

Former B&Q Store, Great Stone Road, Stretford, M32 0YP

Heritage Statement

**Former B&Q Store, Great Stone Road,
Stretford, M32 0YP**
Heritage Statement

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Heritage Statement

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1. Executive Summary

- 1.1. WSP | Indigo has prepared this Heritage Statement in support of an outline planning application for the redevelopment of the former B&Q store on Great Stone Road, Stretford. The proposal comprises a 6-8 storey above ground level development comprising 333 residential properties in the form of apartments, with a variety of ancillary, community and commercial uses proposed within the scheme.
- 1.2. This application forms the resubmission of application reference 94974/OUT/18. During the pre-application process for this application, Trafford Borough Council confirmed that the planning application should take the following heritage assets into account:
 - Trafford Town Hall (Grade II listed);
 - The Great Stone at the entrance to Gorse Hill Park (Grade II listed);
 - Gorse Hill Park Entrance Portal and Lodges (Grade II);
 - Stretford War Memorial (Grade II);
 - Longford Park Conservation Area; and
 - Lancashire County Cricket Club (non-designated asset).
- 1.3. The application site is not a designated asset, nor is it a non-designated asset. This Heritage Statement assesses the impact of the proposal on the setting of the above assets, and the consequent effects on the respective assets' significance.
- 1.4. The assessment concludes that:
 - The setting of the Town Hall makes a positive contribution to the Town Hall's significance however, the proposed development does not lie within the setting of the Town Hall and will have a neutral effect on its significance;
 - The setting of the Great Stone makes a neutral contribution to its significance, and its setting will be unaffected by the proposed development;
 - The setting of the Gorse Hill Park Entrance Portal and Lodge makes a positive contribution to its significance, and this will be unaffected by the proposed development;
 - The setting of the Stretford War Memorial makes a positive contribution to its significance, but this will be unaffected by the proposed development;
 - The setting of the Longford Conservation Area makes a positive contribution to its significance; the proposed development will have a neutral effect on the significance of the conservation area;
 - The setting of Lancashire County Cricket Club makes a neutral contribution to its setting, and the proposed development will have a negligible effect on the significance of the asset.
- 1.5. This report concludes that the proposal will not cause harm to the significance of the identified heritage assets. The proposal will preserve the character and appearance of Longford Conservation Area, will not affect the special interest of any listed buildings, and is in accordance with development plan policy regarding the historic environment, in addition to policies within National Planning Policy Framework.

2. Introduction

2.1. WSP | Indigo has prepared this Heritage Statement on behalf of Accrue (Forum) 1 LLP in support of an outline application for a residential led mixed-use development at the former B&Q, Great Stone Road, Stretford, M32 0YP.

2.2. Planning permission is sought for the following:

“Outline permission for the demolition of existing retail unit and associated structures; erection of buildings for a mix of use including: 333 apartments (use class C3) and communal spaces ancillary to the residential use; flexible space for use classes A1, A3, D1 and/or D2; undercroft car parking; new public realm; and associated engineering works and infrastructure.”

2.3. This statement has been prepared in the context of national and local heritage planning policy and statutory requirements. The statement accords with the requirement of National Planning Policy Framework (NPPF) paragraphs 193-197, by describing the significance of heritage assets affected by the proposed development and evaluating the consequent impact of the proposed development.

2.4. Due to the site's location in the vicinity of designated heritage assets, this application is therefore assessed against the relevant statutory duties under Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. These sections of the 1990 Act respectively require that, in determining development applications, (a) special regard is given to the desirability of preserving the fabric and setting of listed buildings and (b) special attention is given to be the desirability of preserving or enhancing the character or appearance of conservation areas.

2.5. Section 3 of this Heritage Statement summarises relevant policy and legislation, Section 4 describes the application site and surroundings, Section 5 identifies the heritage assets that may be affected by the proposed development and Section 6 provides an assessment of their significance and setting.

2.6. Section 7 includes an assessment of the impact of the Proposed Development on the significance of the heritage assets in light of the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy set out in the NPPF, and local planning policy.

2.7. This Heritage Statement should be read in conjunction with the supporting plans and accompanying reports including the Townscape and Visual Impact Assessment, Design and Access Statement and Planning Statement.

3. Legislative and Policy Context

- 3.1. The aim of this statement is to demonstrate that the proposed development meets the requirements of local and national heritage policy and legislation.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 3.2. The legislative requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, are critical to the re-development of the site as they provide specific protection for buildings of special architectural or historic interest, over and above that provided by development management.
- 3.3. Section 16(2) of the Act requires that in considering whether to grant listed building consent special regard should be given to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 3.4. Section 66(1) of the 1990 Act requires that, when considering whether to grant planning permission for development which affects a listed building, the local planning authority, “shall 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”.
- 3.5. Section 72 of the Act provides a specific, “duty as respects conservation areas in exercise of planning functions”. Consequently, the Council is charged with paying, “special attention....to the desirability of preserving or enhancing the character or appearance of that area”.

National Planning Policy

National Planning Policy Framework (2019)

- 3.6. Section 16 (paragraphs 184 – 194) of the NPPF is specific to conserving and enhancing the historic environment. Paragraph 185 of the National Planning Policy (the Framework) advises that local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.
- 3.7. In determining applications, the Framework also advises that local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset’s importance and no more than is sufficient to understand the potential impact of the proposal on their significance (paragraph 189).
- 3.8. Paragraph 190 states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.
- 3.9. Paragraph 192 states:
- “In determining planning applications, local planning authorities should take account of: - the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation”.*
- 3.10. Paragraph 193 states:

“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).”

