

HERITAGE STATEMENT

Proposed Padel Club at Stand Cricket & Tennis Club,
Hamilton Road, Whitefield, Manchester M45 7WF.

FLH Architectural Services

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1. Introduction

1.1 The Heritage Assessment has been prepared by FLH Architectural Services to assess the potential impact on the building for the new Padel Courts to the land at the rear of the Stand Cricket & Tennis Club, Hamilton Road, Whitefield, Manchester M45 7WF.

2. Legislative and Planning Policy Framework 3

2.1 The current national policy system identifies, through the National Planning Policy Framework (NPPF), that applications should consider the potential impact of development upon heritage assets & also reference made to the design element of the Unitary Development Plan (UDP).

2.2 This term includes designated heritage assets which possess a statutory designation (for example Listed Buildings and Conservation Areas); and non-designated heritage assets, typically compiled by Local Planning Authorities (LPAs) and incorporated into a Local List or recorded on the Historic Environment Record.

2.3 Legislation

2.3.1 Where any development may affect designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard to their impact on the historic environment.

2.3.2 This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990. The relevant legislation in this case extends from section 66(1) of the 1990 Act which states that in considering planning applications that may affect a listed building the LPA shall have special regard to the desirability of preserving the listed building or its setting, or any features of special architectural or historic interest that it possesses.

2.4 National Planning Policy - *National Planning Policy Framework (Department of Communities and Local Government (DCLG), (February 2019)*

2.4.1 The National Planning Policy Framework (NPPF) is the principal document that sets out the Government's planning policies for England and how these are expected to be applied. It has been purposefully created to provide a framework within which LPAs and the local populace can produce their own distinctive Local and Neighbourhood Plans respectively. Such Plans consequently reflect the needs and priorities of their communities.

2.4.2 When determining planning applications, the NPPF directs LPAs to apply the presumption in favour of sustainable development; the 'golden thread' that is expected to run through the plan-making and decision-making process. Where a development plan is absent, silent, or out-of-date, permission should be granted except where adverse impacts would significantly and demonstrably outweigh those benefits, when assessed against NPPF policies as a whole; or where specific policies contained within the NPPF (including those about designated heritage assets) indicate that development should be restricted to some degree.

2.4.3 The NPPF defines a heritage asset as: "A building, monument, site, place, area, or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest". This includes both designated and non-designated heritage assets.

2.4.4 Section 16 Conserving and Enhancing the Historic Environment contains paragraphs which relate to development proposals that influence the historic environment. Such policies provide the framework that LPAs need to refer to when setting out a strategy for the conservation and enjoyment of the historic environment in their Local Plans.

2.4.5 The NPPF advises LPAs to consider the following points when drawing up strategies for the conservation and enjoyment of the historic environment:

the desirability of sustaining and enhancing the significance of heritage assets and preserving them in viable uses consistent with their conservation.

the wider social, cultural, economic, and environmental benefits that the conservation of the historic environment can bring.

The desirability of new development in making a positive contribution to local character and distinctiveness; and

Opportunities to draw on the contribution made by the historic environment to the character of a place.

2.4.6 These considerations should be considered when determining planning applications and, in addition, the positive contribution that the conservation of heritage assets can make to sustainable communities, including their economic vitality.

2.4.7 In order to determine applications paragraph 189 states that LPAs should require applicants to demonstrate the significance of any heritage assets likely to be affected by development proposals, including the contribution made by their setting. The level of detail provided should be proportionate to each heritage asset's significance and sufficient to understand what impact will be caused upon their significance. This is supported by paragraph 190, which requires LPAs to take this assessment into account when considering applications.

2.4.8 Paragraph 193 advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be).

2.4.9 Paragraph 195 is concerned with substantial harm to designated heritage assets and states that local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm.

2.4.10 Paragraph 196 is concerned with substantial harm to designated heritage assets and states that where a development proposal will lead to such harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

2.4.11 Paragraph 197 is concerned with the impacts on non-designated heritage assets and states that where a proposal will affect a non-designated heritage asset, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

2.5 National Guidance - *Planning Practice Guidance (DCLG)*

2.5.1 The Planning Practice Guidance (PPG) has been adopted to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.

2.5.2 Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases and that while the level of harm will be at the discretion of the decision maker, generally the degree of substantial harm will only be at a level where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development that is to be assessed.

