

Longford Conservation Area – Supplementary Planning Document SPD5.19

Conservation Area Appraisal – October 2016



Longford Conservation Area Conservation Area Appraisal October 2016

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1. Introduction

1.1. Designation of the Longford Conservation Area

- 1.1.1 Longford Conservation Area was designated by Trafford Council on 25 September 1996. The Conservation Area comprises Longford Park, a public park owned and managed by Trafford Council, much of which used to form the grounds of the now demolished Longford Hall. A plan of the Conservation Area, showing the boundary alterations is shown on page 3 (Map 1).

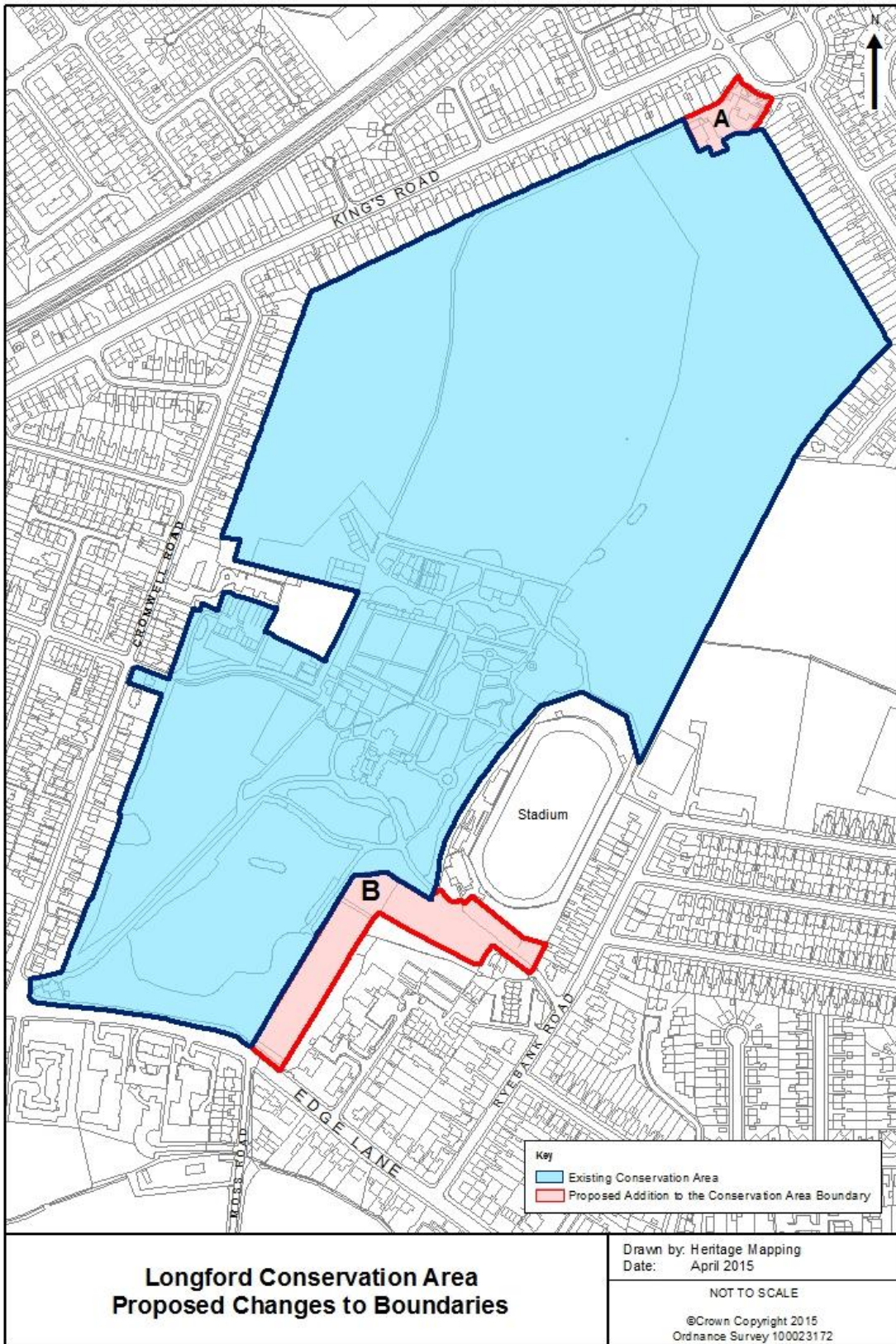
1.2. Definition of a Conservation Area

- 1.2.1 A conservation area is an area *'of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'*.¹ Designation takes place primarily by local planning authorities under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Local planning authorities also have a duty from time to time to review the extent of designation and to designate further areas if appropriate.² Section 71 of the Act imposes a duty on the local planning authority to formulate and publish proposals for the preservation and enhancement of conservation areas. Proposals should be publicised and incorporate public comment.
- 1.2.2 Conservation area designation recognises the unique quality of an area as a whole. It is not just the contribution of individual buildings and monuments, but also that of features such as topography, layout of roads, pathways, street furniture, open spaces, and hard and soft landscaping which assist in defining the character and appearance of an area. Conservation areas identify the familiar and cherished local scene that creates a sense of place, community, distinctiveness and environment.
- 1.2.3 The extent to which a building positively shapes the character of a conservation area depends not just on their street elevations, but also on their integrity as historic structures and the impact they have in three dimensions, perhaps in an interesting roofscape, or skyline. Back elevations can be important, as can side views from alleys and yards.³

¹ Section 69 (1) (a) Planning (Listed Buildings and Conservation Areas) Act 1990

² Section 69 (2) Planning (Listed Buildings and Conservation Areas) Act 1990

³ Historic England, *Understanding Place: Conservation Area Designation, Appraisal and Management*. (2011), para 2.2.21



Map 1: Conservation Area Boundary, showing the extensions

1.3. Value of a Conservation Area Appraisal

- 1.3.1 The National Planning Policy Framework (NPPF) stresses the need for local planning authorities to set out a positive strategy for the conservation and enjoyment of the historic environment. Local planning authorities are required to define and record the special characteristics of heritage assets within their area. This appraisal fulfils the statutory duty placed on the local planning authority 'to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.'⁴
- 1.3.2 Conservation areas may be affected by direct physical change or by changes in their setting or in the uses of buildings or areas within it. A clear definition of those elements which contribute to the special architectural or historic interest of a place will enable the development of a robust policy framework for the future management of that area, against which applications can be considered.⁵
- 1.3.3 The purpose of the Appraisal is, in accordance with the methodology recommended by Historic England, to define and record the special architectural and historic interest of the Longford Conservation Area.⁶ This Appraisal has been used to prepare a Management Plan which sets out suggested actions to maintain and enhance the special character of the area. These documents will support the active management of the Conservation Area through the development management process, including support for appeals.
- 1.3.4 The undertaking of an appraisal will lead to a better understanding of the development of the Conservation Area, in terms of its local distinctiveness, setting and condition, which together contribute to the place it is today. This will enable the basis for positive management of the Longford Conservation Area.
- 1.3.5 An adopted conservation area appraisal is a material consideration to appeal decisions and also relevant to decisions made by the Secretary of State when considering urgent works to preserve an unlisted building in a conservation area. An appraisal can inform those considering investment in the area, help guide the form and content of new development and result in an educational and informative document for the local community.⁷
- 1.3.6 The Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) sets out permitted development rights for certain minor forms of development - i.e. development that may be legitimately undertaken without the need for planning permission. An appraisal can assess whether or not permitted development rights are having an adverse impact on the special interest of a conservation area and whether or not the use of an Article 4 direction is appropriate.

⁴ Section 71(1) Planning (Listed Buildings and Conservation Areas) Act 1990

⁵ Historic England, *Guidance on Conservation Area Appraisals*. (2006) para 2.8

⁶ Historic England, *Guidance on Conservation Area Appraisals*. (2005)

⁷ Historic England, *Understanding Place: Conservation Area Designation, Appraisal and Management*. (2011) paras 1.7 & 1.9

- 1.3.7 This Appraisal will provide a character assessment of the present Longford Conservation Area and those areas under consideration for extension. The document will seek to identify those factors resulting in adverse harm to the special interest of the Conservation Area, identify whether cumulative change can be addressed through Article 4 directions and assess if statutory action is required to safeguard buildings at risk.
- 1.3.8 A review of existing boundaries has also be undertaken to determine if areas should be included or removed from the designation; this discussion is found in Section 7 and the extensions are also shown on Map 1 (page 3) Consequentially the document will provide background evidence for accessing the acceptability of development proposals.
- 1.3.9 Further guidance and proposals will be detailed in the corresponding Longford Conservation Area Management Plan which should be considered in conjunction with this Appraisal.

1.4. Scope of the Appraisal

- 1.4.1 This appraisal is not intended to be comprehensive in its scope and content. Omission of any specific building, structure, site, landscape, space, feature or aspect located in or adjoining to the Longford Conservation Area should not be taken to imply that it does not hold significance and positively contribute to the character and appearance of the designated heritage asset.
- 1.4.2 As an area evolves evidence may emerge which provides a greater understanding of a heritage asset(s) and the contribution made to the special interest of the Longford Conservation Area. Such information should be considered in conjunction with the appraisal during the course of decision making by the local planning authority.
- 1.4.3 The positive characteristics as defined by this document should be the starting point for further discussion with the local planning authority where alterations are being considered to or will affect a heritage asset(s). Each site will be judged on its own merits and there are bound to be variations in the quality of individual developments. It will not be acceptable merely to emulate the least successful or highest density of these or to use such sites as an excuse for making matters worse. Instead regard should be paid to those elements which make the Longford Conservation Area significant. Ultimately special attention shall be paid to the desirability of preserving and enhancing the character or appearance of the Conservation Area.⁸
- 1.4.4 The preparation of this Conservation Area Appraisal involved consultation with members of the Friends of Longford Park who kindly provided historical information and answers to questionnaires relating to their use and enjoyment of the park.
- 1.4.5 This Conservation Area Appraisal has been prepared by Purcell on behalf of Trafford Council.

⁸ Section 7(1) Planning (Listed Buildings and Conservation Areas) Act 1990

2. PLANNING POLICY CONTEXT

2.1. Planning Policy Context

2.1.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework (NPPF) provide the legislative and national policy framework for conservation area appraisals and management plans.

2.1.2 The NPPF (paragraph 126) states;

‘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. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account;

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- *the desirability of new development 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’.*⁹

2.1.3 NPPF (Annex 2) 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. Heritage assets include designated heritage assets and non-designated heritage assets identified by the local planning authority (including local listing)’. The guidance also states that a designated heritage asset is one that is classed as ‘A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park or Garden, Registered Battlefield or Conservation Area designated as such under the relevant legislation.’¹⁰ A non-designated heritage asset is a building, monument, site, place, area or landscape identified as having a degree of significance that is not protected under legislative framework.

2.1.4 The Enterprise and Regulatory Reform Act (ERR) 2013 introduced measures to enable owners and local planning authorities to enter into non statutory Heritage Partnership Agreements to help them manage listed buildings more effectively. They will also remove the requirement for Conservation Area Consent, while retaining the offence of demolishing an unlisted building in a conservation area without permission.

2.1.5 The measures will reduce burdens by granting listed building consent automatically for certain categories of work or buildings through a system of national and local class consents. They will also increase certainty and reduce the numbers of unnecessary

⁹ Department of Communities and Local Government, *National Planning Policy Framework*. (2012) para. 126

¹⁰ Department of Communities and Local Government, *National Planning Policy Framework*. (2012) Annex 2

consent applications by creating a certificate of lawfulness of proposed works to listed buildings.

2.1.6 This document must be considered alongside the Council's policies concerning development and the use of land as set out in the Trafford Core Strategy formally adopted on 25th January 2012. Of particular relevance are:

- Policy R1 - Historic Environment;
- Policy R5 - Open Space Sport and Recreation;
- Policy R6 – Culture and Tourism;
- Policy L7 – Design.

2.1.7 A number of policies and proposals of the Revised Unitary Development Plan adopted in 2006 are currently “saved”, such as ENV21 Conservation Areas and ENV22 Conservation Area Designation, until they are replaced by the Land Allocations Development Plan Document. Relevant supplementary planning documents for the Longford Conservation Area include advertisements and shop fronts.

2.1.8 Longford Park is also protected as an open space and designated as a Town Park under policy R5, ‘Open Space, Sport and Recreation’, of the Core Strategy, which requires the Council to provide, protect and improve existing areas of open space, play areas and sporting facilities. Within the Trafford Greenspace Strategy (2010), Longford is classified as a Borough Park. This defines the Park as one of district-wide significance and is the only park of this grade in Trafford.

2.2. Conservation Area Policy Guidance

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2.2.1 This appraisal was undertaken consulting guidance provided by Historic England in the subsequent documents;

- Measuring and Assessing Change in Conservation Areas 2005
- Guidance on Conservation Area Appraisals 2006
- Guidance on the Management of Conservation Areas 2006
- Understanding Place: An Introduction 2010
- Understanding Place: Historic Area Assessments in a Planning and Development Context 2010
- Understanding Place: Historic Area Assessments: Principles and Practice 2010
- Understanding Place: Conservation Area Designation, Appraisal and Management 2011
- Understanding Place: Character and Context in Local Planning 2011
- Streets for All
- Conservation Principles Policies and Guidance

2.2.2 The Historic England document *Conservation Principles*, published in 2008, provides policies and guidance for identifying significance. Four heritage values are assigned through which a site or place can be interpreted; evidential, historical, communal and aesthetic.

- 2.2.3 Further guidance has been issued by Historic England in the suite of documents *Understanding Place* with a view to setting out approaches to undertake assessments of historic areas allowing a greater understanding of the character of a place and its capacity for change. In particular *Understanding Place - Historic Area Assessments: Principles and Practice* stresses the importance in *'identifying and understanding particular qualities, and what these add to our lives, is central to our engagement with our history and culture'*. As referenced in *Understanding Place - Historic Area Assessments: Principles and Practice*, *Power of Place* published by Historic England, *'stressed the positive impact of local and 'ordinary' heritage – what might be termed the buildings and spaces in between 'monuments' – on the quality of people's lives and its central role in constructing local identity'*.
- 2.2.4 In addition, consultation of the Historic Environment Record maintained by the Greater Manchester Archaeological Advisory Service (GMAAS) has been undertaken and also an assessment of the Trafford Urban Historic Landscape Characterisation Project 2008.
- 2.2.5 The proposals set out by this appraisal underwent a period of public consultation and were submitted for consideration at a public meeting in the area to which they relate.¹¹ The local planning authority had regard to all views concerning the proposals expressed by persons attending the meeting and during the period of consultation.¹²

2.3. Control Measures Brought About By Designation

- 2.3.1 In determining applications for development in conservation areas, local planning authorities must pay special attention *'to the desirability of preserving or enhancing the character or appearance of that area'*.¹³ This requirement, as set out in legislation, is also reflected in national and local policy.
- 2.3.2 In order to protect and enhance conservation areas any changes that take place must do so in a way that encourages positive conservation and management. Statutory control measures are designed to prevent development that may have a negative or cumulative effect on the character and appearance of an area and include the following;
- Planning Permission is usually required to totally or substantially demolish buildings or structures including walls, gate piers, gates, chimneys, fence or railings within a conservation area.

¹¹ Section 71 (2) Planning (Listed Buildings and Conservation Areas) Act 1990

¹² Section 71 (3) Planning (Listed Buildings and Conservation Areas) Act 1990

¹³ Section 72 (1) Planning (Listed Buildings and Conservation Areas) Act 1990

- The extent of 'permitted' development is reduced for commercial and residential properties restricting such things as cladding, extensions to the side of the original dwelling or the installation of satellite dishes. Further control measures such as Article 4 directions may be placed upon an area. These may be served to further restrict permitted development rights for example elements or alterations such as windows, doors, chimneys, boundary walls and gate posts and restrict certain types of extensions).
- Trees with a stem diameter of 75mm or greater, measured at 1.5 metres from soil level, enjoy a measure of protection if they stand in a designated conservation area. The Council requires six weeks written notice of any proposed felling or pruning of such trees, other than the removal of dead wood and the felling of dead and/or dangerous trees, which do not require notification. In the case of the removal of undesirable trees to allow superior trees to flourish, known as 'selective thinning', the requirement is relaxed to allow the removal of trees of stem diameter up to 100mm to be removed without giving the Council prior notice.
- Should the notified tree work be unacceptable to the Council, the latter will make a Tree Preservation Order during the six week notification period, thus ensuring continuity of protection. Local Authorities cannot insist upon a replacement for a tree lawfully felled within a conservation area, unless the tree is also protected by a Tree Preservation Order.
- Certain categories of advertisement which have deemed consent under the Advertisement Regulations are restricted in areas of special control.

