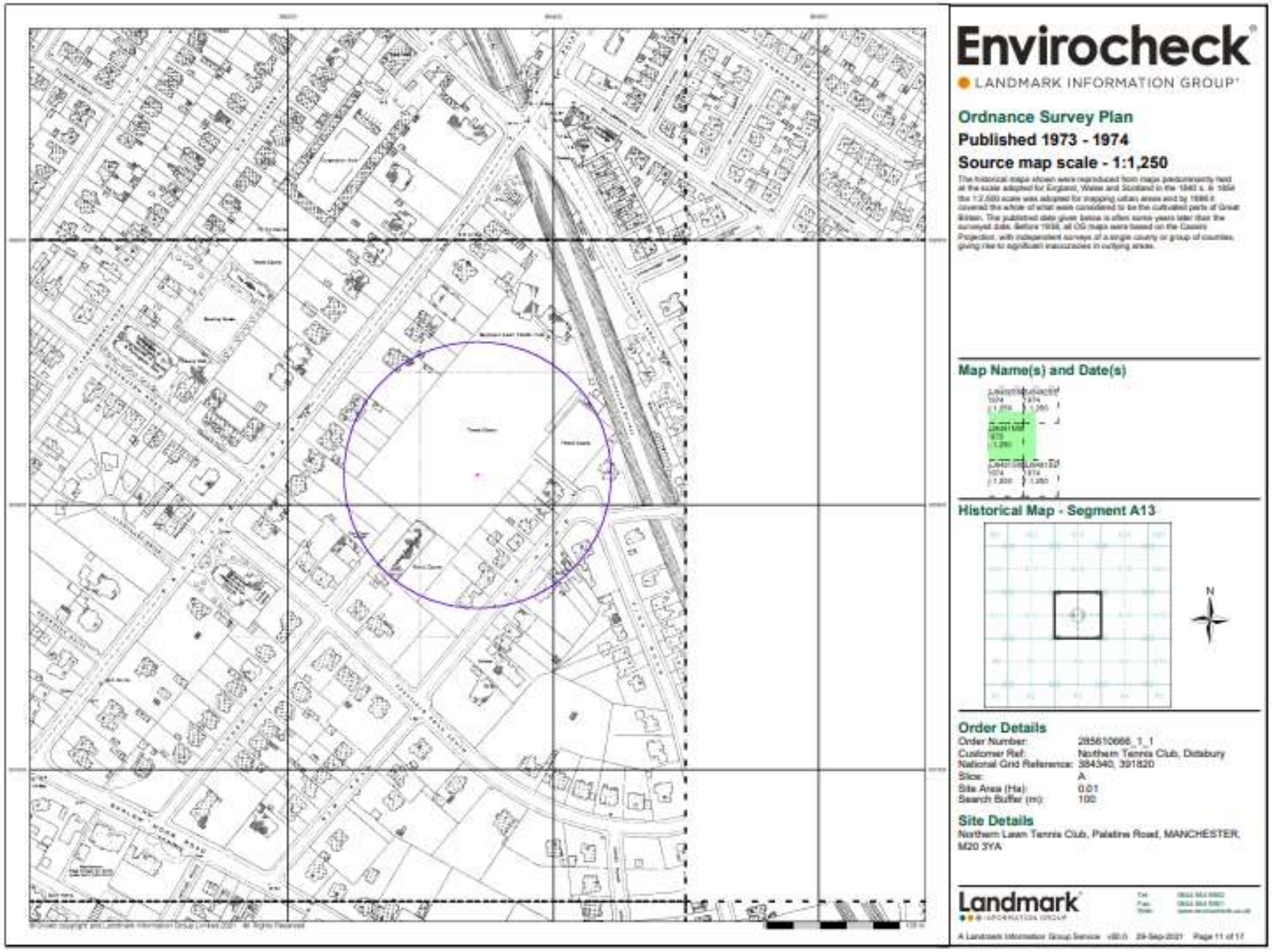

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Summer Hall
Moorfield
Bowling Green
Club
Church
Trevinnard
Netherby
Envirocheck
LANDMARK INFORMATION GROUP
Lancashire And Furness
Published 1894
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Landmark