3.11. Paragraph 194 states:

“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”*

Planning Policy Guidance

3.12. The Planning Practice Guidance (PPG) is a government produced interactive on-line document that provides further advice and guidance that expands the policy outlined in the NPPF. It expands on terms such as ‘significance’ and its importance in decision making. The PPG clarifies that being able to properly assess the nature, extent and the importance of the significance of the heritage asset and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.

3.13. The PPG usefully discusses how to assess if there is substantial harm. It states that what matters in assessing if a proposal causes substantial harm is the impact of the significance of the heritage asset.

Local Planning Policy

Trafford Core Strategy (2012)

3.14. Policy R1 Historic Environment of the Trafford Local Plan Core Strategy (January 2012) requires all new development to take account of surrounding building styles, landscapes and historic distinctiveness. It adds that developers must demonstrate how the development will complement and enhance the existing features of historic significance including their wider settings, in particular in relation to conservation areas, listed buildings and other identified heritage assets.

3.15. Accordingly, developers will be required, where appropriate, to demonstrate how their development will protect, preserve and enhance the following heritage assets including their wider settings:

- Listed buildings;
- Buildings and structures identified on a local list which make a significant contribution to the townscape by reason of their architectural or historic interest;
- Listed buildings and locally significant historic buildings and structures, identified on a local list, which are at risk.

Emerging Civic Quarter Area Action Plan

3.16. The Civic Quarter area was initially progressed by the Council as a Masterplan document, holding a public consultation event during August 2018. The document is now being

developed as an Area Action Plan (AAP), with initial consultation taking place in February and March 2020. The site is located within the AAP boundary.

- 3.17. At page 2, the draft AAP identifies the designated and non-designated heritage assets within the AAP boundary including some of those assessed within this statement. The AAP also defines the extent of the setting of the Town Hall.

4. The Application Site and Surroundings

- 4.1. The application site is located within the Old Trafford area of Stretford. The site measures approximately 1ha in size, is broadly rectangular and comprises the former B&Q store on Great Stone Road, Stretford, M23 0YP.

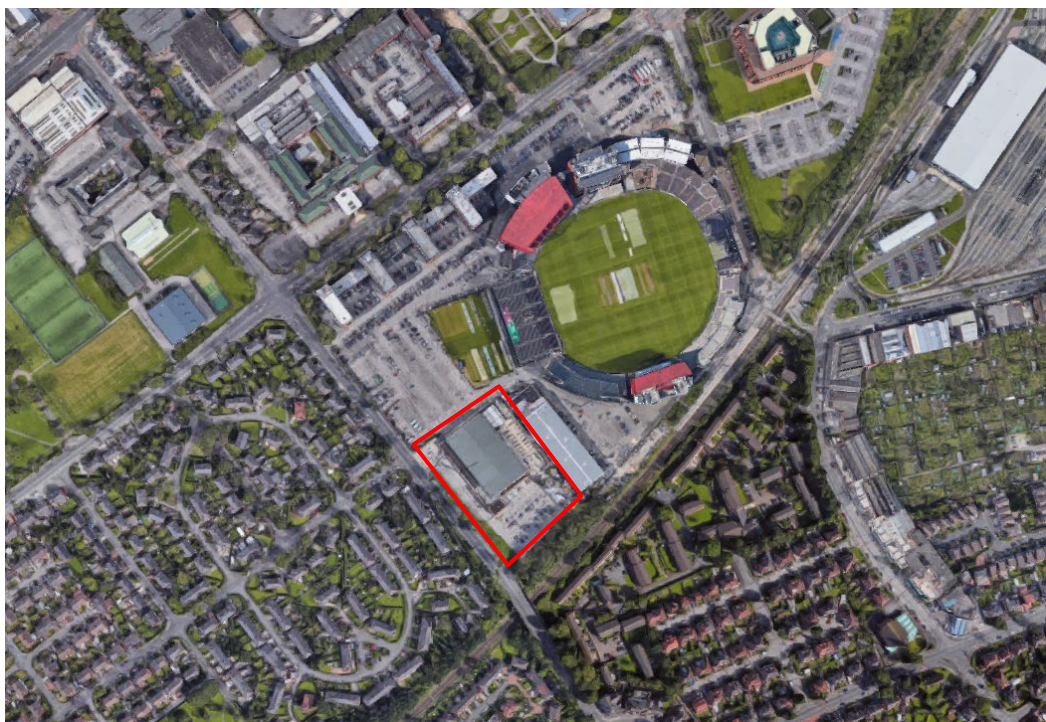


Figure 1: the application site; source: Google maps

- 4.2. The application site is defined to the south east by the Metrolink line and to the south west by Great Stone Road. Old Trafford Cricket Ground, which is home to Lancashire County Cricket Club (LCCC) adjoins the site to the north-east and north-west.
- 4.3. At present the site is occupied by a vacant retail store and areas of hardstanding and parking. It previously traded until late 2015 / early 2016 as B&Q. The site is largely flat however, Great Stone Road rises at the south west corner on the approach to the bridge over the Metrolink line so the site in contrast sits a significant level below the road.
- 4.4. Vehicular access / egress along the north-west corner of the site from Great Stone Road will be retained.

Historic character of site surrounding area

- 4.5. During most of the 19th century, the area was predominately rural in character. Following the sale of Trafford Park and Hall in 1897, the area expanded outwards from the centre of Manchester and became increasingly urbanised after the completion of the Manchester Ship Canal in 1890s and the development of Trafford Park industrial estate in the early 20th century on former Trafford Park land.
- 4.6. Historical mapping of the site indicates that from circa 1894, the site formed part of a gun club, before its use changed to a cricket ground (adjacent to the larger Old Trafford). By the 1950s, the site was recorded of being clear of structures. In 1976, planning permission was granted for the use of the site as a B&Q, prior to that the building on site had been in use as the Hardrock concert venue.