3. SUMMARY OF SPECIAL INTEREST

3.1. History

- 3.1.1 The Conservation Area is the site of the former Longford Hall. Though now demolished the site has tangible reminders of its former use, particularly through the remaining estate buildings and landscape features, such as the Ha-Ha. Only a small part of the former house remains, with the entrance portico still standing. Though this gives some reminder of the house, the surrounding landscaping could be greatly enhanced to provide a better understanding of the former layout and history of the Hall.
- 3.1.2 The site has a very strong association with John Rylands, a successful local businessman, who built the last version of Longford Hall and established the grounds in the general arrangement that still exists today. His philanthropic nature is demonstrated in the workers' cottages within the park, which provided a high standard of accommodation for his employees. His keen love of horticulture is demonstrated by the establishment of large walled gardens and the provision of housing for his gardeners. Within the local region Rylands is well-known as the namesake for the John Rylands Library, named by his widow Enriqueta Augustina who had the library built on Deansgate, Manchester, after his death.
- 3.1.3 The earlier history of the site also has interesting historical values, dating back to the 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 Mosely 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.
- 3.1.4 In the last 100 years the Conservation Area has been used as a park. This marked the point of change from a private estate to a public leisure facility. It has therefore served the local community for a long time and has been associated with local events, such as the annual Stretford Pageant and Rose Queen Festival or the visit in 1977 by the Queen on her Silver Jubilee tour. It has hosted the Liverpool Philharmonic Orchestra, annually hosts Heartbreak Productions play in the park and has also featured in Coronation Street on several occasions. The Park celebrated its centenary in 2012 with a two day festival of activities.

3.2. Architectural and Aesthetic Value

- 3.2.1 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 has unfortunately been demolished and the key aesthetic value of the site comes from its green spaces, mature trees and planting. These reflect the 19th-Century layout of the estate, with formal planting to the south of the house, such as the avenue of trees from the south-west entrance and the Ha-Ha. This is discussed in more detail in section 3.3.
- 3.2.2 Some areas of the park now demonstrate the features laid out during the use of the site as a park, such as the Japanese rock garden and Art Deco shelters (now pergolas). Another example is the raised path along the Edge Lane boundary which was created as a path or boulevard in 1913 in order to preserve the trees during the widening of Edge Lane.

- 3.2.3 The remaining buildings are fine examples of mid-19th-Century cottages, entrance lodges and more practical structures, such as the former stables. The lodges are more decorative in their design, providing a more impressive public view of the historic estate. The workers' cottages are more vernacular in design, though use attractive detailing, such as tile-hung gables to Longford Cottages and decorative ironwork to the veranda on Sunnyside Cottages.
- 3.2.4 The shelters around the former Rose Garden, as well as the former Firwood Library in the boundary extension, are fine examples of the Art Deco style. They have a sleek modern appearance and reflect the popular styles of the time when the park was in its heyday. The small modern building in the centre of the shelters in the Rose Garden is the site of an Art Deco café of the same era as the shelters. This was lost and was replaced by the toilet block, which has recently been refurbished to complement the style of the shelters.
- 3.2.5 There are some features of the park which detract from its aesthetic value. The poor condition of several areas is the main concern, particularly the former stable block (known as the Shippon building), as well as the tired appearance of Pets Corner and the neglected atmosphere of the Larry Sullivan Gardens. Modern additions or alterations, such as the UPVC windows added to the estate cottages, erode the historic character of the Conservation Area.

3.3. Streetscape, Views and Spaces

- 3.3.1 The greenery and planting of Longford Park contributes greatly to its visual appearance and the definition of different areas of the park. The layout of the spaces reflects both its historic estate use and changes made during its use as a park. The central and southern parts of the Conservation Area are defined by the estate buildings, formal gardens and tree lined paths, whereas the northern end of the park is much more open in character, with wide expanses of fields.
- 3.3.2 There is an interesting mix of areas within the park creating different atmospheres: more intimate and enclosed spaces, meandering pathways, very open estate parkland and the domestic nature of the central area around the workers' cottages. There are wide open vistas, particularly in the northern part of the park, which give a sense of space within a built up urban area. Good views are also afforded in the southern part of the park, up and down the main avenue of trees. The entrance lodges and the former Firwood Library are key way markers in the surrounding area which demonstrate the entrances to the park.

3.4. Communal Value

- 3.4.1 Longford Park is highly valued by local people, many of whom have been visiting all their lives. They use it for walking, cycling, playing with their children or grandchildren, as a place to meet and socialise, and for sporting activities. They value it as a community resource which has a host of different activities and facilities which promote community cohesion. The new addition of a café in the recently restored former estate office building has been a particularly valued facility, which has become a key meeting space for users of the park. Local people also value the park as a large expanse of green space within a built up suburban area.
- 3.4.2 The popularity of the park is demonstrated by the active work of the Friends of Longford Park, as well as there being many volunteers who work at the allotment, organise walks around the park, help with Pets Corner or at one off events, such as the Dig Manchester project in 2014. The former Rose Garden was recently refurbished through support from the 'People's Millions' Lottery funding. The project involved local schools to reflect the characteristics of Art Deco shelters and the (now lost) café.
- 3.4.3 The park is also a place of residence for several people who live in the lodges, Longford Cottages and Sunnyside Cottages. They value living in an attractive and unusual setting, with the park facilities close on hand.
- 3.4.4 Many local people are also fascinated by the history of the park. The Friends group in particular have spent time researching its history and held an exhibition based on their research in 2012 as part of the park's centenary celebrations. There is disappointment that the Hall was lost in the late 20th-Century and that there is a lack of interpretation about the history of the park.

3.5. Significance Statement

- 3.5.1 Longford Park is primarily significant for its history as the core of the Longford Hall estate and for its association with John Rylands. It was also significant for its association with John Rylands' widow Enriqueta Rylands, who used Longford Hall to store two extremely valuable literary collections. In 1892, Mrs Rylands purchased the extensive Althorp Collection, all 120 tons of which had to be accommodated at Longford Hall, so extending the Hall was no doubt a necessity. These literary collections were then transferred to John Rylands Library in Manchester, which she founded in honour of her late husband. Although the Hall has been demolished, the historic estate connections remain in the attractive estate buildings and landscape features.
- 3.5.2 The Conservation Area 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 a place of residence for a number people.
- 3.5.3 The site is visually attractive and important as a green space within a busy urban area. The site has a variety of green spaces, some more intimate and some open and undeveloped. There are some areas where the condition of the built structures and landscaping could be improved to greatly enhance the aesthetics and community value of the Conservation Area.

4. ASSESSMENT OF SPECIAL INTEREST

4.1. Introduction

- 4.1.1 The main section of the appraisal comprises a detailed analysis of the special interest of the Longford Conservation Area with regard to its location and setting, historic development and archaeology, architectural quality and built form, open space, gardens and trees.

4.2. Location and Setting

- 4.2.1 Longford Conservation Area is located in Stretford, a town in the metropolitan borough of Trafford, one of the ten local authorities forming the Greater Manchester region. Stretford is situated in the north-eastern part of Trafford approximately four miles to the south-west of Manchester City Centre. There are no other Conservation Areas within the immediate surroundings of Longford Park.
- 4.2.2 The Conservation Area is roughly rectangular in shape and is bounded by the semi-detached houses of Kings Road and Great Stone Road to the north, Cromwell Road to the west, by Edge Lane to the south, and Alderfield Road and Ryebank Road to the east. Along its eastern edge the Conservation Area is bounded by Ryebank Playing Fields and Longford Park Stadium. The west boundary of the Conservation Area has an indent where it wraps around the site of Longford Park School.
- 4.2.3 The boundary between Trafford Council and Manchester City Council's districts runs north-south along the eastern edge of the park.

Topography and Geology

- 4.2.4 Stretford lies just north of the River Mersey on a generally flat area, sloping slightly southwards towards the river valley. The most southerly part of Stretford lies within the flood plain of the Mersey and has historically been prone to flooding.
- 4.2.5 The geology of the area consists of the Permian and Triassic sandstones and mudstones of the north Cheshire Basin. Surface exposures of these rocks are mainly limited to river valleys due to the great thickness of the overlying Quaternary deposits.¹⁴
- 4.2.6 Longford Park is generally flat with no major changes in ground level. The culverted Longford Brook runs east-west across the park, to the north of the central complex of buildings. The Thirlmere Aqueduct, a major water pipe supplying the city of Manchester, also runs underneath the park, as does a feeder pipe for the Bridgewater Canal.

¹⁴ Historic England, *Strategic Stone Study – A Building Stone Atlas of Greater Manchester, Introduction*. (London: Historic England, 2011) 1

4.3. General Description, Character and Plan Form

- 4.3.1 The Conservation Area focuses almost entirely on Longford Park, its current boundary mirroring that of the park area managed by Trafford Council. Public access to the park is via five main entrances, the main one being via a car park to the south-east of the park off Ryebank Road. There are also points of access at the south-west corner next to the lodge building, from Cromwell Road to the west, from the north end of the park next to the former Firwood Library and community centre, and to the east next to the stadium.
- 4.3.2 The Conservation Area generally has the character of a public park although it retains some features that preserve the feel of a historic private estate and designed landscape associated with a country house.
- 4.3.3 The central part of the park in particular demonstrates a contrast between these features with typical urban park features such as tarmacked paths, benches, litter bins, painted railings and bollards juxtaposing with formal garden features including a large walled garden, subsidiary buildings, such as the former stables and coach house now in use for storage and by the local Scout group, and estate cottages. In this central area is a converted estate building which were used mainly as offices and the back portion as dairy, known as the Edwardian Bungalow, which is now used as a popular café, run by a commercial business. Adjacent to this is Pets Corner, run by a group of local volunteers, which houses chickens, goats and other small farm animals.
- 4.3.4 Other buildings in this central area include club houses for bowling teams built around the wall of the walled garden, a toilet block and shelters.
- 4.3.5 The Conservation Area stretches out into a more open section of parkland to the south with a Ha-Ha, associated with the former house, and mature trees.
- 4.3.6 The northern portion of the Conservation Area has a very different character. It has no visible designed landscape features and consists of wide open levelled grass areas, playing fields, disc-golf course, and a play park. The backs of the semi-detached houses that line the park boundary are evident at the edge of the fields.

4.4. History of Longford Park

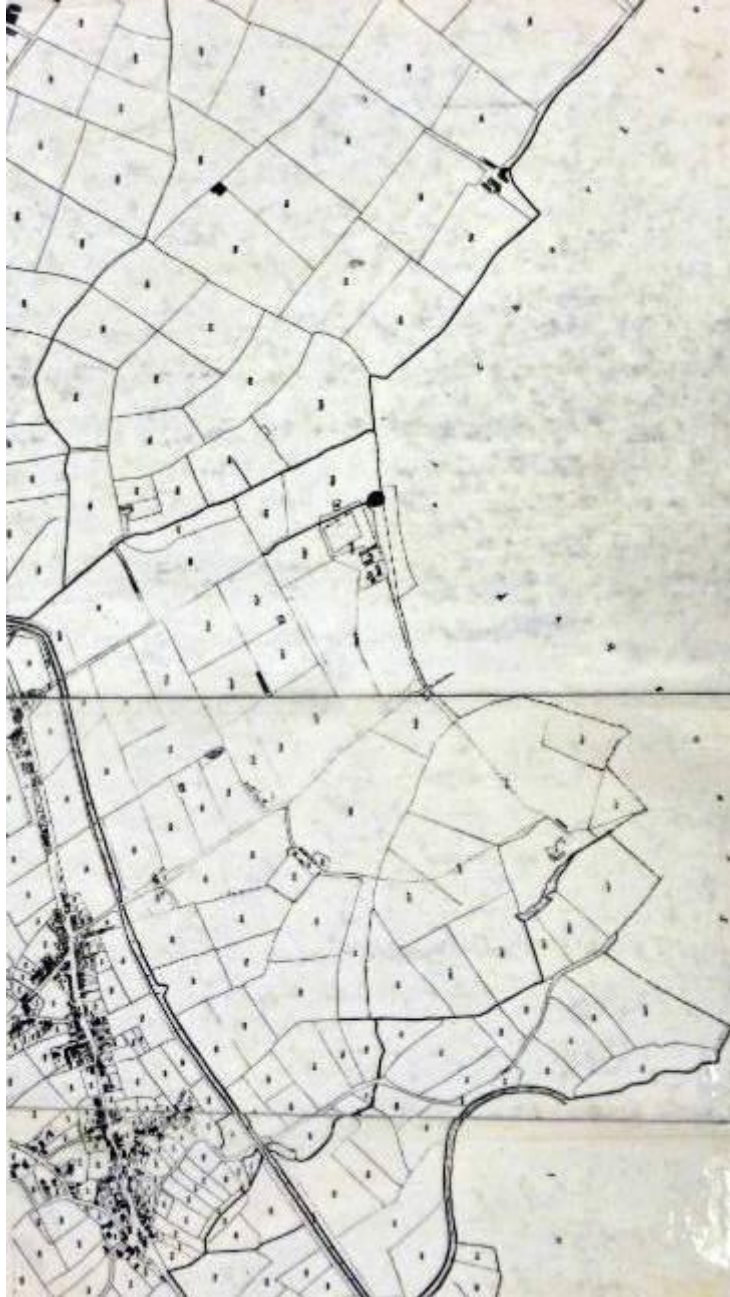
- 4.4.1 Below is a summary of the historic development of the Longford Conservation Area. For further detail on the history of Stretford please refer to Appendix B.

The Early History of Longford Park

- 4.4.2 From the period of Roman occupation onwards, the future site of Longford Park lay to the east of the important road between the Roman forts at Chester and Manchester, known respectively as Deva and Mancunium. Part of a substantial linear earthwork, called the Nico Ditch, also runs through the park. The ditch is first recorded in the twelfth century as the "Mycelldiche", or Great Ditch, but its origins may either be Roman, and therefore associated with the strategic network of Roman roads noted above, or perhaps even earlier, possibly dating to the Anglo-Saxon period.¹⁵

¹⁵ Longford Park Greater Manchester Archaeological Unit Report

- 4.4.3 However, with regard to human settlement of this land little evidence at Longford Park specifically has been found, and it therefore seems likely that it lay unoccupied and uncultivated for much of its early history.
- 4.4.4 Later, in the early medieval period, Longford Park may have been part of the parcel of lands received by Hamon de Massy, of the Massey family of Sale and later Dunham Massey, but confirmation of this has not been found.
- 4.4.5 Perhaps the first reference to Longford Hall appears in the 17th-Century, when it is mentioned as the seat of the Mosley family. The Mosleys do not appear to be of much significance, a finding which is supported by the fact that Stretford, with its surrounding lands, was largely a subsidiary holding of the Trafford family, whose principal seat was at Trafford. The house then changed hands several times from the late 18th-century, passing to the Powell brothers in 1772, to Samuel Whitelegg of Stretford in 1781, and finally to Thomas Walker in 1787. Walker was a cotton merchant and prominent politician in the late 1700s, campaigning for the abolition of slavery and against the Fustian Tax in the cotton industry. His radical activities led to a trial, in which he was cleared, but he retired from public life to spend time on his estate in Longford.
- 4.4.6 The house remained in the hands of the Walker family until it was sold to John Rylands in 1855. At the end of this period, after the hall was inherited by Charles James Stanley Walker in 1836, the smaller, earlier house and surrounding fields were demolished and rebuilt as a mansion and wooded park. This second house is depicted in the Stretford tithe map, which shows Longford Park to the north-east of the village of Stretford, with the house, and a cluster of service buildings, with a large walled garden on the north side of these buildings. Further, there is also what looks to be an ornamental canal or river, which runs parallel to the north wall of the garden, with a pond at the eastern end.



The tithe map showing Stretford with Longford Hall to the north-east (note: this map has been rotated 90 degrees anti-clockwise to align it roughly north-south)

4.4.7 Finally, it is illustrative here to briefly discuss the early relationship of Longford Hall with the village of Stretford, to establish the context for the site's later development. Although later in date, the mid-19th-Century tithe map nonetheless provides a view on the historic relationship of Longford Hall to the east of the village, prior to the advent of the railway. It is, for example, notable that, although the park and the village were intersected by the Bridgewater Canal in the 1760s, they remained connected thereafter by a bridge at the northern end of the village. The land around the park remained almost entirely agricultural. There are, however, some exceptions to this; for example, the land directly to the west of the park, which was purchased by a Stretford pork butcher Parker Rainhill in the 1820s, and later sold off for development by his son Steven Rainhill in the 1850s. The land along the main street was also necessarily more developed but it is also notable that beyond it too were largely fields.