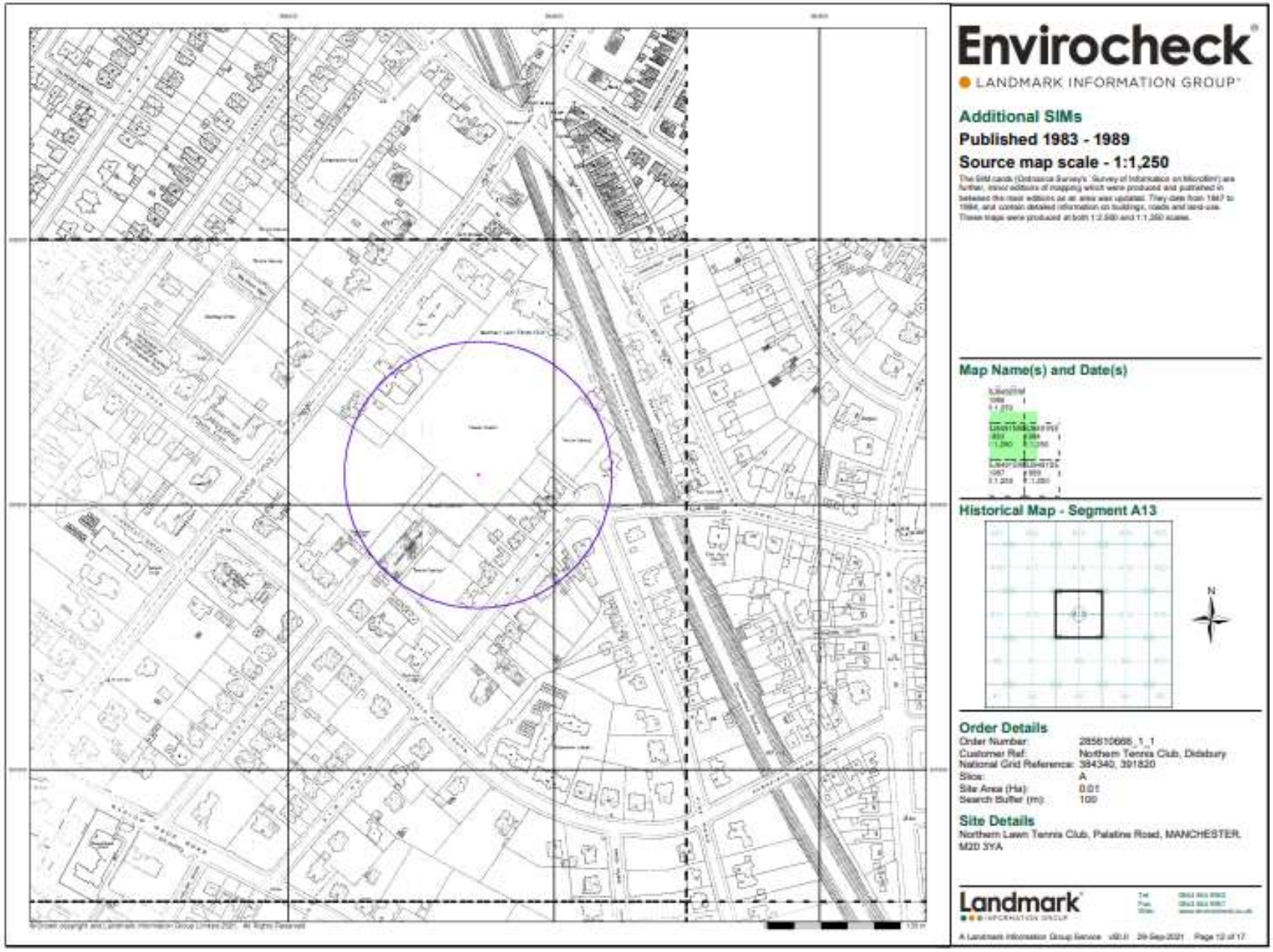

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Moorfield
Town Hall
Summer Hill
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Netherby
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Palatine