- 4.7. The surrounding area includes a mix of inter-war housing, post-war and modern residential and office buildings, the listed Trafford Town Hall and various other large developments and facilities, including the cricket ground, a leisure centre, a college and a supermarket.
- 4.8. Lancashire County Cricket Club's grounds consist of the main pavilion building and new buildings including a new hotel and hospitality and events building on the Talbot Road side, with spectator seating surrounding the field of play. Car parking and ancillary spaces are to the west of the stadium.
- 4.9. The main pavilion was built in 1895 and designed by Thomas Muirhead. The building was used during World War I as a hospital and as a transit camp and a storage depot in World War II. The cricket club was extended and altered in the late 1950s, the early 1990s and also more recently to include a new hotel, along with new conference centre (The Point), media centre and other ancillary buildings and infrastructure such as permanent floodlights.
- 4.10. The junction of Talbot Road and Great Stone Road to the north of the site is occupied by a large office building owned by Bruntwood which consists of a series of six-storey blocks at right angles to Talbot Road linked by a continuous two-storey link block. It is set back from Talbot Road and has extensive car parking in the area to the south between Great Stone Road and the Cricket Ground.
- 4.11. The area on the neighbouring side of Great Stone Road to the West is characterised predominantly by interwar or post war two-storey dwellings built in brick with some render, overhanging hipped pitched roofs and bay windows.
- 4.12. Trafford Town Hall is located approximately 0.4km to the north of the application site and comprises the Town Hall, formal gardens to the west and modern extension to the north. The Town Hall was Grade II listed in 2007. Designed by Bradshaw Gass & Hope of Bolton, it was constructed for Stretford Borough Council in 1933 and later extended in 1983. It is a neo-classical public building built of red Ruabon brick in Flemish bond on a steel frame with gritstone dressings, and a mansard roof with slate on the lower part. The building comprises two storeys plus an attic floor and basement and is set within landscaped grounds with a sunken garden to the west. It has a clock tower that provides a focal point within the local area, albeit its vertical proportion competes with other tall features such as the cricket ground and its floodlights, and the nearby office buildings.
- 4.13. The 1983 extension joins the original building at the rear of each wing forming an irregular square courtyard but is not considered to hold any historic merit.
- 4.14. The other heritage assets in the surrounding area are a small cluster at and opposite the entrance to Gorse Hill park, and the Longford Conservation Area to the south.

5. Heritage Assets

5.1. 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. It includes designated heritage assets and assets identified by the local planning authority”.

5.2. The designated and non-designated heritage assets in the vicinity of the site have therefore been identified.

Designated heritage assets

5.3. Designated heritage assets are those which possess a level of heritage interest that justifies designation and are then subject to particular procedures in planning decisions that involve them.

5.4. There are no designated heritage assets within the application site. Effects arising from the proposed development on designated built heritage would therefore be indirect in nature, having potential to affect the significance of the identified assets through impact upon their setting, rather than any further direct effects on fabric.

5.5. The designated assets within proximity of the site or those which may be indirectly affected by the proposed development have therefore been identified. These are shown on Figure 2 below.



Figure 2: designated heritage assets; source: Google maps, adapted by WSP | Indigo

Listed buildings

5.6. Listed buildings in the area include the following:

- Trafford Town Hall (Grade II);
- The Great Stone at the entrance to Gorse Hill Park (Grade II);
- Gorse Hill Park Entrance Portal and Lodges (Grade II); and
- Stretford War Memorial (Grade II).

5.7. Trafford Town Hall is located on the northern side of Talbot Road opposite Lancashire County Cricket Club whilst the three other listed structures are all situated on Chester Road.

Conservation areas

5.8. There is one conservation area near to the proposed development. Longford Conservation Area is located to the south of the application site on the southern side of the Metrolink line.

Other heritage assets

5.9. The NPPF identifies that the term 'heritage asset' includes both designed assets and non-designated heritage assets.

5.10. Historic England Good Practice Advice 2: Managing Significance in Decision Taking in the Historic Environment states at paragraph 5 that:

“Non-designed heritage assets include those that have been identified in a Historic Environment Record, in a local plan, through local listing or during the process of considering an application”.

5.11. During pre-application discussions, Trafford Council identified LCCC as a non-designated heritage asset, therefore considered as part of this assessment. However, the Council did not stipulate the extent of the asset or if there is a specific part of the cricket ground that deserves attention.

6. Assessment of Significance

6.1. An assessment of significance is a requirement for any planning application that affects a heritage asset.

6.2. The NPPF defines the significance of a heritage asset as:

“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”

6.3. The assessment has been carried out with reference to the heritage values as defined in the Historic England document Conservation Principles, Policies and Guidelines (2008) which can be summarised as follows:

- **Evidential value** – the potential of a place to yield evidence about past human activity (i.e. archaeological interest);
- **Historical value** – the ways in which past people, events and aspects of life are connected through a place;
- **Aesthetic value** – the ways in which people draw sensory and intellectual stimulation from a place (i.e. architectural and artistic interest); and
- **Communal value** – the meanings of a place for the people that relate to it.

6.4. Additionally, regard is to be had to the 2017 Historic England document ‘The Setting of Heritage Assets’, which advises on understanding setting, how setting contributes to the significance of heritage assets and allows the significance to be appreciated, as well as advice on how views contribute to setting. It recommends five steps:

- i. identify which heritage assets and their settings are affected;
- ii. assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
- iii. assess the effects of the proposed development, whether beneficial or harmful, on their significance or on the ability to appreciate it;
- iv. explore ways to maximise the enhancement and avoid or minimise harm;
- v. make and document the decision and monitor outcomes.