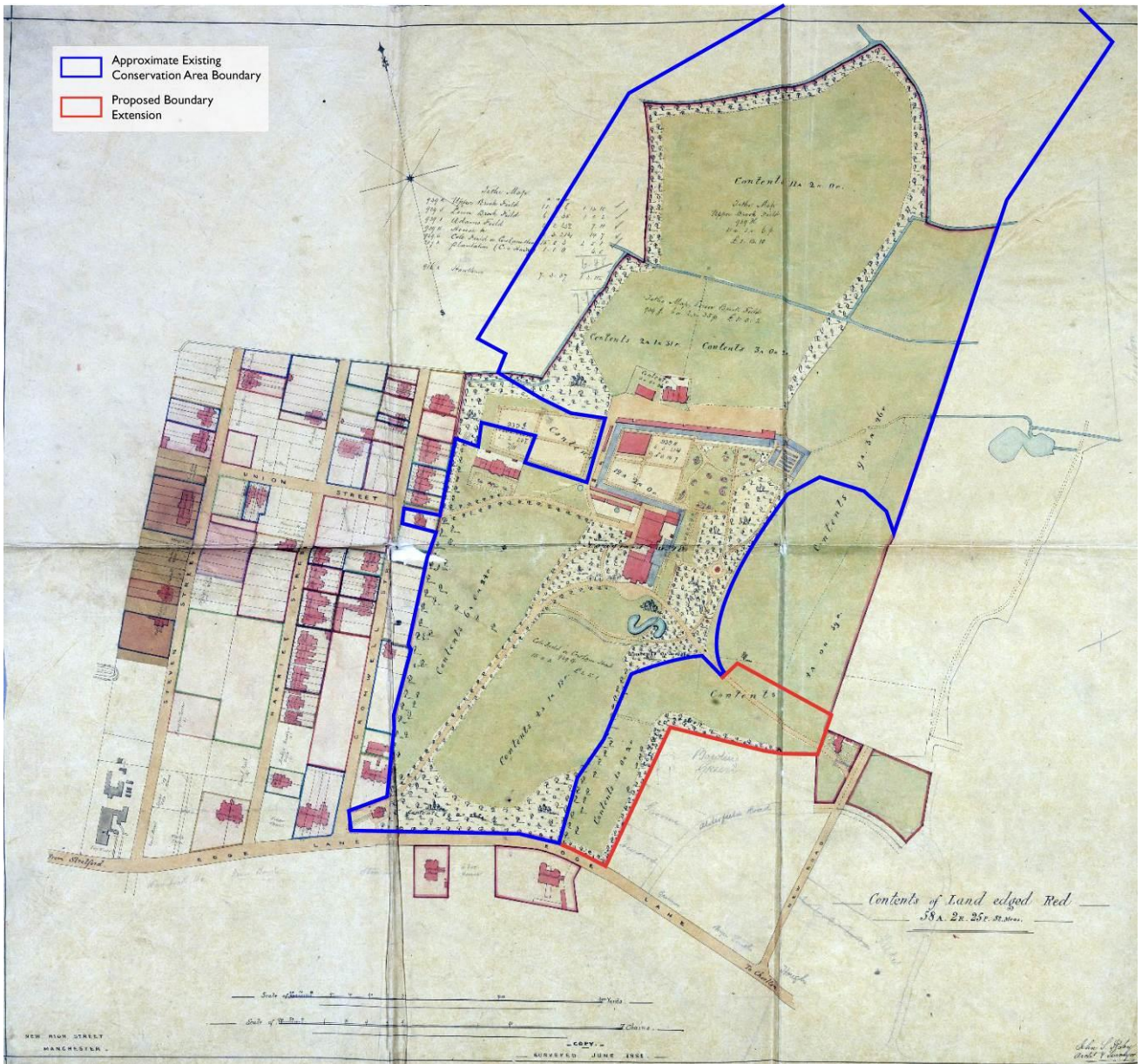
Victorian Longford

4.4.8 In 1855 the Longford Park area saw its most notable phase of development: its purchase by the great Lancashire industrialist John Rylands, and the subsequent second rebuilding of Longford Hall in an Italianate style in 1857. The rebuilding of the house was accompanied by the redevelopment of the wider estate, including the irrigation of fields to the south of the house, the enlargement of the kitchen garden, the laying out of new formal gardens, and the construction of large conservatories in the style of Chatsworth. The estate was also operated as a working farm until 1912. Rylands' biographer writes of the estate developments:

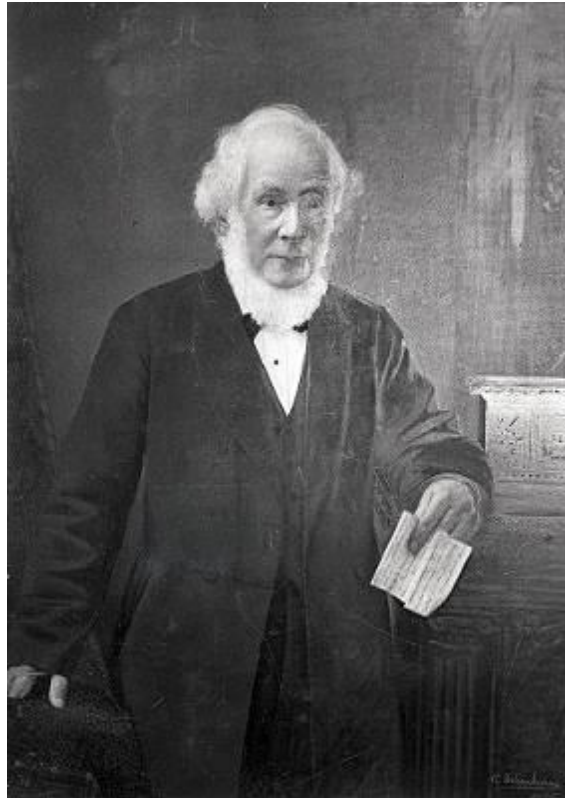
4.4.9 *'At Longford Hall he paid special attention to irrigation and to horticulture. All the water draining off the roof was collected in a deep wall and was then pumped up to a high-level tank. The meadows fronting the hall were irrigated by subterranean piping. Extensive gardens and conservatories were laid out on the pattern of Chatsworth. A large staff of nineteen gardeners was employed and special cottages were built for them, Longford Cottages, to the rear of the hall. The kitchen garden was doubled in extent from two acres in 1862 to four in 1867. Fourteen conservatories with three-quarters of an acre under glass in 1862 were doubled in number to thirty-one by 1875, with two miles of steam-pipes, serviced by six boilers, a steam engine and a gas-works. Exotic fruit such as grapes, peaches and pineapples were cultivated on a large scale, regularly carrying off prizes at exhibitions between 1874 and 1878. Above all, he grew vegetables for sale, to the astonishment of the more traditionally minded.'*¹⁶

4.4.10 The developing estate is captured in a map of Longford Hall of 1881 held at the John Rylands Library, and shortly afterward, in 1884, the estate was almost doubled in size through the purchase of additional lands. This map also clearly shows the development of the area around Longford Park in this period, most notably to the west, near to the station, and where Steven Rainhill had sold land for development.

¹⁶ Farnie, 1993, 19-20



John Rylands Park, caption: Longford Park, 1881 (reproduced with kind permission of the John Rylands Library. Copyright of the University of Manchester)



John Rylands, industrialist and philanthropist

- 4.4.11 John Rylands is a highly notable figure not only locally in the history of Manchester and its surrounding area, but also in the national history of the industrial golden age too, being both a textile merchant and a philanthropist. Rylands' company Rylands & Sons was exceptional in the field of cotton manufacture principally because Rylands 'developed normal mercantile abilities to the point of genius', and worked nineteen-hour days.¹⁷
- 4.4.12 Becoming a self-made millionaire by the 1850s, Rylands then transferred his exceptional business acumen to philanthropic endeavours, investing heavily and often secretly in charitable purposes in Manchester and the wider area, Stretford included.¹⁸ As well as paying for the construction of churches and charitable houses, Rylands also built amenities in Stretford such as Longford Coffee House, the plans for which still survive in the Council's archives. The plans set out the function of the rooms, and show that, as well as having a simple café function, the Coffee House also was intended for more altruistic purposes, with a lecture hall, classrooms, reading room and gymnasium all included in the design.¹⁹ Furthermore, Stretford Public Hall (first opened 1879, as reported in the *Manchester Guardian* for 15th September 1879) which can be seen in the far distance of the Coffee House photo below was also funded by John Rylands and the public baths extension to it, though this part is now demolished. Consequently, the settlement of Rylands in Stretford can therefore be seen as an important catalyst in the early development of the area as a residential outpost for the city of Manchester.

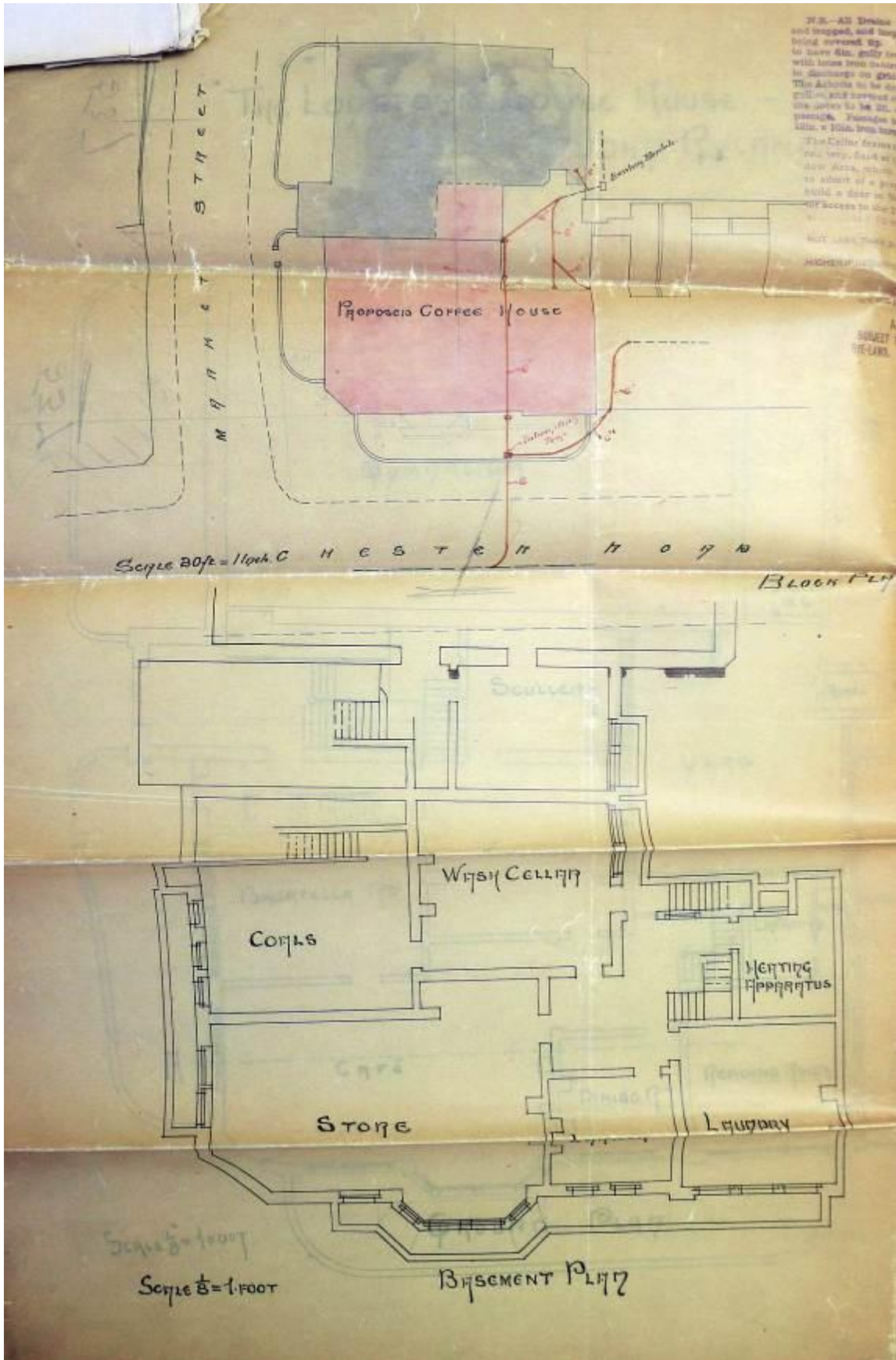
¹⁷ John Rylands, <http://www.oxforddnb.com/view/article/24416> (accessed 4 November 2014)

¹⁸ Ibid

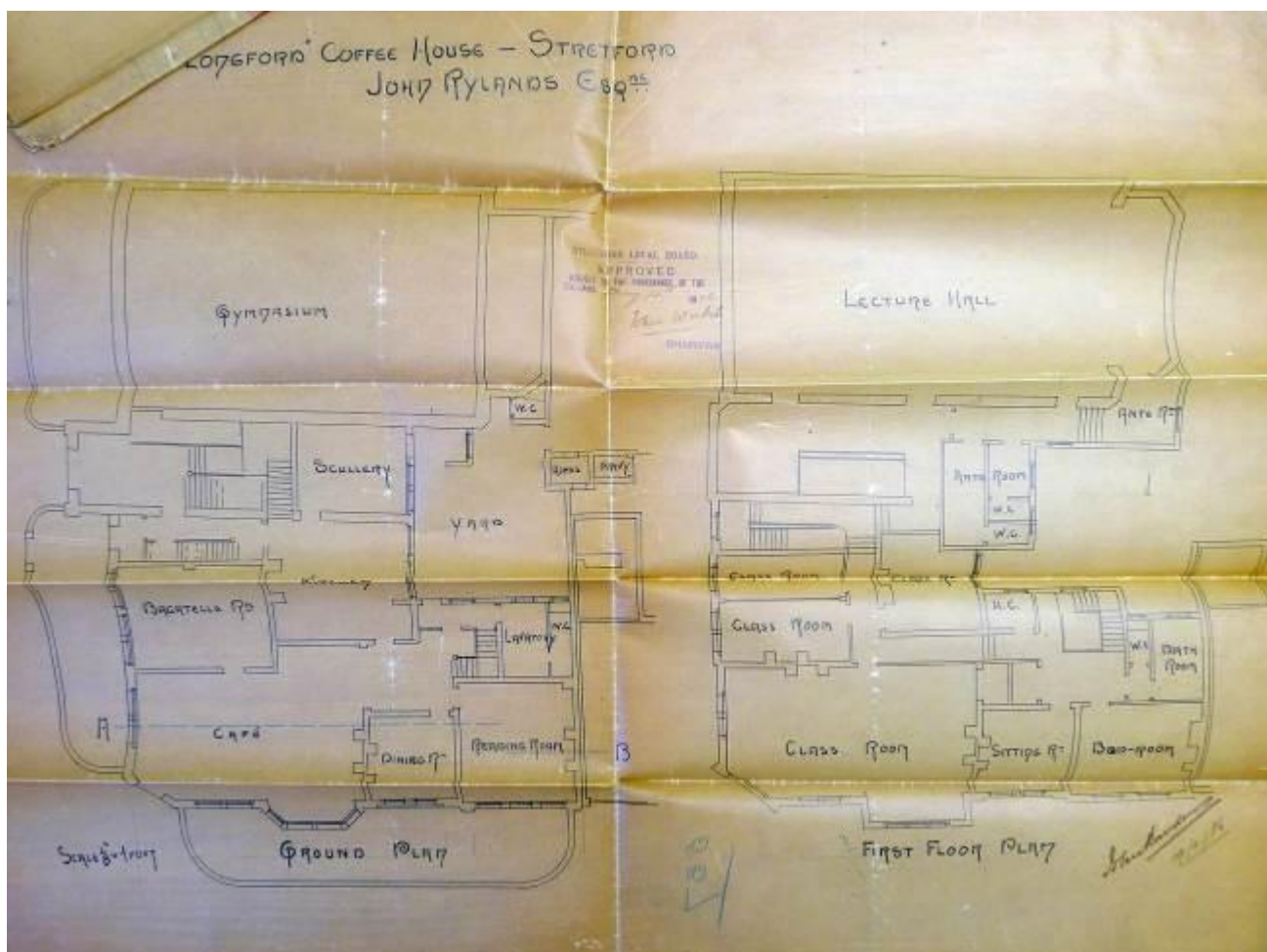
¹⁹ Uncatalogued application (unnumbered) to Stretford Local Board, dated 20 April 1886, Trafford Council



Longford Coffee House (left side of the image) viewed from Chester Street looking north, undated photograph (Trafford Lifetimes)



: The basement and site drawings for Longford Coffee House submitted to Stretford Local Board in 1886, two years before Rylands' death (uncatalogued application to Stretford Local Board, dated 20 April 1886, Trafford Council)



The plans for the first floor, Longford Coffee House, 20 April 1886 (uncatalogued application to Stretford Local Board, dated 20 April 1886, Trafford Council)

- 4.4.13 Rylands' philanthropy included provision on his own Longford estate of Sunnyside Cottages, built in 1877, as homes for aged gentlewomen, as well as Longford Cottages for his 19 gardeners from 1871 onwards..
- 4.4.14 Rylands married three times, with no surviving children from any of his marriages. His third wife was Enriqueta Augustina Tennant (1843-1908), who was also a notable philanthropist. After Rylands' death in 1888 at the age of 87, Enriqueta continued Rylands' philanthropic legacy, as well as maintaining and developing the Longford Hall estate as an active farmstead. There are applications, for example, to Stretford Local Board for the construction of new workshops in 1893,²⁰ and the Stretford Urban District Council (the successor of the Stretford Local Board) in 1904, for a Dairyman's Cottage to be erected adjacent to the Gardeners' Cottages, farm buildings and kitchen garden on the estate.²¹ Enriqueta also erected the John Rylands library in the centre of Manchester, which still stands today as a lasting memorial to her husband, and is one of the most significant historic buildings in the city. The core of the Library collection was purchased in 1892 after the start of the construction of the John Rylands Library in 1890, from the 5th Earl Spencer, and the collection comprised forty-three thousand printed works. These were largely

²⁰ Uncatalogued application no. 724 to Stretford Local Board, dated 29 March 1893, Trafford Council

²¹ Uncatalogued application no. 1410 to the Stretford Urban District Council (the successor of the Stretford Local Board), dated 3 May 1904, Trafford Council