Road
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Queens Road
Wilbraham Road
Mauldeth Road
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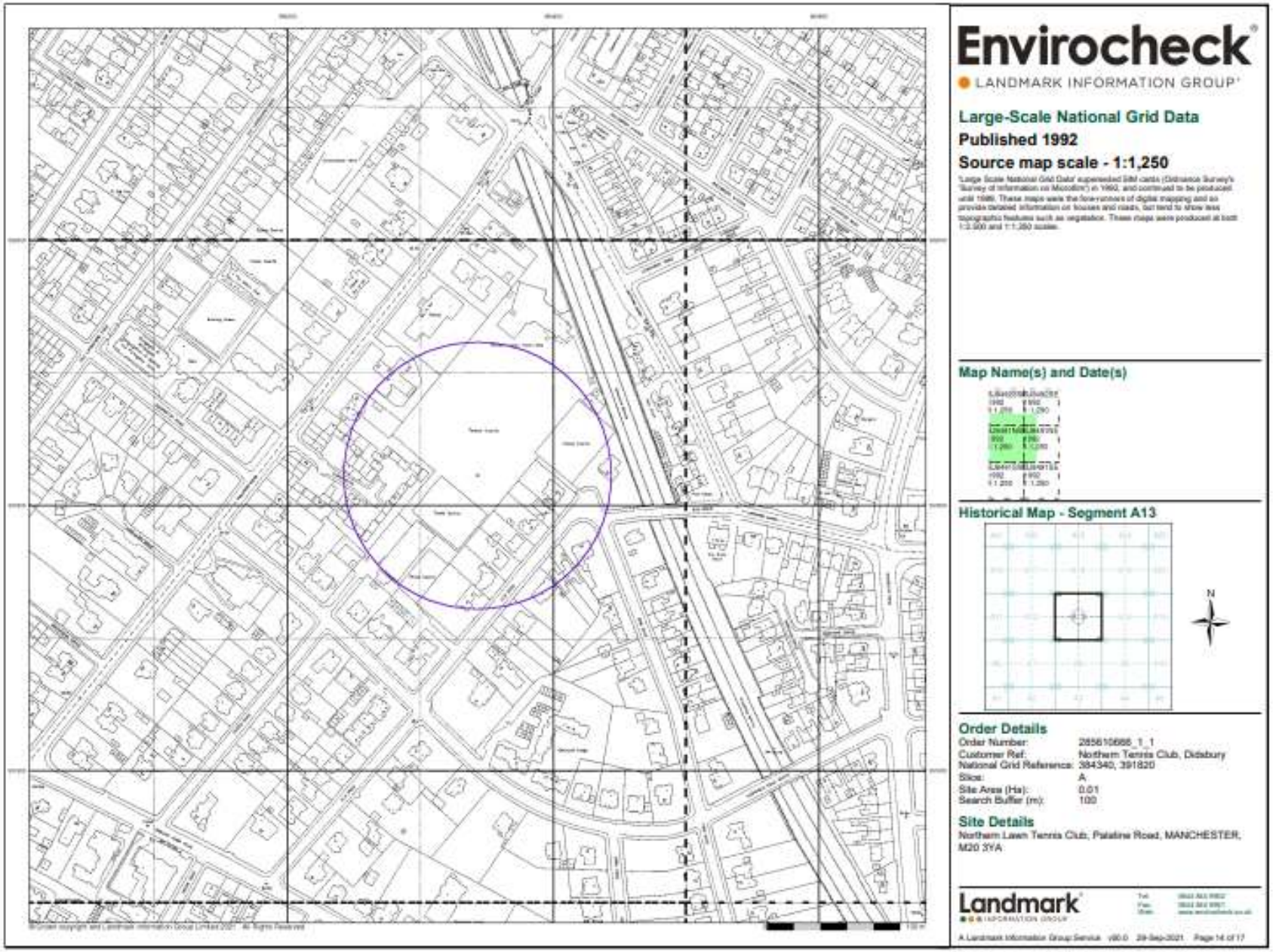