Listed buildings / structures

Trafford Town Hall

6.5. The application site is located 0.4km to the south of the Grade II Listed Trafford Town Hall, which stands on the opposite side of Talbot Road to the cricket ground. As outlined in the previous sections, the building was designed by Messers Bradshaw Gass and Hope and opened for use in 1933. The listing is included at **Appendix 1**.

- 6.6. The Town Hall was built as a municipal building to serve the local community and known originally as Stretford Town Hall. In 1947, on the formation of the new Trafford Metropolitan Borough, Stretford Town Hall was adopted as the base for the new council and was renamed Trafford Town Hall.
- 6.7. The Town Hall is a landmark in the local area and its southern elevation, which overlooks Talbot Road, is considered to be the façade of most architectural significance as it includes several neo-classical features, and other special architectural interest on account of its exterior; its planning and internal decoration, its intactness and the quality of sculptural embellishment, the main entrance portal and a prominent clock tower.
- 6.8. The landscaped grounds with a sunken garden to the west contributes positively to the significance of the Town Hall in that it provides an area from which the architectural qualities of its elevations can be appreciated.
- 6.9. The wider surroundings of the Town Hall bear no relation to its history or historic character. The Town Hall is experienced in an area of 20th century development and road infrastructure, including a mix of land-uses, architectural styles and massing, as well as existing views towards taller modern buildings, including LCCC, Bruntwood offices and large office and residential uses.
- 6.10. The Town Hall holds considerable architectural, aesthetic, communal and historic value. The setting of the Town Hall is defined in the emerging draft Civic Quarter AAP and has seen change in its immediate surrounds such that it makes a neutral contribution towards its significance.

The Great Stone at the entrance to Gorse Hill Park

- 6.11. Grade II listed in 1987, the Great Stone now lies at the entrance of Gorse Hill Park on Chester Road. It was originally positioned adjacent to the nearby 'Great Stone Road' but was moved in 1925. The listing is provided in **Appendix 2**.
- 6.12. According to tradition, the stone / boulder once formed part of a Medieval cross, used later as a plague stone. The stone is boulder shaped with two bowl-shaped sinkings formed in the upper contour. According to legend and local folklore, the holes in the top of the stone were filled with vinegar or holy water. Coins given by plague victims were placed in the vinegar to sterilise them; the holy water hopefully cured the victim of the disease.
- 6.13. The stone itself does not hold any aesthetic or architectural value but holds considerable historical value owing to its age.
- 6.14. The wider surrounding area is characterised by high density urban development in the form of residential and commercial development. Gorse Hill Park provides little physical connection to the Great Stone. Consequently, its setting does not contribute towards its significance.

Gorse Hill Park Entrance Portal and Lodges

- 6.15. Gorse Hill Park Entrance Portal and Lodges are located on the northern side of Gorse Hill Park on Chester Road was Grade II listed in 1963. The structures date from around the mid-19th century and are constructed in ashlar with cast-iron gates. The double gates are flanked by smaller pedestrian gates and small single storey lodges. The large central semi-circular archway with scrolled keystone, coffered soffit and archivolt is flanked by Corinthian columns supporting a dentilled and modillioned entablature. The lodges have canted sides and full height flat pilasters with sash windows that have cornice hoods on consoles. Panelled doorways at the rear are flanked by elaborate cast-iron lamp standard which are also found on the quadrant walls which sweep out at either side to enclose a forecourt. The cast-iron gates are heavily enriched with vine and grape decoration.
- 6.16. The arch originally made up the south-east entrance to the estate of the de Trafford family, one of the most prominent Catholic families in Victorian Britain. The hall itself (demolished by

the then-owners Guinness in 1945 after being damaged by bombing in 1940) was a classical building, built around 1762 and attributed to the design of Robert Adam, with a 16th century section to the rear.

- 6.17. The three entrance lodges at Throstle Nest, Barton and Old Trafford (the latter being moved to Gorse Hill in 1922) were added in the late 1860s, replacing older lodges which were nearer to the Hall. The lodge and gates were moved to Gorse Hill Park in 1922, sometime between February and September, the work being completed by 2 September 1922.
- 6.18. The Gorse Hill Park entrance holds considerable historical and architectural value. Its listing is provided in **Appendix 3**.
- 6.19. The Portal and Lodges are best experienced in close proximity from within the defined park area. The park contributes positively to their significance through providing an open space from which the entrance can be appreciated and experience although the present landscaping relates to modern uses and has no historical association. The view and approach to the historic entrance immediately from the north (ie Chester Road) also makes a positive contribution to its setting, being distinct from the more modern developments flanking it.
- 6.20. Beyond the park, which was opened in 1923 on the former fields of a dairy farm which existed in the 1880's, the wider setting makes no contribution towards its significance.

Stretford War Memorial

- 6.21. Stretford War Memorial is located on Chester Road opposite the entrance to Gorse Hill Park. The Grade II listed structure was first listed in 1987; the listing is provided in **Appendix 4**.
- 6.22. The memorial dates back to 1923 and comprises an Ashlar three stepped base surmounted by plinth, cenotaph, pediment and lion couchant and commemorates 584 men who died in the First World War. The names are listed on plaques mounted in a curved wall behind the memorial. A carved bay leaf wreath and pendant on a narrow face symbolises the immortality of those who sacrificed their lives.
- 6.23. The memorial holds considerable historical and communal value. Its setting opposite the entrance to Gorse Hill park contributes positively to its significance, as does the roughly semi-circular area around the memorial and the trees and landscaping to its north.