2.6 Conservation Principles, Policies and Guidance (English Heritage, April 2008)

2.6.1 Conservation Principles outlines Historic England's approach to the sustainable management of the historic environment. While primarily intended to ensure consistency in Historic England's own advice and guidance, the document is recommended to LPAs to ensure that all decisions about change affecting the historic environment are informed and sustainable.

2.6.2 The guidance describes a range of heritage values which enables the significance of assets to be established systematically, with the four main 'heritage values' being: evidential value; historical value; aesthetic value; and communal value.

2.7 Overview: Historic Environment Good Practice Advice in Planning

2.7.1 The PPS5 Practice Guide was withdrawn in March 2015 and replaced with three Good Practice Advice in Planning Notes (GPAs) published by English Heritage (now Historic England). GPA2: Managing Significance in Decision-Making includes technical advice on the repair and restoration of historic buildings and alterations to heritage assets to guide local planning authorities, owners, practitioners, and other interested parties. GPA 3: The Setting of Heritage Assets replaces guidance published in 2011. These are complemented by the Historic England Advice Notes in Planning.

2.8 GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

2.8.1 This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance.

2.8.2 In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:

- 1) Understand the significance of the affected assets.
- 2) Understand the impact of the proposal on that significance.
- 3) Avoid, minimise, and mitigate impact in a way that meets the objectives of the NPPF.
- 4) Look for opportunities to better reveal or enhance significance.
- 5) Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change; and
- 6) Offset negative impacts to significance by enhancing others through recording, disseminating, and archiving archaeological and historical interest of the important elements of the heritage assets affected.

2.9 GPA3: The Setting of Heritage Assets (July 2015)

2.9.1 This advice note focuses on the management of change within the setting of heritage assets. This document replaces 'The Setting of Heritage Assets' (English Heritage, March 2011) to aid practitioners with the implementation of national policies and guidance relating to the historic environment found within the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 document and does not present a divergence in either the definition of setting or the way in which it should be assessed.

2.9.2 As with the NPPF the document 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'.

Setting is also described as being a separate term to curtilage, character, and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset. It also states that elements of setting may make a positive, negative, or neutral contribution to the significance of the heritage asset.

2.9.3 While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, setting, and thus the way in which an asset is experienced, can also be affected by other environmental factors including noise, vibration, and odour, while setting may also incorporate perceptual and associational attributes pertaining to the asset's surroundings.

2.9.4 This document provides guidance on practical and proportionate decision making with regards to the management of proposed development and the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent, and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals.

It is further stated that changes within the setting of a heritage asset may have positive or neutral effects. It is stated that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting and that different heritage assets may have different abilities to accommodate change within their settings without harming the significance of the asset and therefore setting should be assessed on a case-by-case basis.

2.9.5 The document is not prescriptive in setting out how this assessment should be carried out, noting that any approach should be demonstrably compliant with legislation, national policies and objectives, Historic England recommend using the '5-step process' to assess the potential effects of a proposed development on the setting and significance of a heritage asset, with this 5-step process continued from the 2011 guidance:

- 1) Identification of heritage assets which are likely to be affected by proposals.
- 2) Assessment of whether and what contribution the setting makes to the significance of a heritage asset.
- 3) Assessing the effects of proposed development on the significance of a heritage asset.
- 4) Maximising enhancement and reduction of harm on the setting of heritage assets; and,
- 5) The final decision about the acceptability of proposals.

In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

2.10 Local Planning Policy

2.10.1 Local planning policy for the area is set by the Local Council. The Local Plan is formed of multiple documents.

Whitefield's historic environment and statutory and non-statutory designations.

2.11 History & Setting

2.11.1 Whitefield is a town in the Metropolitan Borough of Bury, Greater Manchester, England. It lies on undulating ground above the Irwell Valley, along the south bank of the River Irwell, 3 miles (4.8 km) southeast of Bury, and 5 miles (8.0 km) northwest of Manchester. Prestwich and the M60 motorway lie just to the south.