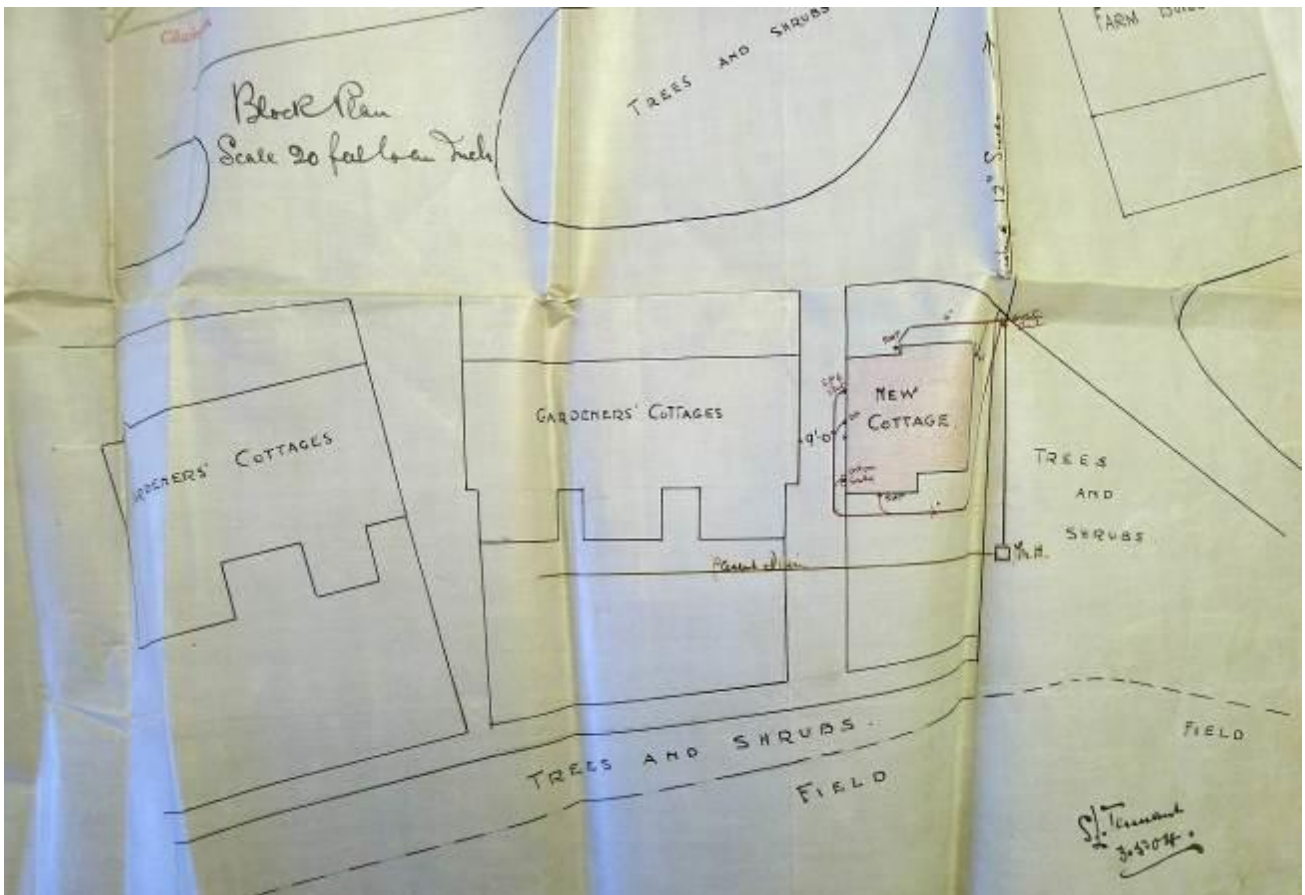
collected by the 2nd Earl Spencer (1758-1834), and the historic collection was widely considered to be the finest library in private ownership in the period.



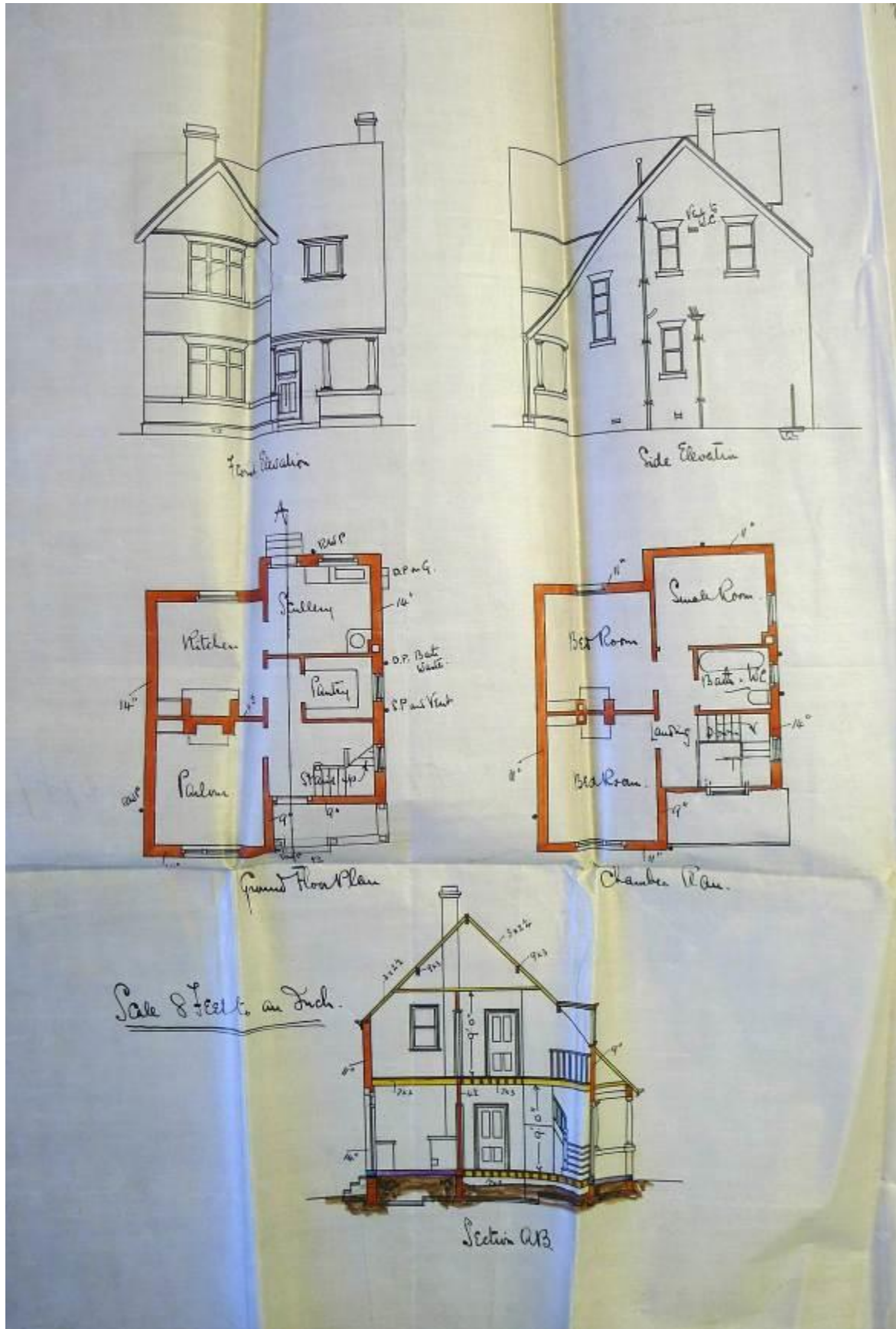
Longford Hall



*A detail of the design for a new workshop for the Longford Estate, 1893
(Uncatalogued application no. 724 to Stretford Local Board, dated 29 March 1893, Trafford Council)*



The location plan for the Dairyman's Cottage to be constructed next to existing Gardeners' Cottages, 1904 (Uncatalogued application no. 1410 to Stretford Local Board, dated 3 May 1904, Trafford Council)



A detail showing the plans and elevations for the Dairyman's Cottage
(Uncatalogued application no. 1410 to Stretford Local Board, dated 3 May 1904, Trafford Council)



The John Rylands Library

Longford in the Twentieth Century

- 4.4.15 After Enriqueta's death in 1908, Stretford Council offered £25,000 for the Longford Estate, but this offer was refused and the building was instead, unsuccessfully, put up for sale at auction. A second offer from the Council in 1911 for the reduced sum of £14,500 was, however, successful. This lower sum partly reflected the difficulty in selling such a building during this period, as well as the fact that in the intervening period a considerable proportion of the estate lands had been sold. The acquisition of the Hall by the Council also marked the end of the use of the estate as a farm.
- 4.4.16 On 11 May 1912, much in keeping with Rylands' charitable endeavours, Longford Park was opened to the public, and it is notable that it remains in this use today. The use of the grounds as a bedding plant nursery was also established in this period, which was to continue until the early 1990s. The main house was initially converted into offices but a year later the ground floor was adapted for other uses: the rear rooms were used for catering, while the front rooms were used to display a collection of Chinese and Japanese art held by a local resident, Mr Hilditch of Chorlton-cum-Hardy.



The opening of Longford Park in 1912



The bandstand at Longford Park

- 4.4.17 These uses ended shortly after with the outbreak of war. In 1914, having been requisitioned for the war effort, Longford Hall was used to house Belgian refugees. However, from 27 May 1916 it was run by the East Lancashire Branch of the British Red Cross Society as a Convalescent Home for soldiers fighting in the First World War. After the war it continued to be used by the Red Cross as a home for limbless soldiers but was vacated in 1921.



Longford Hall opening as a Convalescent Home in 1916

- 4.4.18 After concerns were raised in 1923 about the state of Longford Hall, the park and house underwent a revival. The building's use as a venue for functions was also developed, for example, with the addition of a sprung dance floor in 1925, while in the same year new land to the north of the park was purchased for use as playing fields. Further, in 1926 the building reopened to the public in its pre-war guise as a museum and art gallery. Going from strength to strength in the 1930's the Rose Garden was created in 1931, the Hall extended in 1933, the children's playground created in 1934 while 1936 saw the opening of the café and the creation of the rock garden and water feature.



*The Rose Garden and cafe in 1951
(TL0424, Trafford Lifetimes)*

- 4.4.19 At the north-east corner of the park, the former Firwood Library was built in 1936 and opened in a ceremony by Alderman A. Smith on 9th December. The original design was Art Deco in style, with flanking gates to either side. In recent years it has been converted into a Beacon Centre for the Church of God of Prophecy.



*Former Firwood Library in 1937, the year after its opening
(TL0177, Trafford Lifetimes)*

4.4.20 After the Second World War, the fabric of the hall and park fell slowly into a period of decline. In the late 1960s the Chatsworth-style conservatories were demolished, and the bandstand was removed to the Crich tramway museum a few years later. This physical decline stood in contrast with the increasing cultural importance of the amenity in the wider area, as a result of the steady encroachment of residential development into the surrounding countryside. The park's wider significance was evidenced in 1977 when a royal garden party was hosted there, attended by Queen Elizabeth II and Prince Philip. The souvenir programme for the garden party describes the uses of the house in this period, showing that these had changed little since the interwar period:

*'During the summer months, it is utilised for Art Gallery and Exhibition purposes, while for the rest of the year the Hall is greatly in demand for Social Events, Receptions, and Conferences.'*²²

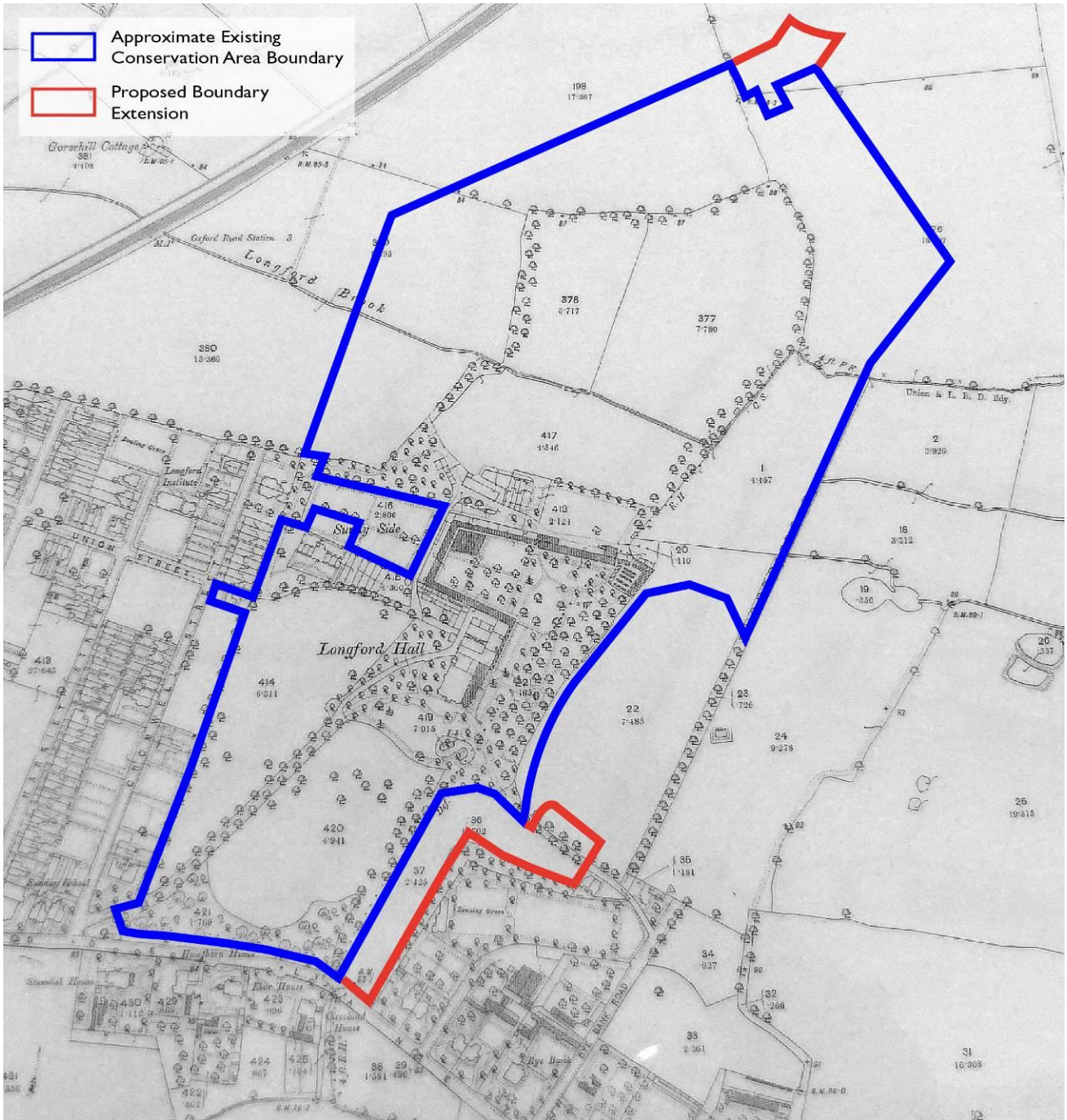
4.4.21 However, while the Park remained in wider use, the use of Longford Hall continued to suffer a decline. In 1983 the building was closed for repairs, and it was to remain empty and in a derelict condition for a number of years. This ultimately, and quite controversially, led to its demolition in 1995, despite the Hall being listed at grade II.²³ Only the entrance portico from the front façade was retained, with hard and soft landscaping added to give a representation of the former footprint of the building. The area is now known as the Larry Sullivan Gardens after a local Mayor and Councillor.

4.4.22 Longford Park was designated a Conservation Area in 1996, reflecting the area's even greater importance as a lasting testament to John Rylands' legacy and more broadly as a highly significant part of Stretford's social and cultural histories in the 19th- and 20th-Centuries. More recent uses of the park include the conversion of the Edwardian Bungalow (the former estate office) into a popular café, the restoration of the Rose Garden, Japanese rock garden and Art Deco shelters following a successful bid to the 'People's Millions' Lottery fund, enhancements to the parks' play facilities to bring them up to the standard expected within a Borough Park and the introduction of a disc-golf course.