Longford Conservation Area

- 6.24. Longford Conservation Area is located approximately 260m to the south of the application site (as identified on Figure 2).
- 6.25. The Conservation Area is at the site of the former Longford Hall. Though now demolished, the site of the hall has tangible reminders of its former use, particularly through the remaining estate buildings and landscape features. Only a small part of the former house remains, with the entrance portico still standing.
- 6.26. The Longford Conservation Area Supplementary Planning Document SPD5.19 (2016) identifies that the site has strong association with John Rylands, a successful local businessman who built the last version of Longford Hall and established grounds which exist today. His philanthropic nature is demonstrated in the workers' cottages within the park. His keen love of horticulture is demonstrated by the establishment of large walled gardens and provision of housing for his gardeners.
- 6.27. The site also dates back to Anglo-Saxon or Roman periods, when the Nico Ditch, which runs across the park from east to west (now filled in) was built potentially as an administrative boundary. Specific references to the site in residential use come firstly in the 17th century when the Mosley family held the land. In the 18th century, the site of the Hall, then likely to have been a farmhouse, was held by Thomas Walker, a prominent local cotton merchant and politician.

- 6.28. In the last 100 years the Conservation Area has been used as a park serving the local community. During this time it has been associated with local events, such as the annual Stretford Pageant and Rose Queen Festival, as well as visit by the Queen in 1977 on her Silver Jubilee tour. It has hosted the Liverpool Philharmonic Orchestra and annually hosts Heartbreak Productions' "play in the park".
- 6.29. The SPD states that while Longford Hall was standing it was described by Pevsner as 'the only surviving example of the Italianate style of architecture in the Manchester district'. The hall no longer remains therefore, the aesthetic value of the conservation area comes from its green spaces, mature trees and planting which reflect the 19th century layout of the estate.
- 6.30. Longford Park therefore holds considerable historical value due to its age and as the core for the Longford Hall Estate and for its association with John Rylands. It is also an important community asset where local people can use the variety of leisure and community facilities within the park. It is also an important place for socialising and is place of residence for a number of people.
- 6.31. Owing to the age and quality of the remaining buildings within the park, it holds some architectural value. The conservation area also holds some aesthetic value as it is a visually attractive and important green space within a busy urban area. However, there are some areas where the condition of the built structures and landscaping could be improved to enhance the aesthetics and community value of the conservation area.
- 6.32. The setting of the conservation area beyond its boundary is the built-up area surrounding it, which typically comprises suburban housing on the adjacent streets, giving way over distance to the taller mixes of development around Old Trafford and the Town Hall. The setting makes a positive contribution to its significance, with surrounding urban and suburban development emphasising the tranquil character and appearance of the park itself.

Non-designated heritage asset

Lancashire Country Cricket Club

- 6.33. The pavilion was built in 1895 and designed by Thomas Muirhead, a Manchester architect, who later designed the pavilion for Surrey County Cricket Club at the Oval. The building was used during World War I as a hospital and as a transit camp and a storage depot in World War II. It was extended and altered in the late 1950s, the early 1990s and more recently.
- 6.34. The pavilion is now surrounded by a modern building and has been substantially altered both internally and externally, starting with the first phase of major change in 1958. Further change in the 1990s and more recently has completely altered the shape and arrangement of the building. It is now a building that presents a façade to the playing area, with some internal historic value.
- 6.35. The frontage on the north side of the building adjacent to Talbot Road is entirely modern, and was completed very recently. To either side of the pavilion, are modern buildings including a recently developed hotel, café and hospitality and events building. Old Trafford is now a modern sports ground, with floodlighting and media centre as well as stands for spectators.
- 6.36. The remnants of the pavilion are the remaining features of historical value. The cricket club also holds communal value for in terms of its cricketing history and cultural characteristics.
- 6.37. Whereas once the historic pavilion would have been a dominant feature at the ground and within the surrounding urban area, its setting is now contained by the modern stadium and the urban form immediately surrounding the ground, including the office blocks, tramline and floodlights. The setting makes a neutral contribution to the significance of the asset.

7. Impact on Significance

- 7.1. NPPF confirms that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal (paragraph 195).

Listed buildings

Town Hall

- 7.2. The application site is positioned to the south-west of the Town Hall, beyond an area of commercial development including a number of large scale buildings such as LCCC and the Bruntwood office development. The site represents a part of the mixed urban landscape, and has no historical or functional relationship to it.
- 7.3. The setting of the Town Hall has experienced considerable change as it is surrounded by an inconsistent mix of mid-late 20th and 21st century buildings including residential areas, large footprint commercial and industrial uses and taller modern residential buildings beyond. The site is located a considerable distance from the defined setting of the Town Hall and the proposed development will be seen within this mixed context. The setting of the Town Hall will experience further significant change arising from the future redevelopment of the former Kellogg's headquarters on the neighbouring side of Talbot Road.
- 7.4. Owing to the intervening built form and mature trees, and the fact the proposed development will be a considerable distance from the Town Hall separated also by Talbot Road, there is little if any visual relationship between the two. From the application site and its surrounding public roads, the clock tower can sometimes be seen, but is often obscured by the cricket ground's buildings. The proposed development will not detract from the appreciation or experience of the building or its setting. Consequently, there will be a neutral impact upon the setting of the Town Hall and no effect upon the significance of the Town Hall.

Other listed buildings

- 7.5. The settings of Great Stone at the entrance to Gorse Hill Park; Gorse Hill Park Entrance Portal and Lodges and Stretford War Memorial are far more limited in scale compared with the setting of the Town Hall. Due to the distance from the assets and lack of visual relationship, the proposed development will not affect these settings, and their significance will also be unaffected.