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Tennis Ground
Parkfield
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INFORMATION GROUP
A Landmark Information Group Service v50.0 29-Sep-2021 Page 7 of 17

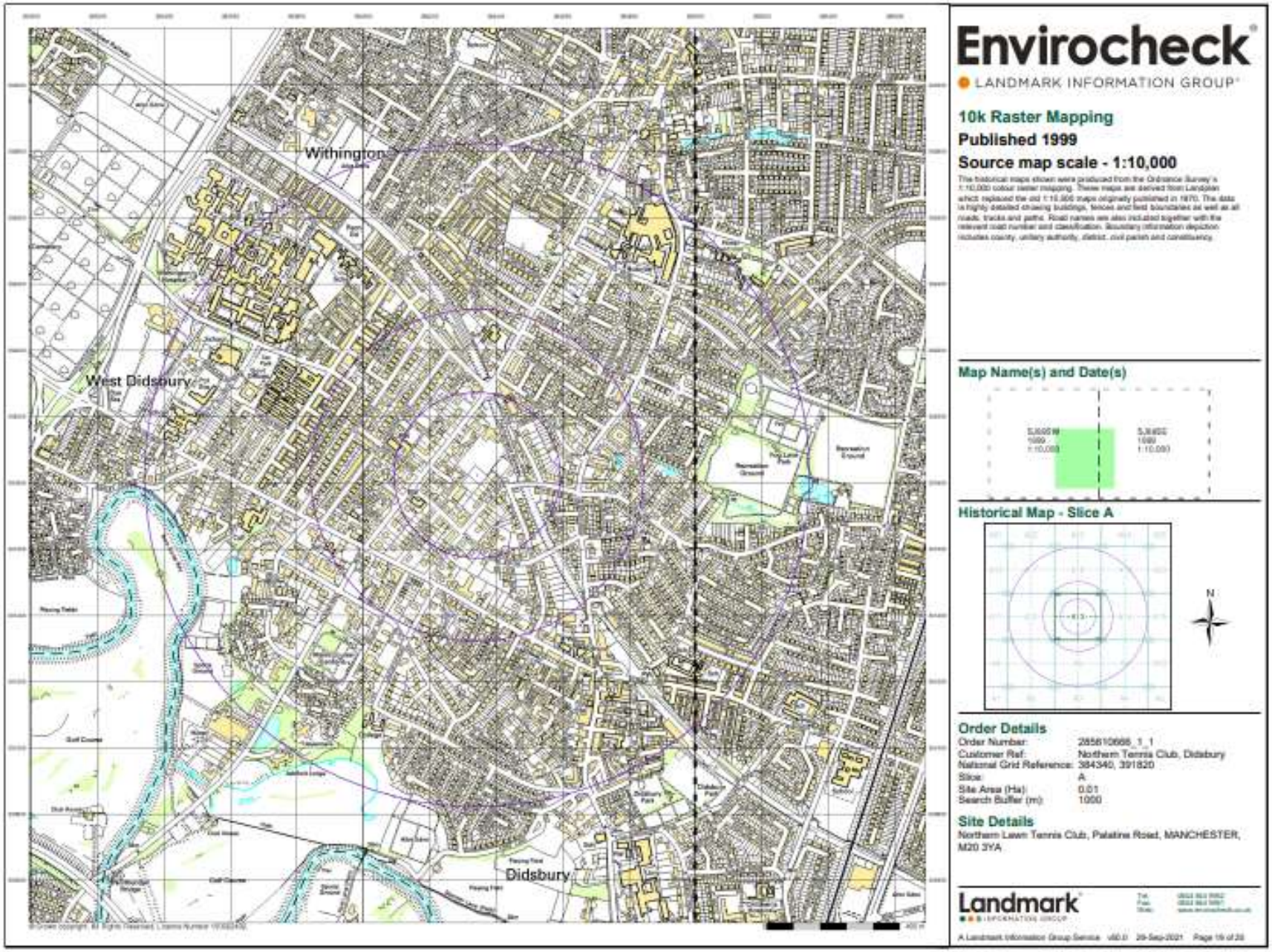

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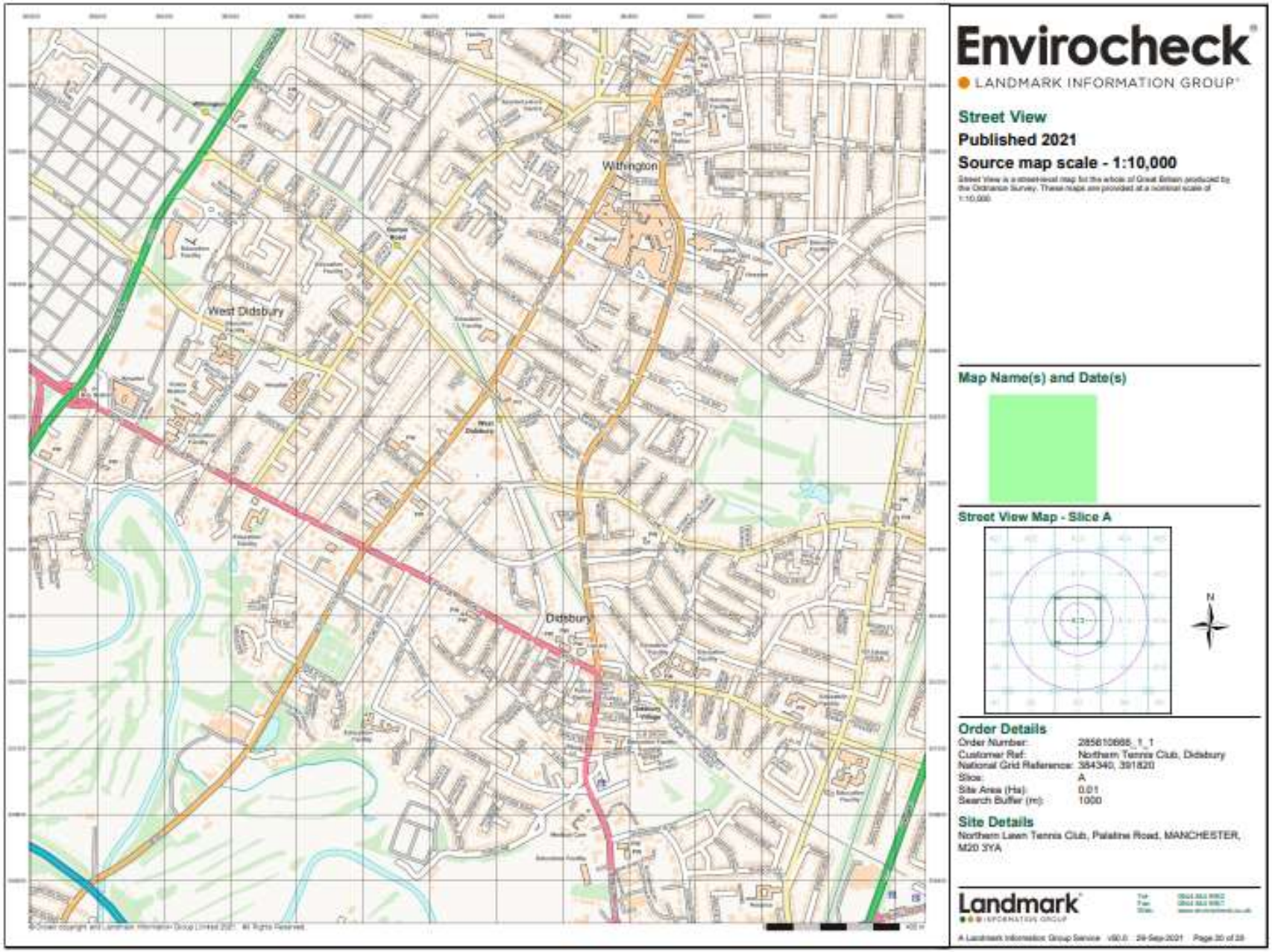