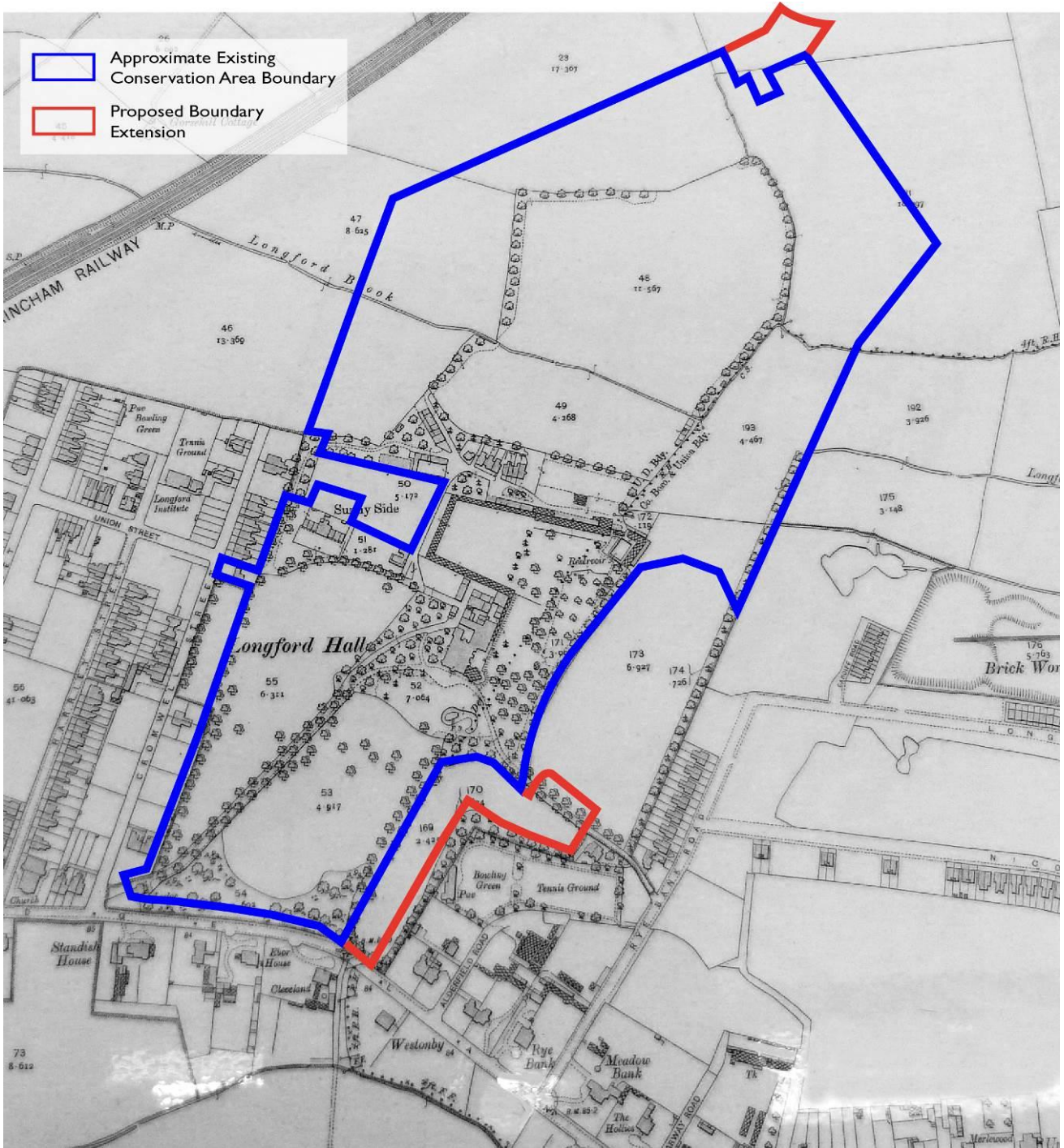
²² STR/1/5/1/3/4, Trafford Local Studies Centre

²³ <http://www.britishlistedbuildings.co.uk/en-438935-longford-hall-stretford> (accessed 4 November 2014)

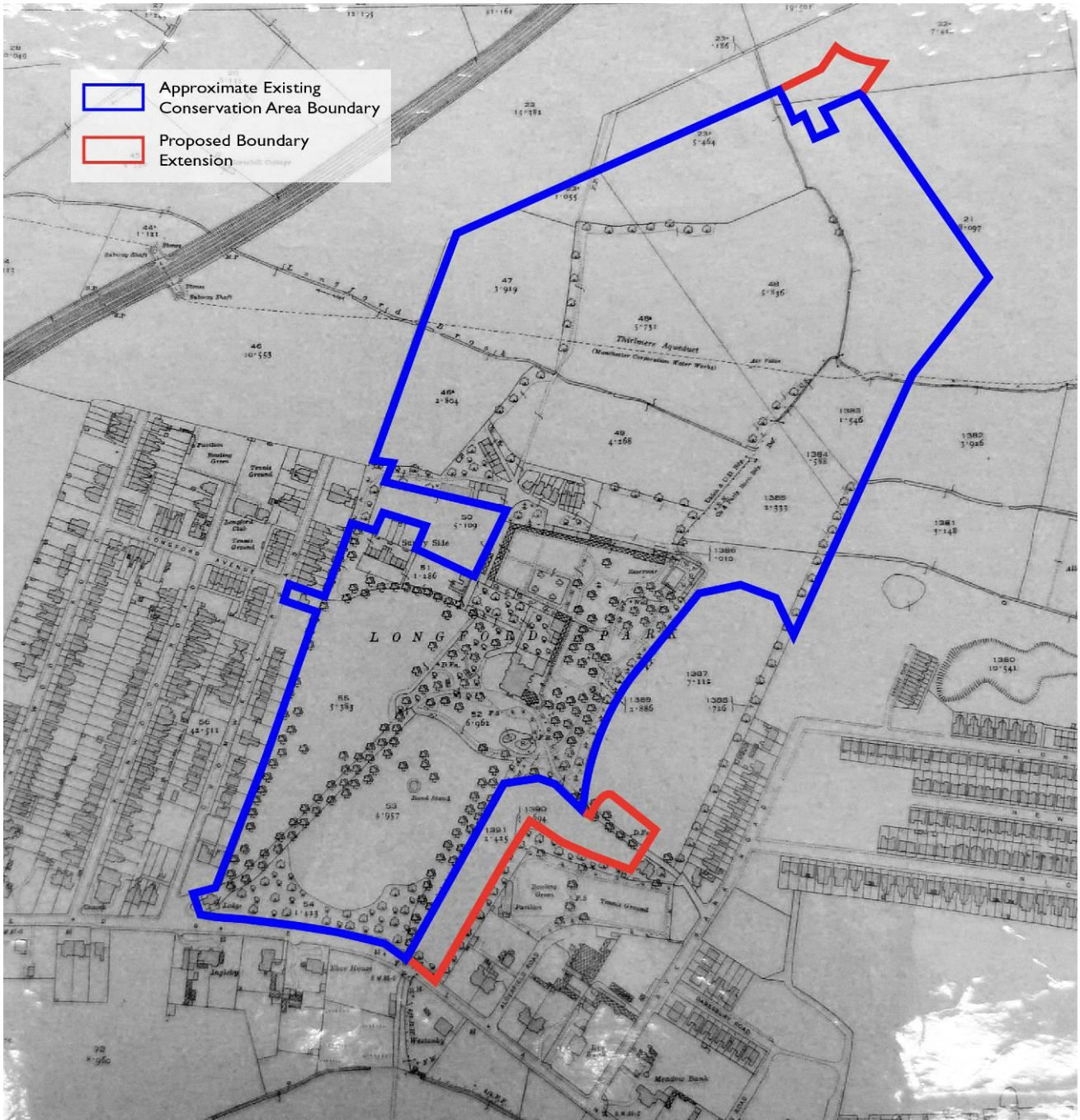
4.5. Map Progression



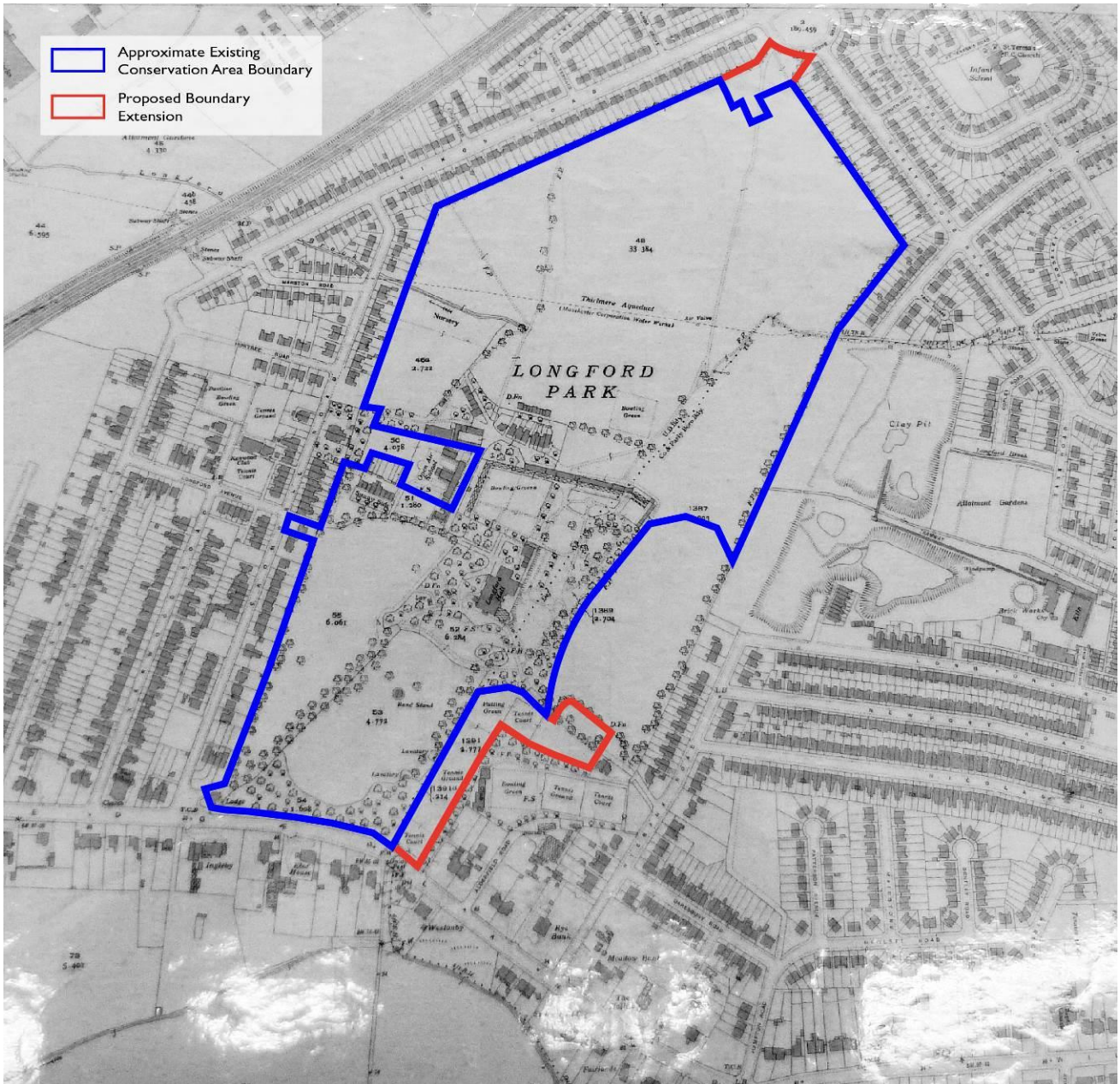
Map 2: 1894 Ordnance Survey Map (Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to Prosecution or civil proceedings. Trafford Council OS License No. 100023172)



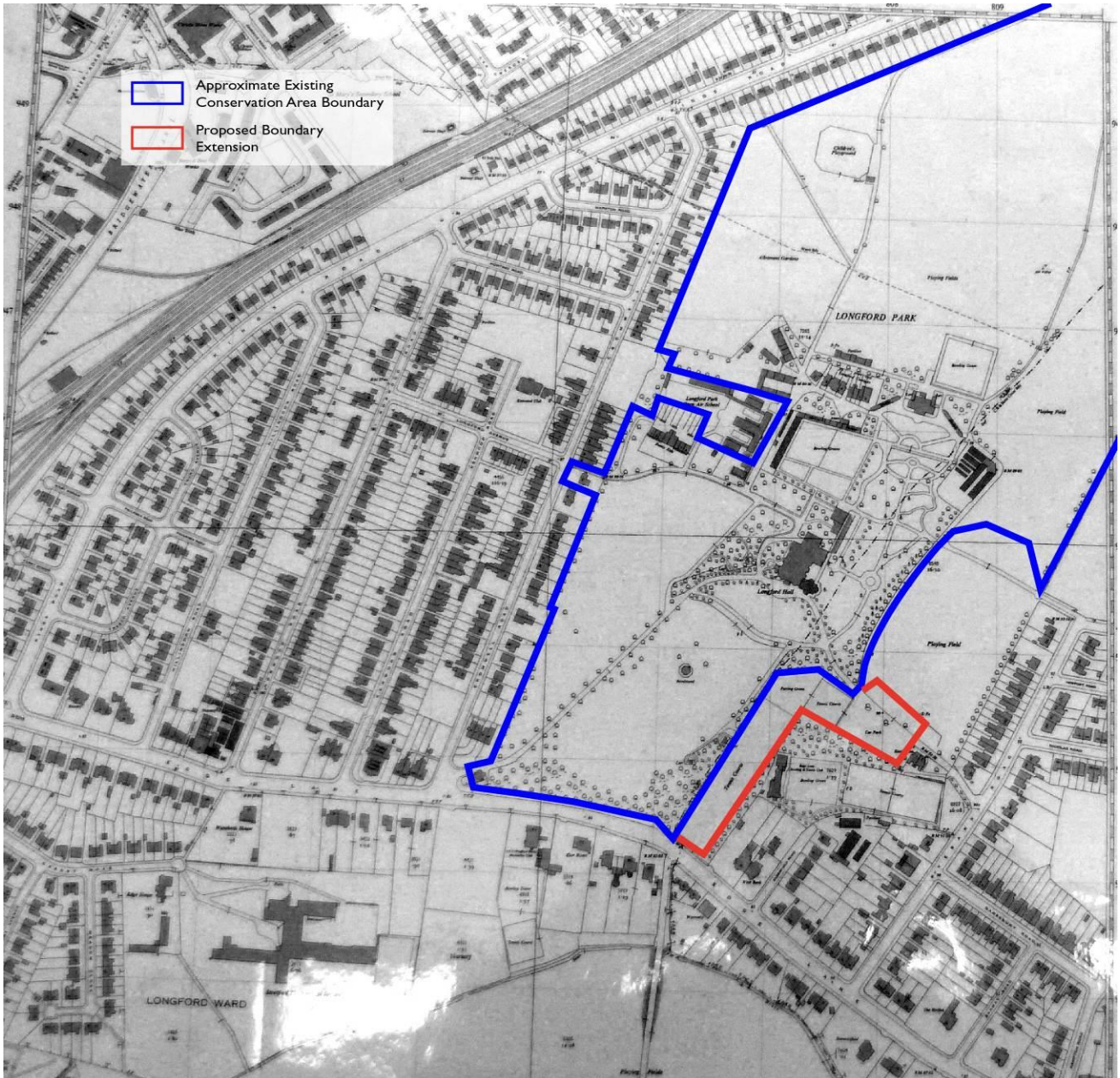
Map 3: 1907 Ordnance Survey Map (Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to Prosecution or civil proceedings. Trafford Council OS License No. 100023172)



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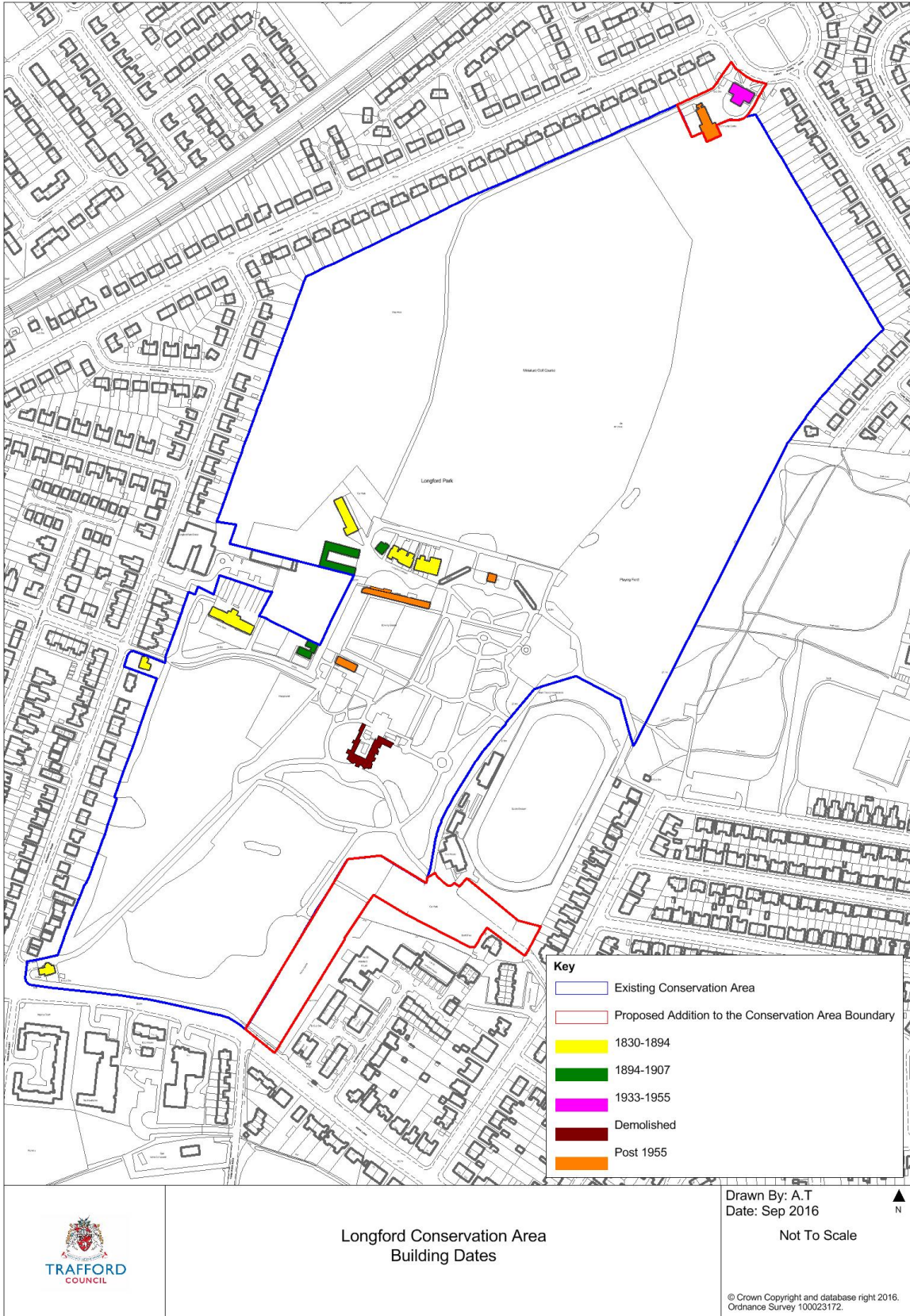


Map 6: 1955 Ordnance Survey Map (Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to Prosecution or civil proceedings. Trafford Council OS License No. 100023172)

4.6. Building Development Phases

4.6.1 All of the surviving buildings in Longford Park were either built around the same time or later than Longford Hall. The Hall itself was built in 1857, with extensions in 1892 and 1894. The Hall was demolished in 1995. Remaining buildings within the Conservation Area and adopted boundary extensions include:

- Walled Garden – Between 1850s and 1894, with late 20th-Century lean-to structures built up against either side of the north wall
- Edge Lane Lodge – 1860.
- Old Lodge on Cromwell Road – Between 1830s and 1881, possibly pre-dates Rylands' time which would mean it dated between the 1830s and 1857
- Sunnyside Cottages - 1877
- Worker's cottages – The block of four (to the east), 1871, the block of three between 1901 and the dairyman's cottage (to the west), 1904.
- Workshops to north of former stables - 1893
- Edwardian Bungalow (current café) – 1904
- Former stables – Between –1898 - 1899
- Art Deco Shelters in East Walled Garden - 1936
- The former Firswood Library - 1936
- Community Centre – Late 20th - Century
- Long Barn -1893



Map 7: Building Dates Plan

4.7. Archaeology

4.7.1 Previous archaeological work within or close to the Longford Conservation Area include;

- Archaeological excavations were carried out at Longford Park between 6th and 18th October 2014. These were led by the Centre of Applied Archaeology Salford as part of the Dig Greater Manchester project.