Longford Conservation Area

- 7.6. There are limited views to the application site in the distance from certain points within the conservation area when looking north east, along with long-distance views of other tall features such as the cricket ground's floodlights and the bulk of Trafford House. However, the majority of the building will not be visible due to the intervening urban landscape which is also interspersed with mature trees and landscaping which screen views from the conservation area.
- 7.7. The proposed development is also viewed against the backdrop of other taller buildings in the distance within the Old Trafford area and therefore, no significant change to the setting is experience.
- 7.8. Whilst the proposed development may result in a minor change within the setting of the Conservation Area it will be viewed in the existing mixed urban context of the area. The character of the conservation area is characterised by green space, trees and open space and any long range views of the development will not adversely affect this character. It is

concluded that the impact on the setting of the Conservation Area will be neutral and its significance will remain unaffected.

LCCC

- 7.9. LCCC comprises structures and buildings largely of recent date also of modern design which hold little historical merit, with the remnants of the pavilion being by far the most historically significant part of the cricket ground.
- 7.10. The proposed development will result in new development that is a change within the setting of the cricket ground but will not harm or impact upon its form or function. There are already taller office and residential buildings in close proximity to the cricket ground on Talbot Road and Warwick Road which can be viewed from the cricket ground and its playing pitch / stands.
- 7.11. The addition of the proposal will thus, not change the character of an urban cricket ground surroundings by denser urban development. The proposed development will have a neutral effect on its setting and will not result in harm to its significance.

Summary

- 7.12. Having considered each of the heritage assets and the contribution each setting makes to their respective significance, it is concluded that the proposal will not result in harm to the significance of the designated and non-designated heritage assets.
- 7.13. The proposed development therefore accords with S66(1) of The Planning (Listed Building and Conservation Areas) Act 1990 paragraphs 184-194 of the NPPF.
- 7.14. Similarly, the proposed development fully accords with the provisions of Trafford Local Plan Core Strategy Policy R1 in that it will preserve the significance of the nearby listed buildings / structures and other heritage assets.

8. Conclusion

- 8.1. This Heritage Statement has been prepared by WSP | Indigo on behalf of Accrue (Forum) 1 LLP in support of an outline planning application for the erection of a residential development of 333 units at the former B+Q, Great Stone Road, Stretford.
- 8.2. This statement has been prepared in the context of national and local heritage planning policy. It describes the significance of heritage assets potentially affected by the proposed development and evaluates the consequent impact of the proposed development.
- 8.3. The assessment concludes that the proposed development will not harm the significance of any designated or non-designated heritage assets in accordance with local and national planning policy requirements.
- 8.4. The setting of the identified listed buildings will be preserved; the character and appearance of Longford Conservation Area will be preserved; all local heritage assets will be conserved to be enjoyed for their contribution to the quality of life, in accordance with paragraph 184 of NPPF, and the changes to the setting of the Town Hall, Longford Conservation Area and LCCC will be negligible and neutral, such that no harm to their significance arises.
- 8.5. In addition to conforming to the requirements of NPPF, the proposed development also accords with the development plan insofar as it will preserve heritage assets, as required by Policy R1.

Appendix 1



Historic England

TRAFFORD TOWN HALL

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: TRAFFORD TOWN HALL

List entry Number: 1391923

Location

TRAFFORD TOWN HALL, TALBOT ROAD

The building may lie within the boundary of more than one authority.

County:

District: Trafford

District Type: Metropolitan Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 27-Mar-2007

Date of most recent amendment: Not applicable to this List entry.

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 496191

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

History

Legacy Record - This information may be included in the List Entry Details.

Details

STRETFORD

1482/0/10028 TALBOT ROAD 27-MAR-07 Trafford Town Hall

II Town Hall, 1933 with 1983 extension, designed by Bradshaw Gass & Hope of Bolton and built by the main contractor Edwin Marshall & Sons Ltd. Built of red Ruabon brick in Flemish bond on a steel frame, with gritstone dressings, and a mansard roof with slate on the lower part and plastic above. It has 2 storeys plus attic floor and basement, and is set in landscaped grounds with a sunken garden to the west. The 1983 extension is not of interest.

PLAN: Main front with wings stretching back to each side. The 1983 extension

courtyard.

EXTERIOR: There is a plinth of gritstone ashlar throughout, fluted at the top, rising to the base of the ground floor windows. This is replaced by grey brick to the rear. The ground and first floor windows are wood-framed, 9-over-9 vertical sashes with gritstone ashlar dressings, and the attic floor windows have small panes forming a spiders web pattern which pivot from the centre. The attic floor is set back behind a brick parapet, pierced at regular intervals with groups of gritstone balusters, and which rise from the main walls. Main front to south-east has a central 3-bay projection with an entrance portico at the top of a flight of 5 steps, with 2 columns and 2 detached flanking pillars. It supports a balcony with wrought iron parapet featuring a circle motif which is repeated on the corner pillars. Above is a small-paned stair window divided by 2 columns supporting a triangular pediment and topped with a semi-circular window. The first floor window to each side of the entrance has a decorative panel above with flower and circle motifs. Above the first floor is the square clock tower which rises in stages incorporating latticed windows, gritstone parapets, corner urns and a large blue and white exposed clock face on all four sides. The top stage of the tower is capped in gritstone with chamfered corners. Beyond the central section are 7 windows to each side. The two wings are similar, with 5 windows to each side of a central bay breaking forward. On the right wing (facing Warwick Road) this has an 8-over-8 pane ground floor window, and French windows opening onto a balcony with wrought iron balustrade. On the left wing, the central ground floor 8-over-8 window pane is surmounted by a cornice with urns at the corners, and the first floor window carries an oval cartouche above the lintel. Both outer corners form an inverted bay with a deeply recessed door behind engaged columns, with French windows behind a balcony with wrought iron parapet, and semi-circular overlight at first floor, with semi-circular brick arch above. Gritstone string courses at first floor and attic floor level. To the rear, the central projecting range has a double height stair window with stained glass, divided by a stone band at first floor level and flanked by columns and pillars. At the attic balcony level is a large semi-circular window, above which the clock tower rises. To each side is a leaded first floor window, with a door to the left and window to the right at ground floor, and a basement window in the centre. Beyond are 6 windows to each side. On the inner face of the left return is a semi-circular domed apse which has basement windows within the plinth, tall multi-paned windows at ground floor and smaller windows at first floor. Above are 3 oval windows with spider-web pattern panes. INTERIOR: Double glazed entrance doors with architrave incorporating columns and