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INFORMATION GROUP


Envirocheck
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Envirocheck
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Withington
West Didsbury
Didsbury
Envirocheck
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Landmark


Withington
West Didsbury
Didsbury
Envirocheck
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Landmark
INFORMATION GROUP

Appendix 2: Heritage Impact Assessment Methodology

The impact of the proposed works has been assessed using a cultural heritage impact assessment methodology based upon the CIfA/ IHBC/ IEMA guidance, *Principles of Cultural Heritage Impact Assessment in the UK* of July 2021, a methodology commonly used to assess heritage impact which is endorsed by several professional heritage organisations. Relevant paragraphs are extracted below.

Cultural Heritage Impact Assessment

1.4 Cultural Heritage Impact Assessment ('CHIA') is concerned with understanding the consequences of change to cultural significance. At a fundamental level, CHIA is used to make informed decisions about the sustainable management of cultural heritage assets.

1.7 This document provides guidance for cultural heritage practitioners in regard to the principles of CHIA. These are:
A. understanding cultural heritage assets; and
B. evaluating the consequences of change.

A. UNDERSTANDING CULTURAL HERITAGE ASSETS

A.2 The process of gaining this understanding is split into three stages:
• Description: Research and investigations leading to a factual statement that establishes the nature of the asset.
• Cultural significance: Analysis of what is valued about the asset, leading to a statement of cultural significance.
• Importance: A conclusion regarding the level of protection that the asset merits in planning policy and cultural heritage legislation.

Attributing importance

A.17 Importance is scaled (unlike cultural significance) and requires the competent practitioner to make a judgement regarding the merits of different cultural heritage assets. It is therefore appropriate to refer to 'high', 'medium' or 'low' importance or any other simple scale that offers a form of gradation.

B. EVALUATING THE CONSEQUENCES OF CHANGE

B.3 The process of evaluating the consequences of change falls into three stages:
• Understanding change: A factual statement of how a proposal would change a cultural heritage asset or its setting (including how it is experienced).
• Assessing impact: An assessment of the degree to which any change would impact cultural significance.
• Weighting the effect: A conclusion regarding whether an impact matters, reflecting the importance of the affected cultural heritage asset.

Assessing impact

B.7 An impact is a change in a cultural heritage asset or the experience of an asset in its setting that affects its cultural significance. This impact could be a positive or negative outcome. It is not a measure of the reach or extent of the proposal. Therefore, it is essential that the CHIA presents an understanding of how the proposed change relates to cultural significance and not the cultural heritage asset in its entirety.

B.9 The magnitude of the impact on cultural significance needs to be assessed. A distinction needs to be drawn as to whether the change will result in only a 'small' impact on, say, just one component of cultural significance or whether the change would have a greater impact on the totality of cultural

significance. The terms ‘large’, ‘medium’ or ‘small’ are acceptable or any other simple scale that offers a form of gradation easily articulated in a written report.

Weighting the effect

B.10 The effect is the measure that brings together the magnitude of the impact and the cultural heritage asset’s importance. This is a critical stage of the assessment process as this determines the weight that should be given to the matter in either influencing the design of the proposal or, ultimately, in the test as to whether the proposal will be acceptable and permitted.

B.12 In relative terms, impacts on the cultural significance of assets of higher importance will be given greater weight than those of lower importance. For instance, a proposal that results in the total loss (i.e. the largest magnitude of adverse impact) of a cultural heritage asset of low importance would be an effect that should be given considerably less weight by the decisionmaker than the total loss of an asset of high importance.

B.13 A simple graded scale of effects should be defined and applied (as recommended for impact magnitude, above). However, decisions regarding the acceptability of a proposal will often require the effect to also be articulated within the parameters of the relevant legislative or policy tests that use their own specific language and terminology. For instance, in Environmental Impact Assessment (‘EIA’) an impact can result in significant or nonsignificant effects.