4.7.2 The Greater Manchester Heritage Environment Record lists the site of Longford Hall and Longford Park as monuments. The Hall was a grade II listed building but was delisted on its demolition.

4.7.3 The central area around the site of the hall previously contained a number of buildings that no longer exist. The pre-Rylands' house and outbuildings, shown on the 1830s tithe map, were located on the site of Rylands' Longford Hall and on the wooded area just to the north.

4.7.4 The site of the demolished Hall itself has had surface landscaping but there is the high probability that foundations still remain below ground. It has also been suggested that some of the cellars are still in existence.²⁴ While many of the estate buildings from Rylands' time still survive, a large number have also been demolished, particularly the glasshouses. These are shown on late 19th- and early 20th-Century OS maps wrapping around the edges of the walled gardens, plus a large conservatory on the east side of the main house. It is possible, therefore, that evidence of these structures could still remain below ground.

4.7.5 Of a much earlier date is the Nico Ditch, the Anglo-Saxon or Roman earthwork that possibly denoted an administrative boundary. This is now filled in but its course runs east-west just to the north of the former stables, cutting underneath Longford Cottages and the 1930s former café. Longford Brook, now culverted underground, runs along a similar trajectory a short distance to the north of the Nico Ditch. The southern end of the eastern field of the park would provide a good area for geophysical survey of these two features.

²⁴ Pers. Comm, Petula Neilson, Sustainability and Greenspace Manager, Trafford Council, 20th November 2014

4.8. Architectural Quality and Built Form

Present and Former Uses

- 4.8.1 Longford Park has been open to the public since 1912. Prior to that it was a private estate, its most notable phase of development taking place under the ownership of the Rylands. The park is the largest in Trafford and is well used by the public as a green space for recreation.
- 4.8.2 Facilities include a café in the Edwardian Bungalow, a younger children's play area to the south and an old children's play area to the north-west of the park. Football pitches are located in north-east quarter of the park, with a disc-golf course in the central portion of the northern half of the park. Within the adopted boundary extension are tennis and basketball courts. Within the historic walled garden are a bowling green and community allotments.
- 4.8.3 There are a number of residential properties within the Conservation Area. These are either privately owned homes or owned by Trafford Housing Trust: Longford Cottages, Sunnyside Cottages, the Edge Lane Lodge and the Old Lodge on Cromwell Road.

The Buildings

- 4.8.4 There are no listed buildings within the Longford Conservation Area. There is, however, a range of buildings of various ages and styles.
- 4.8.5 The Edge Lane Lodge appears to be contemporary with Longford Hall. Now a private house, it is situated at the south-west entrance to the park. It is constructed of red brick with sandstone quoins and dressings around the windows including a bay window on the north elevation. Modern windows have been introduced at first floor level on each gable along with a skylight.



Edge Lane Lodge

- 4.8.6 Another former lodge building is situated at the Cromwell Road entrance to the west of the park. It is constructed of red brick in Flemish bond with a string course and pitched slate roof. It has gauged brickwork above the windows and doors although these are now mostly modern UPVC. A blocked up opening on the north elevation faces onto the access road into the park.



The Old Lodge Cromwell Road

- 4.8.7 Longford Cottages are a group of late 19th-Century cottages now in private ownership, which lie to the north of the Walled Garden. The easternmost block is constructed of red brick with slate roof and brick chimney stacks. It is compromised somewhat by modern windows and doors. The block to their west, constructed of red brick with buff brick on the side elevations has three distinctive front gables. A standalone cottage stands to the west end of the row, which was built as the Dairyman's Cottage.



Longford Cottages

- 4.8.8 Sunnyside Cottages, built in 1877, are an attractive terrace of houses with a glazed wrought iron veranda and a central clock, typical of late Victorian/Edwardian architecture.



Sunnyside Cottages

- 4.8.9 The coach house and stables, known now as the Shippon buildings, first appear on the 1907 OS map. They are constructed of red brick in English garden wall bond and are generally one storey buildings, with two storey in the north eastern section occupied by the scouts. This is around an open yard having an area of 7400 sq ft, which formed in a U shape around a cobbled courtyard. Immediately to the north of them is a long workshop building, of red brick, built in 1893 and with evidence of many openings having been altered or bricked-in during the late 20th-Century.



Coach House and Stables

- 4.8.10 The Edwardian Bungalow is a former estate building, which has been restored and now operates as a café. The main part of the building has a veranda surrounding three sides, with a prominent double-pitch tiled roof.



Edwardian Bungalow

- 4.8.11 In contrast to the Victorian and Edwardian estate buildings are the Art Deco shelters (now pergolas) in the Rose Garden. A small modern building has recently been refurbished in an Art Deco style to complement the shelters and reflect the style of the café formerly on this site. It is used as a gardeners' store. The single storey building has a stepped frontage topped with a key stone. Pavilions to either side, set against a red brick wall, also feature a stepped design, rising to the centre. These were formerly roofed to provide shade and shelter for park users but their poor condition in recent years meant the removal of the roofs and creation of planting beds beyond the retained frontages.



Art Deco style gardeners' store

4.8.12 The former Firwood Library (now a Beacon Centre for the Church of God of Prophecy) in the adopted boundary extension is also an example of the Art Deco style. This has a central doorway with flanking sets of four windows and a higher central block beyond. Gate posts either side are also part of the same scheme. A community centre of a utilitarian design in red brick is located to the rear of the former library, constructed in the late 20th-Century.



A Former Firwood Library

B Community Centre

4.8.13 There are a number of later-20th-Century structures, such as the sheds associated with Pets Corner and lean-to sheds along the north wall of the Walled Garden, which are of basic designs which do not contribute towards the character of the area.



20th-Century lean-to sheds against the north side of the Walled Garden

Building Materials

- 4.8.14 The overriding building material used throughout Longford Park is red brick, which is evident in all buildings and a lot of boundary walls. Some buff brick is evident on the side elevations of buildings, namely Longford Cottages and the Edwardian Bungalow. While some timber windows have been retained, many have been replaced with UPVC.

Public Realm

- 4.8.15 Being a public park, the public realm is extensive. Tarmacadam paths cross the park and these widen to single carriageway roads in the centre and western part of the park to provide vehicular access to Sunnyside, Longford Cottages, the former stables.
- 4.8.16 The area where Longford Hall used to stand has been landscaped with paving slabs, steps and low red brick walls forming a garden on the footprint of the demolished building. However, much of this landscaping and the garden area in general is of a poor quality and in poor condition and has suffered from vandalism (see section 6 for more details). The portico from the front façade of the house has been retained, which provides an entrance point to this area now known as the Larry Sullivan Gardens.



The Larry Sullivan Gardens

- 4.8.17 Longford Park displays many features typical of a public park such as painted railings, bollards, lighting and low wooden barriers. These are particularly prevalent in the central area of the park where most of the amenities are. A play area, Pets Corner and picnic benches associated with the café all occupy the space around the Edwardian Bungalow. The spiked railings around Pets Corner are in a poor state of decorative repair and are uninviting.



A Centre of the park

B Pets Corner railings

- 4.8.18 Benches and bins are situated throughout the park with some signage and orientation at the main entrances. Generally the street furniture and fencing is of unimaginative off-the-shelf design and there is no feeling of a site-wide co-ordinated scheme.
- 4.8.19 Boundary treatments vary throughout the park. Along the southern boundary buff sandstone is used while red brick walls are apparent at the Cromwell Road entrance to the park. Some remnants of wire mesh fences and concrete posts can also be found throughout the park.
- 4.8.20 Along the outer boundaries, where semi-detached houses back on to the park, there are a variety of boundary treatments. Predominately these are timber fences with concrete supporting posts but these vary in height and colour. These fences are often overgrown with vegetation. Along the northern boundary a chain-link fence and hedge line the pathway running parallel to the north-western boundary.



Property boundaries along the edges of the park

Open Space, Gardens and Trees

- 4.8.21 The Conservation Area has two main open spaces, which sit either side of the formal gardens, facilities and structures at the centre of the park. To the north is a large area of mostly open fields, which do not display many designed landscape features. This area is divided into three sections by the tree lined paths that cuts through it. The eastern section is set out as playing fields while the central portion, now used for disc-golf, has some parkland trees and the western section is punctuated by an adventure playground.
- 4.8.22 The open space that makes up the southern part of the Conservation Area is much more formal in nature and provides a tangible link to the history of Longford Hall. The Hall faced south out onto this section of the park and the area has the character of an estate attached to a stately home, with the Ha-Ha running in front of the site of the house. Historic maps show that there was formerly a serpentine pond situated between the Hall and Ha-Ha. An avenue of mature trees line the former driveway to the Hall from the lodge house at Edge Lane.
- 4.8.23 Extensive gardens and conservatories were a feature of the Longford Hall estate under John Rylands and some formal gardens remain in the park. The Walled Garden, which is now smaller than it was at its peak in the 19th-century, sits to the north of the site of Longford Hall. It now has community allotments across its southern half while the northern portion is taken up with bowling greens. Associated pavilions line the north wall of the garden.



A *Walled Garden*



B *Walled Garden west wall*

- 4.8.24 The Walled Garden previously extended east to an area that is now known as the formal gardens. This area consists of tarmac paths that meander through trees, shrubs and flower beds.



Formal Gardens

- 4.8.25 The most north easterly extent of the formal gardens is where the site of the former Rose Garden, containing the Art Deco style gardeners' store and shelters (now roofless, though recently restored as pergolas with flowerbeds beneath).



Art Deco former café and shelters

- 4.8.26 Trees are an important part of the Conservation Area, lining the edges of the park as well as the paths that bisect it. The tree cover consists of predominantly parkland trees, the cover of which is denser and more mature in the southern part of the park. There are some smaller trees and shrubs within the formal gardens. Furthermore, a large number of trees were planted in 2015 in the northern part of the park, as part of the disc golf course.

Character and Interrelationships of Spaces

- 4.8.27 Longford Conservation Area is characterised by the three distinct spaces that make up the park. At its core are the formal gardens, features and former estate buildings that all relate to Longford Hall. These blend with modern features typical of a public park such as the play area, picnic benches and Pets Corner. This space is relatively enclosed with the various structures, walls and trees.
- 4.8.28 There is a strong link between the core of the park and the area to its south as it blends into the historic designed landscape, with the area to the south of the Ha-Ha opening up towards Edge Lane.
- 4.8.29 The north of Longford Park by comparison offers a contrast with its large fields offering views out to the boundary.

Key Views and Vistas

- 4.8.30 The views within the Conservation Area are somewhat limited due to the tree cover and it being relatively enclosed. The principal views are that up and down the tree lined path in the southern part of the park, as well as of the former entrance to the Hall. Open vistas across the northern half of the site are also important.



View, looking north east along path

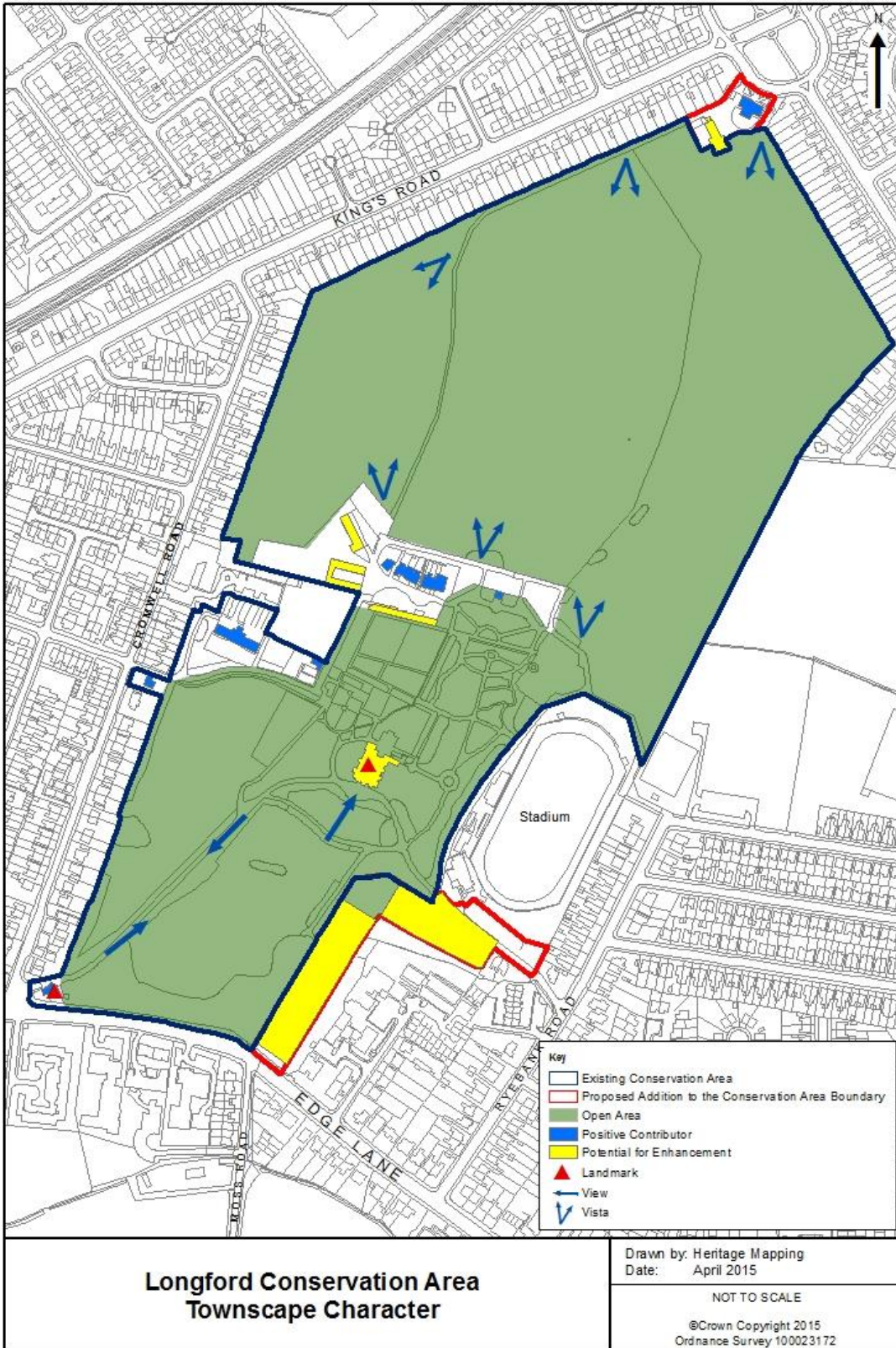
Development Opportunities

- 4.8.31 Due to the nature of the park as an open space and park, there is little opportunity to construct any new built development. In fact, this should be resisted in order to maintain the character of the green spaces, unless the development is specifically related to the use of the green space and enhances the Conservation Area.
- 4.8.32 Where there is scope to make alterations is in the improvement of the landscaping of the Larry Sullivan Gardens, giving clearer reference and interpretation of Longford Hall, introducing a co-ordinated approach to street furniture and public realm throughout the park, and in removing or enhancing intrusive features (outlined in more detail in section 6.2).

- 4.8.33 There are some interpretation boards around the site. However, further co-ordinated interpretation could set out the history and significance of the park, especially relating to Longford Hall and the Rylands family.
- 4.8.34 The former stables block is a potential area for redevelopment, which would benefit greatly from the improvement of its condition and the implementation of new uses to regenerate this part of the site. The adjacent workshop could also be improved in terms of its condition, appearance and use.