Engaged Egyptian style columns to either side lead to the entrance hall from which spine corridors lead off to either side. To the rear is an Imperial staircase lit by a stained glass window carrying the coats of arms of Stretford Borough and the de Trafford family. The stair has a brass handrail. Also in the entrance are memorials to the fallen of both World Wars, and bronze statues to 'Fortuna', 'Mercury', 'Niord' and 'Electra', the latter two built into the staircase. A wrought iron balustrade with motifs matching the external parapet over the entrance overlooks the entrance hall from the first floor, and a fluted frieze runs round the stairwell punctuated with circular motifs. Original glass light fitting in the entrance lobby. The corridors have original patterned tiled floors, with oval patterns at the corners, and coffered ceilings. Rooms off to both sides have original doors and architraves in polished wood with Art Deco style glazing and decorative motifs. Staircases at the corners are open-well with quarter pace landings, metal balusters and wooden handrails. The offices have coffered ceilings and some have been opened out, though all original doors remain. The east range contains the apsidal Council Chamber, with wood veneer bench and desk seating arranged in semi-circles following the shape of the outer wall. Doors to the rear carry coats of arms on their pediments. Visitors' gallery round the outer edge on floor above lit by oval windows and accessed from the second floor. Domed ceiling light above with patterned glazing, beneath outer dome of roof. Committee rooms opposite on the first floor: a suite of linked rooms with wood panelled walls, original radiators with decorative wrought iron grilles, clocks and other decorative features. One men's toilet on the first floor has original fittings, wall and floor tiles. Attic floor has smaller offices and access via a spiral iron staircase to the clock tower, the workings of which are exposed within. Basement floor contains storage and a canteen.

HISTORY: The Town hall was built for Stretford Borough Council after a government enquiry determined that the existing Public Hall offices would not provide sufficient accommodation. £88,000 was provided by the National Exchequer for the work. A painting of the proposed building shows some adaptations, mainly in the setting of the tower and the form of the attic floor which was originally conceived as a series of dormer windows. Otherwise the original building appears unchanged from its original conception. The reorganisation of local government in 1974 saw the demise of Stretford and the formation of the Metropolitan Borough of Trafford, and the Town Hall was accordingly renamed. It houses the Civic as opposed to the public offices of the borough. In 1983 a new extension was added to the rear, joined at the ends of the two wings to the original, and forming a courtyard.

The firm of Bradshaw, Gass and Hope were specialists in designing municipal buildings: they were also responsible for Wimbledon Town Hall (1928-31), Luton Town Hall (1935-6), Bromley Town Hall (1938) as well as the former Royal Exchange, Manchester (1914-21).

Summary of Importance Trafford Town Hall was designed by Bradshaw, Gass and Hope and opened in 1933. A monumental Neo-classical public building, it possesses special architectural interest on account of its exterior; its planning and internal decoration; its intactness, and the quality of its sculptural embellishment. It is also of historic interest as an example of interwar municipal architecture, undertaken with Government assistance during the Depression, and of local municipal pride. The special interest is concentrated on the principal elevations and main public rooms: the later addition to the rear is not of interest.

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SJ 81007 95778

Map



CD-01 P27

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End of official listing

Appendix 2



Historic England

THE GREAT STONE AT ENTRANCE TO GORSE HILL PARK

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: THE GREAT STONE AT ENTRANCE TO GORSE HILL PARK

List entry Number: 1067875

Location

THE GREAT STONE AT ENTRANCE TO GORSE HILL PARK, CHESTER ROAD

The building may lie within the boundary of more than one authority.

County:

District: Trafford

District Type: Metropolitan Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 20-Jun-1963

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 212976

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

STRETFORD CHESTER ROAD SJ 89 NW (south-east side) (SJ 8095 NW) 3/18
The Great Stone at entrance to Gorse Hill Park (formerly listed with Gorse Hill 20/6/63 Park Archway) G.V. II According to tradition part of a Medieval cross, used later as a plague stone. Boulder-shaped stone with two bowl-shaped sinkings formed in the upper contour.

Listing NGR: SJ8043495579

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SJ 80434 95579

Map



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Appendix 3



Historic England

GORSE HILL PARK ENTRANCE PORTAL AND LODGES

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: GORSE HILL PARK ENTRANCE PORTAL AND LODGES

List entry Number: 1162794

Location

GORSE HILL PARK ENTRANCE PORTAL AND LODGES, CHESTER ROAD

The building may lie within the boundary of more than one authority.

County:

District: Trafford

District Type: Metropolitan Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 20-Jun-1963

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 212975

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

STRETFORD CHESTER ROAD SJ 89 NW (south-east side) (SJ 8095 NW) 3/17
Gorse Hill Park entrance portal and lodges (formerly listed as Archway, with the 20/6/63 Great Stone) G.V. II Entrance portal and lodges. Mid C19. Ashlar with cast-iron gates. Double gates are flanked by smaller pedestrian gates and small single-storey lodges. Classical style. Large central semi-circular archway with scrolled keystone, coffered soffit and archivolt is flanked by Corinthian columns supporting a dentilled and modillioned entablature. The pedestrian archways also have keystones. The lodges have canted sides and

Panelled doorways at the rear are flanked by elaborate cast-iron lamp standards which are also found on the quadrant walls which sweep out at either side to enclose a forecourt. The cast-iron gates are heavily enriched with vine and grape decoration. The structure was re-erected from the entrance to Trafford Hall.