2.11.2 Historically part of Lancashire, Whitefield was on the path of an ancient Roman road leading from *Mamucium* (Manchester) in the south to *Bremetennacum* (Ribchester) in the north. Throughout the Middle Ages, Whitefield was a division of the township of Pilkington, itself a part of the parish of Prestwich-cum-Oldham and hundreds of Salford. Pilkington and Whitefield have historic associations with the Earls of Derby. Farming was the main industry of this rural area, with locals supplementing their incomes by hand-loom woollen weaving in the domestic system.

2.11.3 The urbanisation and development of Whitefield largely coincided with the Industrial Revolution. The name Whitefield is thought to derive from the medieval bleachfields used by Flemish settlers to whiten their woven fabrics, or else from the wheat crop once cultivated in the district. The construction of a major roads routed through the village facilitated Whitefield's expansion into a mill town by the mid-19th century. Whitefield became a local government district in 1866 and was governed by a local board of health until 1894, when the area of the local board became an urban district.

Reference - Whitefield, Greater Manchester - Wikipedia

2.12 Conservation area and locally listed structures

2.12.1 There are multiple buildings, structures and areas identified by Historic England and also by the local council that will not be listed here.

2.13 National Designations

2.13.1 Buildings and structures are listed by the Secretary of State under the Planning (Listed Buildings and Conservation Areas) Act of 1990. The Principals of Selection for Listing Buildings produced by the Department for Culture Media and Sport in March 2010 provides guidance on the process of selection.

2.13.2 To be listed, a building or structure must be deemed to have special architectural or historic interest, and building are graded according to the level of interest: most buildings are listed at Grade II; those considered to be of more than special interest are listed at Grade II*, while buildings listed at Grade I are of exceptional interest.

The main principals used to determine special interest are age and rarity and aesthetic merits.

2.13.3 Archaeology, both as monumental structures and buried archaeology, is scheduled by the Secretary of State under the Ancient Monuments and Archaeological Areas Act of 1979. Supplementary guidance on both the management of monuments and the principals of selection for scheduling is given in the document Scheduled Monuments and nationally important non-scheduled monuments (October 1913), also produced by the Department for Culture Media and Sport. Under the 1979 Act, it is a criminal offence to demolish, destroy, damage, remove, repair or alter a scheduled monument.

2.13.4 Unlike listing, where the issuing of consent to undertake work on a listed building or structure is the responsibility of the Local Planning Authority, in the case of scheduling authorisation of works rests with the Secretary of State.

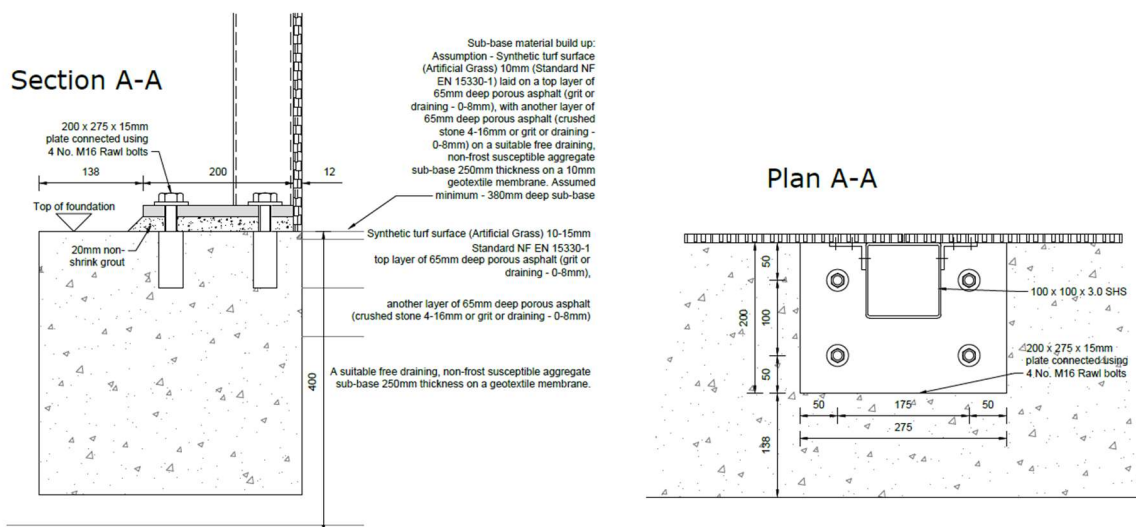
2.14 Supplementary Planning Guidance: Sustainable Design

2.14.1 Guidance was adopted alongside the mainstream design policies of the adopted local Core Strategy, forms the main reference point for preparing and assessing the design of development proposals. The guidance stresses the importance of promoting character and responding to locally distinctive patterns and development, built heritage and landscape. A comprehensive update of this guidance is currently being undertaken.