Landmarks and Positive Contributors

- 4.8.35 The historic estate buildings remaining on the site were all originally designed to be secondary to the Hall. They are of a domestic or agricultural nature and set in what were formerly the back-of-house areas of the parkland. They therefore do not lend themselves to landmark status. The site of the Hall itself is an historic landmark but its current state or generally poor repair with the uncared for Larry Sullivan Gardens beyond means its landmark status could be much improved. The Edge Lane Lodge and former Firwood Library are key buildings marking entrances to the park. Though the former Firwood Library could benefit from enhancement, both could be thought of as landmarks providing a key role of drawing people into the Conservation Area.
- 4.8.36 The historic buildings within the Conservation Area are all positive contributors. These are outlined in more detail in section 5.3.



Map 8: Townscape Analysis

5. AUDIT OF HERITAGE ASSETS

5.1. Introduction

- 5.1.1 A basic audit has been undertaken of heritage assets within the Conservation Area. These are referred to as Positive Contributors. These assets have been logged below and described. The standing properties have in most cases been assessed from the street scene to determine their current condition. Please note that the heritage asset description is principally to aid identification and is not intended to provide a comprehensive or exclusive record of all the features of significance. The amount of information varies greatly and absence of any feature external or internal does not, therefore, indicate that it is not of interest. Any evidence relating to a heritage asset, which may present itself since the time of survey will also be taken into account during the course of a planning application.
- 5.1.2 This assessment has been undertaken using the criteria of the Historic England at Risk Register condition assessment: very bad, poor, fair and good.²⁵

5.2. Listed Buildings

- 5.2.1 Listed buildings are designated under the Planning (Listed Buildings and Conservation Areas) Act 1990 for their special architectural or historic interest. Listing gives them protection as alterations, additions or demolitions are controlled by listed building consent, which is required by local planning authorities when change is proposed. Listing ranges from Grade I (the highest level of protection) through to II* and II.
- 5.2.2 There are no listed buildings within the Longford Conservation Area.

²⁵ <http://www.english-heritage.org.uk/content/imported-docs/f-j/key-to-entries-on-the-register.pdf>, accessed 07/01/2015

5.3. Positive Contributors

- 5.3.1 The term positive contributor identifies a non-designated heritage asset which makes a positive contribution to the Conservation Area. These buildings, structures and sites are classed as heritage assets as they are identified by the local authority as having a degree of significance, meriting consideration in planning decisions, because of their heritage interest.²⁶ A single building, group or landmark can be classed as a positive contributor. Identification within the appraisal focuses primarily on a building or structure and does not necessarily take in account the positive contribution made also by landscaping, spaciousness and other historic structures within the curtilage or setting of positive contributors. These characteristics amongst others must also be taken into account during the decision making process. Where a building, structure or site is not identified in the appraisal as a positive contributor, this does not necessarily mean the building detracts from the character or appearance of the Conservation Area. Further enhancement may be required or investigation into the potential significance of the building, structure or site.
- 5.3.2 These elements have been assessed with reference to Historic England criteria set out in their document *Understanding Place: Conservation Area Designation, Appraisal and Management*, paragraph 2.2.21.²⁷ The criteria are listed in appendix C.

Within Existing Boundary

Name: Sunnyside Cottages



Date: 1877

Condition: Good

Reason: Included as a good example of Victorian domestic architecture with historical associations with Longford Hall and Rylands' philanthropic nature. They have potential for enhancement by the replacement of UPVC windows and doors with timber examples.

²⁶ Department of Communities and Local Government, *National Planning Policy Framework*. (Department of Communities and Local Government, 2012).

²⁷ Historic England, *Understanding Place: Conservation Area Designation, Appraisal and Management*. (London: Historic England, 2011) para 2.2.21

Name: Longford Cottages



Date: Between 1871 – 1904

Condition: Good

Reason: Included as a good example of Victorian / Edwardian domestic architecture with historical associations with Longford Hall and Rylands' philanthropic nature. They have potential for enhancement by the replacement of UPVC windows and doors with timber examples.

Name: Former Stables (Shippon buildings)



Date: Between 1898 - 1899

Condition: Poor

Reason: A positive contributor because of its good Victorian design and historic associations as an agricultural building supporting Rylands' estate. Potential for a great deal of enhancement by the refurbishment of the building as it is in very poor condition.

Name: Long Barn



Date: 1893

Condition: Poor

Reason: A positive contributor because of its good Victorian design and historic associations as an agricultural building supporting Rylands' estate. Potential for a great deal of enhancement by the refurbishment of the building as it is in very poor condition.

Name: Edwardian Bungalow (Café)



Date: 1904

Condition: Good

Reason: Included as a good example of Edwardian architecture, with an interesting decorative veranda and distinctive roofline, as well as its historic association with the Rylands' estate.

Name: Historic brick walls



Date: Between 1850s and 1894, with some late 20th-Century lean-to structures built up against some walls

Condition: Good

Reason: Included as important garden features of the Rylands' estate and because of the good quality brick construction (though some areas are in need of repair). Have the potential for enhancement through the removal of the late 20th-Century lean-to sheds.

Name: Art Deco gardeners' store and shelters



Date: 1936

Condition: Good

Reason: Included as an interesting example of an Art Deco feature, contrasting with the Victorian and Edwardian estate buildings. The shelters represent the early 20th-Century phase of the site in its heyday as a public park, with the gardeners' store a sympathetic refurbishment in the same style.

Name: Edge Lane Lodge



Date: 1860

Condition: Good

Reason: An attractive building which is a key marker and focal point on the entrance to the park from the south-west. It is also associated with the Rylands' estate of the 19th-Century. It has the potential for enhancement through the replacement of the UPVC windows with timber sashes.

Name: Old Lodge on Cromwell Road



Date: Between 1830s and 1857

Condition: Good

Reason: A good quality example of 19th-Century architecture, with a variety of interesting brick details. It also has historic associations with the Rylands' estate.

Name: Ha Ha



Date: 1857

Condition: Fair

Reason: A key feature in the Victorian formal garden design. Some improvements to condition would enhance the feature.

Name: Portico of Longford Hall



Date: 1857, house demolished and portico left as a stand-alone structure 1995. There was an alternative building on site dated 1860 to 1862.

Condition: Fair

Reason: The portico is included as the main reminder of the the former Victorian house within the park. It has potential for enhancement through improvement of its setting and repairs to bring it into good condition.

Within Boundary Extensions

Name: Former Firswood Library



Date: 1936

Condition: Fair

Reason: A key marker of the entrance to the park at the north-east corner and a fair example of the Art Deco style. Its setting could be greatly enhanced by the improvement of the gateposts and car park/community centre setting.

6. ASSESSMENT OF CONDITION

6.1. General condition

6.1.1 The overall condition of the Longford Conservation Area is good, with most buildings in use and maintained to a reasonable standard. However, the former stables and workshops are in poor condition and at risk of deteriorating significantly without urgent works. Some landscape features and street furniture/boundary treatments are in poor condition and the Larry Sullivan Gardens are neglected.

6.2. Intrusion and Negative Factors

Individual Properties

6.2.1 The café is located within the Edwardian Bungalow. The building has recently been renovated and is in generally good condition. There is damage to the base of one timber column by the main entrance. The gutters are generally blocked with leaves. Damage was noted to brickwork behind SVP where brackets have been relocated. One downpipe was not fixed to the post at the base where a bracket has failed. Some areas of brickwork have been crudely repointed.



Damage to base of timber column by main entrance

6.2.2 Sunnyside Cottages has brickwork in reasonable condition. However, all the elevations have been repointed in cementitious mortar resulting in some areas of spalled brickwork and eroded pointing. The sandstone name plaque and date stones are badly delaminating, possibly due to the cement pointing. The iron veranda colonnade with glazed roof has paint flaking and rust evident to all ironwork. The doors have been replaced to several properties, including the frame and fanlight to Nos. 4 and 8. There are timber sash windows to No. 5 but all others have modern casement windows. The slate roofs are in reasonable condition. However, ridges have been replaced with clay capped tiles and some modern rooflights added. The large brick chimneys, with twelve pots to each, are largely original. The timber clock structure to the centre of the elevation, with lead sheeting to the roof and sides, appears sound. There are multiple wires fixed to the façade, which are untidy, and there is paint peeling from gutters.

- 6.2.3 The former stables consist of brickwork elevations with slate roofs, with several having quoins, banding and corbelled eaves picked out in contrasting brick. The external elevations are relatively plain and have had multiple window openings blocked up or boarded over. Within the courtyard there are a number of large openings, some with sliding timber doors and some open. Iron columns to the larger openings are rusting. One elevation has been cement rendered and had openings infilled with glass bricks. The brickwork is in generally poor condition, with large areas of spalled brick, areas repointed in cement mortar, sections of eroded mortar and graffiti. There is a modern flue penetrating the wall to the gable of the two storey section. Roofs are in poor condition, with multiple slipped, cracked and missing slates and heavy moss and ivy build up generally. The joinery is generally in need of decoration. There is a large timber ventilator lantern to west roof and rotten sections were noted. Rainwater goods have been replaced in plastic and are blocked or disconnected in several locations. Barbed wire to the walls is visually detrimental.



Slipped slates, damaged gutters and vegetation to former stables

- 6.2.4 The Long Barn is a single storey workshop building of brickwork elevations in the English Garden Wall bond and slate roofs. Whilst of some age, the majority of original door and window openings have been infilled flush with the elevation in badly matched brick, creating untidy and uninteresting elevations. All elevations have also been re-pointed using cementitious mortar applied over the brick arrises and many bricks have spalled. Rainwater goods have been replaced in UPVC and are generally blocked, with staining to brickwork where water is surcharging. The only openings still in use are large garage style doors with utilitarian roller shutters. The ends of timber purlins are visible at the gables and tie beams at the main elevations, indicative of a truss arrangement to the roof. The slate roof coverings are in poor condition, with multiple slipped or missing slates. There is a single chimney at the ridge, with two historic chimney pots.



The Long Barn

6.2.5 Longford Cottages range in style and include detached, semi-detached and terraced houses. All are of brick construction with clay tile roof coverings, other than the terrace which has slate coverings. All are well maintained and in generally good condition. There is a stepped crack in the brickwork to the front elevation of No. 1. Blocked gutters were noted to Nos. 2 and 3, with a section of downpipe missing to No. 2. Windows have been replaced on Nos. 2-4, with heads re-constructed in poor mortar. Brickwork door and window surrounds to Nos. 5 and 6 are painted. All windows to the terrace of houses have been replaced, other than the ground floor to No. 7.

6.2.6 All that remains of Longford Hall is the main portico, entrance steps and flanking walls at plinth level. The remaining brickwork appears to have been re-pointed in cementitious mortar and there is efflorescence at the edge of the sandstone pilasters. A large section of the left hand side pilaster has detached and the remaining stone is now well weathered and in need of repair. There is vegetation growing from the balustrade to the portico; a lead weathering may be required. The sandstone blocks to the flanking plinth walls are delaminating badly. These would benefit from vegetation being cut back to provide adequate air circulation and washed out joints to copings being re-pointed in lime mortar.



Delaminating masonry to the plinth walls of Longford Hall

6.2.7 The Cromwell Road Lodge at the west entrance to the park is of two storeys and constructed in local red brick with slate roofs. It is in generally good condition, with some

spalled bricks noted to the elevations and chimneys. A former door opening to the north elevation has been infilled and there is evidence of a large architrave in the surrounding brick. Windows have mostly been replaced in UPVC, though semi-circular arch headed sash windows remain to the first floor front elevation.

- 6.2.8 The Edge Lane Lodge is a one and a half storey building constructed in local red brick, with sandstone dressings and a diminishing course slate roof. The stone dressings are delaminating in several areas, especially to the horizontal blocks. Brick replacements have been carried out in badly matched bricks and there are also multiple spalled bricks. All windows have been replaced with UPVC casements, including additional windows to first floor gables. Mortar has eroded in some areas.
- 6.2.9 The former Firwood Library is in generally good condition. There is some efflorescence to the brickwork and some instances of small patches of vegetation growing from joints. Railings between the main building and gateposts have flaking paint. There is graffiti to some of the brickwork. The gates themselves have been lost, as well as urns to the tops of the western gateposts. The original crittal style windows have been replaced in recent years. Those at the rear make some reference to the original style with their small horizontal panes of glass but the glazing bars are particularly chunky and not in keeping with the original style of window. The windows on the front elevation have been altered, possibly at an earlier date, to four aluminium framed vertical windows, as opposed to the original three with horizontal emphasis, with the loss of the original stone surrounds.
- 6.2.10 The wall surrounding the Walled Garden has missing coping stones, loose bricks and vegetation growth to the top of the wall. This has the potential to become unstable and unsafe through the dislodging of bricks.
- 6.2.11 The Ha-Ha to south of Longford Hall has a retaining wall, which is of brickwork with large stone copings. There is likely to have originally been a more pronounced ditch to the south side of the wall, with the wall continuing below the current ground level. There is graffiti to the brickwork in several locations. There is some crumbling brickwork, especially to the projecting piers. Stone copings have moved in several locations and the entire line of the wall has been dislodged in one location due to close proximity of a large tree.

Open Spaces and Areas

- 6.2.12 The landscaping to the Larry Sullivan gardens is very worn. The paved areas are becoming overgrown with vegetation and there is a general air of neglect to this part of the park. Litter, for example, is collecting in corners and there are several incidences of graffiti. The decorative condition of hand rails and benches is poor.
- 6.2.13 At Pets Corner the railings to the animal enclosures are in poor decorative condition and their spiked design give a generally forbidding feeling.



Large tree adjacent to ha-ha wall, forcing masonry out of line

- 6.2.14 The boundary wall to Sunnyside Cottages is formed from large vertical stone blocks with chamfered top edge. The iron railings topping the wall have been removed, with sockets for fixing lugs still visible and small sections of decorative ironwork still in place. A section of walling has partially collapsed and is in need of rebuilding.
- 6.2.15 The car park at the Ryebank Road entrance has a patchy surface made up of tarmac which is cracked and in poor condition. Pathways and roads through the park are of generally sound condition but standard road markings within the car park are not in keeping with the character of the Conservation Area.

Intrusive Development

- 6.2.16 Longford School and Longford Athletics Stadium have been built on grounds formerly within the park but which sit outside the present Conservation Area. Both are relatively well screened, though the sports centre can be seen from the main car park.

6.3. Problems, Pressures and Capacity for Change

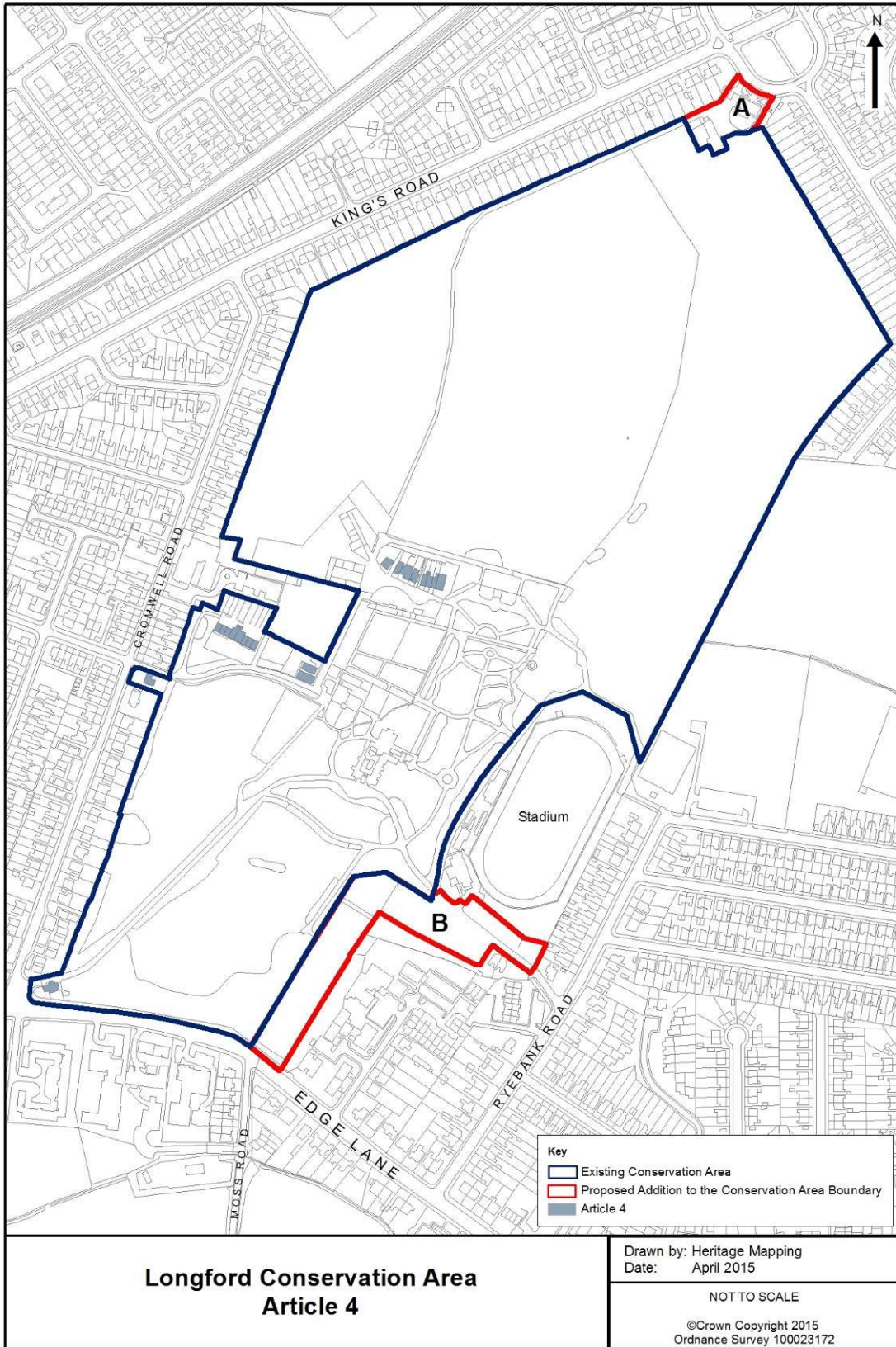
- 6.3.1 The poor condition of the Larry Sullivan Gardens is a particular problem within the Conservation Area. This is the historic heart of the site, though is now very detached from the understanding of the history of the house. The remaining portico is in poor condition, the gardens becoming overgrown and very little used. There is not enough interpretation of the history of the Hall for the visitor to adequately understand how the remaining entrance feature related to the former Hall.
- 6.3.2 There are several incidences of graffiti throughout the park, particularly in the Larry Sullivan Gardens where vandals can do damage without being observed. The former Firwood Library also has graffiti.
- 6.3.3 Within the centre of the park, around the residential areas, there are problems with parking. Visitors to the park, particularly those coming to the café, park here rather than the main car park off Ryebank Road, leaving no room for residents to park. Parking is also unsightly and not in keeping with the parkland nature of the Conservation Area.