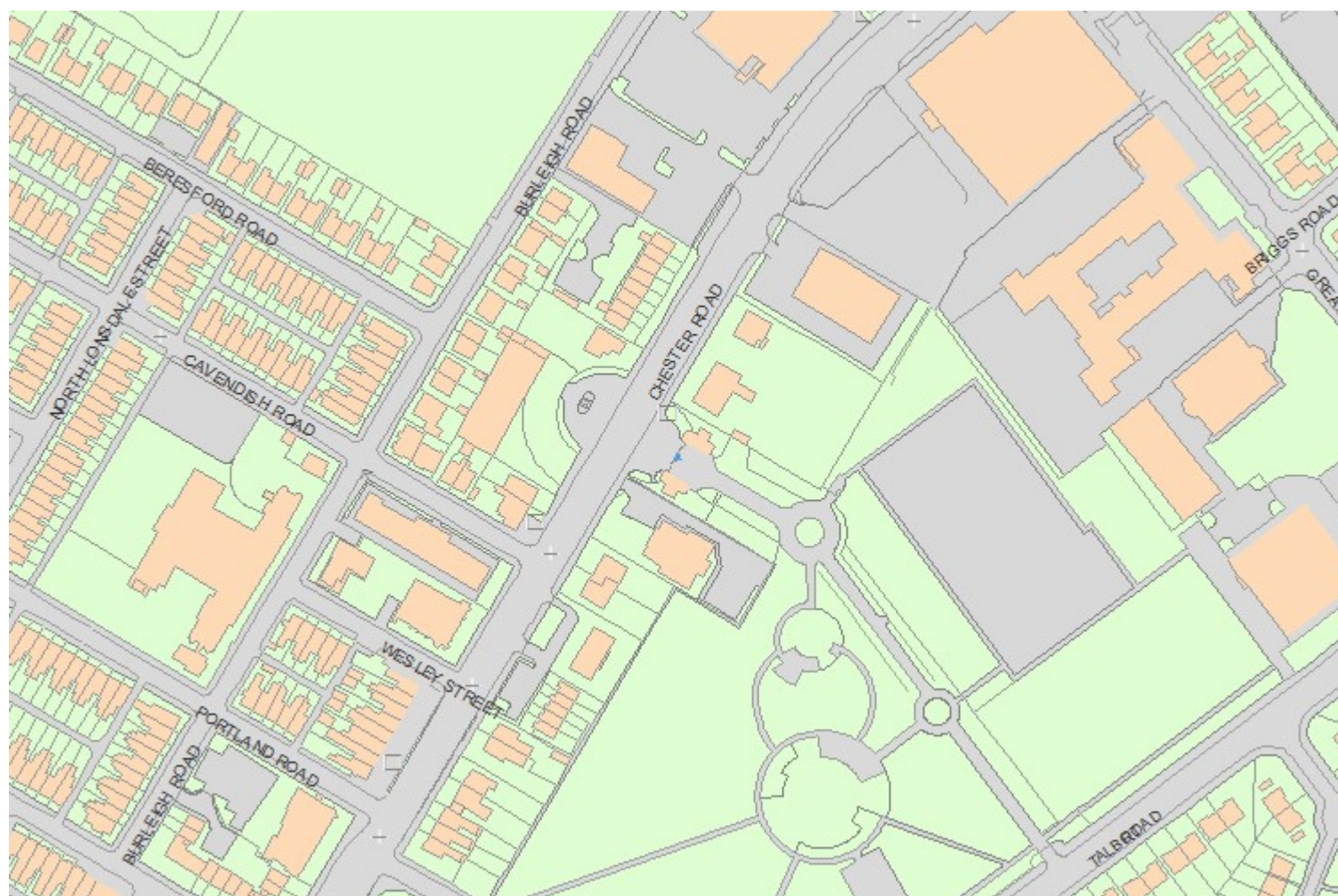
Listing NGR: SJ8043795562

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SJ 80437 95562

Map



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Appendix 4



STRETFORD WAR MEMORIAL

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: STRETFORD WAR MEMORIAL

List entry Number: 1309483

Location

STRETFORD WAR MEMORIAL, CHESTER ROAD

The building may lie within the boundary of more than one authority.

County:

District: Trafford

District Type: Metropolitan Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 30-Jun-1987

Date of most recent amendment: Not applicable to this List entry.

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 212971

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

STRETTFORD CHESTER ROAD SJ 89 NW (SJ 8095 NW) (north-west side) 3/13
Stretford War Memorial - G.V. II War memorial. 1923. J. and M. Patterson sculptors. Ashlar. Carved lion on tall square tapering shaft on base and stylobate. Bay leaf wreath on front. Incriptions on either side - "In memory of the heroic dead" and "They died that we might live" below the appropriate coats of arms.

Listing NGR: SJ8040395582

This List entry has been amended to add sources for War Memorials Online

and the War Memorials Register. These sources were not used in the compilation of this List entry but are added here as a guide for further reading, 30 January 2017.

Selected Sources

Websites

War Memorials Online, accessed 30 January 2017 from

<https://www.warmemorialsonline.org.uk/memorial/152205> ↗

War Memorials Register, accessed 30 January 2017 from

<http://www.iwm.org.uk/memorials/item/memorial/3218> ↗

National Grid Reference: SJ 80403 95582

Map



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