3. Development of the site – Proposed development

3.1 Construction - The overall construction is light, requiring only groundworks and canopy installation. The total time to build the club is estimated to be 2-3 months (subject to no inclement weather/unforeseen elements).

3.2 Groundworks - The padel tennis courts will require a flat smooth surface which is well drained and stable. The groundworks are anticipated to take 2-3 months. The process will include laying a hardcore sub-base along with a layer of porous tarmac, covered with an artificial playing surface. A concrete ring beam will be laid to support 12mm tempered glass which is located around the court for the bounce of the ball.



Example Base Plate Detail
Scale 1:5

3.3 Drainage channels will also be laid if considered necessary following the detailed onsite survey. The build will be consistent with the standards laid out by the Sports and Play Construction Association (SAPCA) which will have accredited our groundworks team. These standards have also been adopted by the LTA.

3.4 During the build, trucks will need to be on site to deliver both hard core and tarmac, the courts themselves and the canopy. The main traffic will be from trucks delivering materials for the build (hardcore, canopy frame, courts etc) and to remove soil.

3.5 There is clear easy access to the site through the side track. No temporary alterations will be required to carry out the groundworks and its envisaged no trees or bushes will need to be removed from an access standpoint.

3.6 The Canopy - The court and canopy installation are anticipated to take 1-2 months, with laying of the courts taking most of the time. The maximum height of the canopy will be 9m over the net with a minimum height of 6m at the ends of the courts (as prescribed by the LTA). A-frame aluminium profiles with steel galvanized purlins, inserts and baseplates (manufactured to Building Regulation Code BS 6399 Wind and Snow) will support the canopy. With timely and proper maintenance, the expected life of the canopy is 25 years.

3.7 The roof will comprise a single layer of un-insulated 700gsm PVC which will allow sufficient light pass-through during light hours to minimise light use.

3.8 The current design is for a 'Dutch Barn' style canopy where the walls drop down 3m only allowing players to enjoy the natural beauty of the surroundings whilst still being protected from adverse conditions. Spectators will also be able to easily view padel being played from the outside.

3.9 Lighting

3.9.1 There are 8 floodlights per single Padel court. They are numbered 1 through 8 (per Padel Court Lighting Study, Luminaire Photometric Test Report & Proposed Lighting Overview Plan documents submitted).

3.9.2 Floodlights 1 through 4 are positioned towards the baseline (on each end and side of the court) and are angled at 52.2° (in a downwards direction off the vertical plane) with lights 5 through 8 pointing at the centre of the court playing area angled at 44.8° (again, in a downwards direction off the vertical plane) - this produces a splay downwards. The Padel lighting proposed does not increase 300lux.

4. Statement of significance assessment

4.1 Multiple heritage elements are relevant to this assessment within the local area's Conservation Area (CA).

4.2 The significance of the CA, lies in the distinctive sense of place created by the configuration of the built form and the consistently clear historic and architectural legibility of the built fabric and works will be sympathetic to the culture and existing building fabric/materials, respecting the period and aesthetics of the area, however it is anticipated that this development will have zero impact on the local CA.

5. Impact of the proposed development on the significance of the heritage asset

5.1 As above, any Impact of Neighbouring Heritage Assets within the conservation area - It is anticipated that this development will have zero impact on all.

6. Conclusion

6.1 The scheme meets the NPPF objective of avoiding, and not causing any substantive harm to the character or appearance of conservation areas.

6.2 Regarding the listed buildings, the development will having NO impact on the scheme.

6.3 The scheme is, therefore, considered to be compliant with the provisions of the NPPF, particularly paragraphs 7 and 131 concerning the requirement that new development protects the historic environment and the desirability of sustaining the significance of heritage assets.

6.4 The statutory requirements concerning the desirability of preserving listed buildings' settings and to preserve or enhance the character or appearance of conservation areas contained in sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 are also considered to be properly met.