- 6.3.4 Cars also drive too quickly on the roads around the central part of the park, causing a threat to pedestrians. New traffic calming solutions have been implemented recently to help alleviate this situation.
- 6.3.5 There are also car parking issues at the former Firwood library, where people using the park for playing football park here instead of the car park off Ryebank Road, which causes problems when the adjacent community hall is being used for clubs and classes. The gateposts either side of the library are also particularly narrow and may need to be sympathetically widened to allow safer access for cars and pedestrians. A new scheme is proposed for this area to provide pedestrians with segregated access.
- 6.3.6 The community centre at the north-east corner of the Conservation Area is well used but of an unattractive, utilitarian design.
- 6.3.7 The car park on Ryebank Road provides a good number of parking spaces. Its appearance is, however, rather tired and worn, which detracts from the setting of the Conservation Area. This is also true of the tennis and basketball courts at the south-east corner of the park.
- 6.3.8 The public realm throughout the park is generally fairly basic, with tarmacadam pathways and low timber boundaries. More imaginative solutions, implemented in a co-ordinated manner would enhance the appearance of the park.
- 6.3.9 The residential nature of the properties in the centre of the park means that wheelie bins are an unsightly addition to the park.
- 6.3.10 On the residential properties the majority of windows and some doors have been changed to UPVC which is not in keeping with the historic nature of the buildings and is unsightly. Traditional timber sashes and doors would be a great improvement to the appearance of both individual properties and to the Conservation Area as a whole. Satellite dishes, aerials, security lights and burglar alarms are all modern features which have built up on these properties, which gradually erode the character of the buildings.
- 6.3.11 The boundary treatments for the rear boundaries of properties backing on to the park are un-co-ordinated and in varying states of repair. This gives a cluttered appearance to the boundaries, particularly in the wide open green spaces. This could continue to erode the character of the park and its setting.
- 6.3.12 Extensions to the rear of properties backing on to the park could also affect the appearance of the park's setting and views across the open spaces.
- 6.3.13 There have been recent drainage issues with the Thirlmere Aqueduct, where there have been leaks which make the ground above unusable.
- 6.3.14 While some pathways within the park have been upgraded in recent years, such as along the north side of the park, there are others, such as around the tennis and basketball courts, which need improvements in order to make them accessible for people with mobility difficulties.

- 6.3.15 Funding constraints have led to the loss of the Rose Garden and the inability to maintain the water source in the Japanese rock garden. The intensive maintenance required to sustain the Rose Garden, together with the difficulties in retaining a water source within the Japanese rock garden, have led to alternative solutions being sought. These were designed, working with pupils from Stretford Grammar School as part of the 'People's Millions' project to significantly improve these formal garden areas within the park.
- 6.3.16 There are on going challenges associated with maintaining and enhancing the condition of the built structures within the park. However, the intention is that this will be tackled through a future Heritage Lottery Fund bid.

7. IDENTIFYING THE BOUNDARY

- 7.1.1 The *Planning (Listed Buildings and Conservation Areas) Act 1990*, the NPPF and best practice guidance produced by Historic England all state that the boundaries of existing conservation areas should be reviewed from time to time. Parts which are no longer of special interest should be excluded. Where drawn too tightly, the conservation area should be extended to include more recent phases or plots associated with buildings of historic interest.
- 7.1.2 It is now recognised that conservation area boundaries need to be seen within a wider context of urban development. Designated areas should provide protection to buildings that were perhaps not previously considered to be of architectural merit and to the spaces between buildings, such as streets and neutral areas. It is also the case that further information can come to light about the historic importance of buildings and spaces. Two areas of extension were proposed for the boundary of the Conservation Area at Longford Park. These are now adopted.
- 7.1.3 **Area A:** To include the former Firswood Library as it is a key entry point to the park and has a sense of presence on the corner of the roundabout. The building has some architectural merit from its Art Deco design. The flanking gateway entrances, as well as the car park setting and community centre, have potential for enhancement to improve the character of the Conservation Area.
- 7.1.4 **Area B:** To include the car park and tennis/basketball courts for completeness and in order that their enhancement is encouraged by inclusion in the Conservation Area.



Map 9: Conservation Area Boundary, showing adopted extensions and Potential Article 4 Directions

8. A PLAN FOR FURTHER ACTION

8.1.1 Below is a list of the key issues within the area which need to be addressed and action points for improvement. These will be expanded upon with management policies in the Longford Conservation Area Management Plan.

- Maintain the park as a vital recreational facility for the local community.
- Ensure the open spaces, planting and landscaping of the park is preserved and enhanced.
- Redesign the Larry Sullivan Gardens to provide a more pleasant and historically relevant area of landscaping. The design should avoid small enclosed spaces, which would discourage vandalism, and should reflect the significance of Longford Hall, both in terms of its architectural significance but also its owner's place within the social history of Manchester.
- Provide improved historical interpretation throughout the park, but particularly in the central area on the site of the former Hall.
- Review parking provisions within the central area. A permit system for residents may alleviate the capacity issue but there may also be opportunities for more discreet parking arrangements, behind the former stables for example, which would improve the visual quality of this part of the park.
- Traffic calming measures have been added through the use of discrete speed humps, 5mph reminder signs and the creation of an area to the frontage of the café to remind drivers that children may be crossing by creating a change in road surface to highlight this. Wherever possible this has been done using subtle materials and trying to respect the conservation area status of the park. Any further traffic calming measures should also be as discreet as possible, while being sufficient to perform their function as safety measures.
- Enhance the appearance of the Ryebank Road car park and the former Firwood Library car park to improve the setting of the park.
- Enhance the appearance and condition of the tennis/basketball courts.
- Enhance the appearance and condition of Pets Corner.
- Although the residential properties have largely retained their historic character and detailing, some intrusive additions and alterations have crept in and these impact on significance and can ultimately result in a cumulative effect on the character and appearance of the Conservation Area. It should be ensured that alterations including replacement windows and doors of inappropriate design and material, rainwater goods, porches, garages, etc. are not permitted. An Article 4 direction to the unlisted historic buildings would be appropriate for Sunnyside Cottages, Longford Cottages, the Edwardian Bungalow, and the south-west and west lodges to reduce the incidences of replacement of these features. Design guidance will be produced in order to ensure building owners fully understood the implications of the designation.
- Implement a co-ordinated scheme of sensitive public realm improvements to give a harmonised appearance throughout the Conservation Area.
- Provide storage areas for wheelie bins, in order to reduce their impact on the appearance of the Conservation Area.
- If the gateposts at the former Firwood Library require widening, ensure this is done in a sensitive manner which retains or rebuilds in the gateposts in their original design, in order to maintain their Art Deco character.
- Enhance the appearance of the community centre adjacent to the former Firwood Library.

- Refurbish the former stables to provide buildings which are in a safe condition and which can be used for additional purposes. This will regenerate this part of the park and provide attractive buildings which can be better understood in terms of its historical association with the estate.
- Enhance the appearance of the Long Barn workshop and find additional positive uses for the unused parts of this structure.
- Provide a co-ordinated boundary treatment scheme for the properties backing on to the park, in order that the appearance of the park is enhanced.
- Do not permit extensions to the rear of properties which back on to the park which would negatively affect the character and appearance of the Conservation Area.

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Understanding Place: An Introduction (2010)

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Understanding Place: Conservation Area Designation, Appraisal and Management (2011)

Understanding Place: Character and Context in Local Planning (2011)

Streets for All: North West (2006)

Historic England, *Conservation Principles Policies and Guidance* (2008)

Appendix A: Contacts

Trafford Council Contacts

General development enquiries concerning the Longford Conservation Area should be referred to Development Management. Telephone: 0161 912 3149

Enquiries relating to trees within the Conservation Area should be addressed to the Local Planning Authority's Arboricultural Officer. Telephone: 0161 912 3199

Enquiries relating to accessing Historic Environment Records, archaeological planning advice, and charges, where appropriate, should be addressed to the Greater Manchester Archaeological Advisory Service, University of Salford, Centre for Applied Archaeology, Joule House, Salford M5 4WT gmaas@salford.ac.uk

National Organisations

Historic England

North West Office, 3rd Floor Canada House, 3 Chepstow Street, Manchester, M1 5FW
Telephone: 0161 242 1416. <http://www.historicengland.org.uk/>. email: northwest@HistoricEngland.org.uk

Victorian Society

The Victorian Society
1 Priory Gardens Bedford Park London W4 1TT
Telephone: 020 8994 1019 www.victorian-society.org.uk email: admin@victorian-society.org.uk

Georgian Group

6 Fitzroy Square, London W1T 5DX
Telephone: 087 1750 2936 www.georgiangroup.org.uk email: info@georgiangroup.org.uk

Twentieth Century Society

70 Cowcross Street London EC1M 6EJ
Telephone: 020 7250 3857 www.c20society.org.uk email: coordinator@c20society.org.uk

Institute of Historic Building Conservation

Jubilee House, High Street, Tisbury, Wiltshire SP3 6HA
Telephone: 01747 873133 www.ihbc.org.uk email: admin@ihbc.org.uk

Appendix B: Historic Development of Stretford

Roman and Anglo-Saxon Stretford

- 1.1.1 In common with other areas in Trafford, the principal historic road running through the centre of Stretford is Roman in origin, connecting the important Roman forts at Chester and Manchester, known respectively as Deva and Mancunium, and being near the site of an ancient ford over the Mersey.²⁸ Furthermore, this road continued to hold significance after the end of the Roman period under Anglo-Saxon rule, because of its continued use for key trade routes and because it maintained access to a strategic area militarily between North Wales and Ireland.
- 1.1.2 Slightly less usually for the Trafford area, there have also been some archaeological finds in the area – a stone celt, Roman remains and a hoard of Anglo-Saxon coins – which are suggestive of some level of occupancy, though this was perhaps only temporary.²⁹

Medieval Stretford

- 1.1.3 Unlisted in the Domesday Book, the ancient manor of Stretford, then rated as '*one plough-land*', was granted to Hamon de Massey during the redistribution of lands following the Norman conquest of 1066.³⁰ Under de Massey – whose family seat was formerly at nearby Sale and then later at Dunham Massey – a moiety of these lands was granted to Hugh de Stretford, who acted as a judge.
- 1.1.4 In the mid-13th-Century, a later Hamon de Massey gave the whole of Stretford to his daughter Margery, after which Margery granted the manor to Richard de Trafford, whose family had the ancient manor of Trafford since the Norman period. This was to mark an important turning point in Stretford's history, creating a union between the two manors, Trafford and Stretford, which lasted into the modern age.³¹ It is notable, however, that Trafford was the home of the de Trafford family seat, which inevitably placed greater emphasis on the latter town's development.

Tudor to Georgian Stretford

- 1.1.5 After the mid-16th-Century, the fortunes of the de Trafford family began to decline. The precise reasons for this have not been established but, from the family's later history, it might perhaps be that their complex religious alignments may play some part in this. Indeed, it is notable that the family's troubled relationship with the Church of England extended through the generations, from the Tudor period into the 18th-Century, during the latter part of which the Traffords were not allowed in public employment due to their Roman Catholic faith.³²

²⁸ 'Townships: Stretford', A History of the County of Lancaster: Volume 4 (1911), <http://www.british-history.ac.uk/report.aspx?compid=41436> (accessed 22 October 2014)

²⁹ Ibid

³⁰ Ibid

³¹ Ibid

³² Ibid

- 1.1.6 Nonetheless, despite the family's troubles, including some periods when their lands were seized from them, the Traffords continued to be the dominant land-owners in Stretford; in the land tax returns of 1796, for example, John Trafford is listed as the principal landowner, paying more than a third of the total tax, with the rest of the land subdivided into much smaller, individual plots.³³
- 1.1.7 Further, although much of the land was owned by the Traffords with their principal seat elsewhere, it is notable that the Mosley family were established in this period at Longford Hall and neighbouring Turf Moss, although further information about this family has not been established in this period of research.³⁴

Victorian Stretford

- 1.1.8 The early Victorian tithe map of Stretford demonstrates that the village and the surrounding area in this period were still predominantly rural, with houses clustered along the main street. Further, it appears that the northern end of the village retained a small number of medieval burgage plots on the east side of the main street, but that the settlement had spread southward in subsequent years. Moreover, this spread of the town may be partly attributable to the cutting of the Duke of Bridgewater's Canal along the east side of Stretford in 1765.
- 1.1.9 When the Manchester South Junction and Altrincham Railway was constructed in Stretford in the 1840s, however, the nature of the town began to change, as with elsewhere in the wider area, with the gradual erosion of the town's distinct character as it increasingly faced competition from the burgeoning industrial city of Manchester.
- 1.1.10 The nature of these changes is clearly conveyed by Samuel Lewis in 1848, who writes of Stretford, at this time with '3,524 inhabitants'.³⁵
- 1.1.11 *'Here is a large paper-mill; and the place has been for many years a celebrated mart for pigs: from 600 to 700 pigs were sent weekly to the Manchester market; but since the opening of the Manchester and Liverpool railway, this trade has been gradually removing to Manchester, so that now not more than two or three hundred pigs are slaughtered here per week.'*³⁶
- 1.1.12 It is evident then that the railway had opened up greater links with Manchester, which had removed some of the town's commercial activities to the centre. This new development also had the converse effect of bringing people, as well as larger industries, out from the city centre, establishing the town as a suburb with an industrial area on its northern side. This is best illustrated through a comparison of OS maps in the later 19th- and early-20th-Century (see map progression in section 4.5).

³³ Ibid

³⁴ Ibid; The Chetham Society, Lancaster and Chester: A History of the Ancient Chapel of Stretford, Vol. III

³⁵ Samuel Lewis, *A Topographical Dictionary of England* (1848), <http://www.british-history.ac.uk/report.aspx?compid=51314> (accessed 07 November 2014)

³⁶ Ibid



The 1830s/40s tithe map of the village of Stretford (note: this map has been rotated 90 degrees anti-clockwise to align it roughly north-south)

Twentieth Century Stretford

- 1.1.13 In the 20th-Century, the development of Stretford continued apace, following the trends set in the previous century by the railway; that is, becoming increasingly suburban and industrial in parts, aided by the area's proximity to the centre of Manchester.
- 1.1.14 A notable example of the scale of the town's new industries is the establishment in 1938 of the first Kellogg's factory in Britain, and *'what would become the largest food-processing factory outside the USA.'*³⁷ Erected just before the war, during the war the factory became a highly significant producer of cereals, with further expansion in the immediate post-war period:
*'In 1938 there had been a workforce of 250; by 1968 it had risen to 1700, and the turnover of products being sold in supermarkets and grocery shops throughout Britain had increased eightfold.'*³⁸

³⁷ McEvoy, Harry, <http://www.oxforddnb.com/view/articleHL/31433?docPos=23&anchor=match> (accessed 4 November 2014)

³⁸ Ibid

Appendix C: Selection Criteria for Positive Contributors

Historic England's guidance *Understanding Place: Conservation Area Designation, Appraisal and Management* (2011) in paragraph 2.2.21 uses the following questions to assess if an element should be considered as a positive contributor:

- Is it the work of a particular architect or designer of regional or local note?
- Does it have landmark quality?
- Does it reflect a substantial number of other elements in the conservation area in age, style, materials, form or other characteristics?
- Does it relate to adjacent designated heritage assets in age, materials or in any other historically significant way?
- Does it contribute positively to the setting of adjacent designated heritage assets?
- Does it contribute to the quality of recognisable spaces including exteriors or open spaces with a complex of public buildings?
- Is it associated with a designed landscape e.g. a significant wall, terracing or a garden building?
- Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?
- Does it have significant historic association with features such as the historic road layout, burgage plots, a town park or a landscape feature?
- Does it have historic associations with local people or past events?
- Does it reflect the traditional functional character or former uses in the area?
- Does its use contribute to the character or appearance of the area?