

# Longford Conservation Area – Supplementary Planning Document SPD5.19a

Conservation Area Management Plan – October 2016



# Longford Conservation Area Conservation Area Management Plan October 2016

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# 1 Introduction

## 1.1. Context

- 1.1.1 Longford Conservation Area was designated by Trafford Council on 25 September 1996. Minor boundary amendments have been adopted in the Conservation Area Appraisal accompanying this Management Plan.
- 1.1.2 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.'*<sup>1</sup> Designation takes place primarily by local planning authorities under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. 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.
- 1.1.3 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.
- 1.1.4 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.<sup>2</sup>
- 1.1.5 If the Conservation Area is conserved and inappropriate alterations are prevented, the benefits will be enjoyed by the owners, occupiers and visitors to the area. It is in the public interest to preserve the area but preservation also benefits individuals as a pleasant environment helps to maintain property prices.
- 1.1.6 This Conservation Area Management Plan for Longford has been prepared in conjunction with a Conservation Area Appraisal that defined and recorded the special architectural and historic interest of the Longford Conservation Area.<sup>3</sup> The Appraisal reviewed the boundary of the Conservation Area and recommended that it should be amended to include those areas marked on Map 1.
- 1.1.7 Properties in the Longford Conservation Area are not currently subject to an Article 4(2) direction, which controls development of the properties. It is proposed within this Management Plan to introduce an Article 4(2) direction to the properties shown on Map 2.

<sup>1</sup> Section 69 (1) (a) Planning (Listed Buildings and Conservation Areas) Act 1990.

<sup>2</sup> Historic England (English Heritage), *Understanding Place: Conservation Area Designation, Appraisal and Management*. (2011), para 2.2.21

<sup>3</sup> Historic England (English Heritage), *Guidance on Conservation Area Appraisals*, (2005).

- 1.1.8 It is proposed in the CAA and in this Management Plan that the properties in the list below and shown on Map 2 should be considered for an Article 4(2) direction, which controls development of the properties.
- Sunnyside Cottages
  - Longford Cottages
  - Edwardian Bungalow
  - Old Lodge, Cromwell Road
  - Edge Lane Lodge
- 1.1.9 Under the Town and Country Planning (General Permitted Development Order) 2015, the classes of permitted development that have been withdrawn are: Schedule 2 Part 1 Class A, B, C and D and Part 2 Class A, as such planning permission must be obtained for:
- The enlargement, improvement or other alteration of a dwelling house. This includes all extensions, windows, doors, cladding, dormers and alteration to its roof;
  - The erection or construction of a porch outside any external door of a dwelling house; and
  - The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.
- 1.1.10 See policy 1 and appendix C for further detail of control measures in Conservation Areas. If an Article 4 direction is supported affected residents will be consulted individually prior to an Article 4 direction being put in place after the adoption of the Management Plan.
- 1.1.11 This Conservation Area Management Plan has been published by Trafford Council following the submission of a draft by Purcell.
- 1.1.12 The proposals set out by this Management Plan underwent a period of public consultation and were submitted for consideration at a public meeting in the area to which they relate.<sup>4</sup> The local planning authority had regard to all views concerning the proposals expressed by persons attending the meeting and during the period of consultation.<sup>5</sup>

## **1.2. Significance Statement**

- 1.2.1 Longford Park is primarily significant for its history as the core of the Longford Hall estate and for its association with John Rylands. Though the Hall has been demolished, the historic estate connections remain in the attractive estate buildings and landscape features.
- 1.2.2 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 contains a number of residential properties.
- 1.2.3 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.

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<sup>4</sup> Section 71 (2) Planning (Listed Buildings and Conservation Areas) Act 1990.

<sup>5</sup> Section 71 (3) Planning (Listed Buildings and Conservation Areas) Act 1990.

- 1.2.4 A more detailed assessment of significance is included in the accompanying Conservation Area Appraisal.

### **1.3. Purpose of a Conservation Area Management Plan**

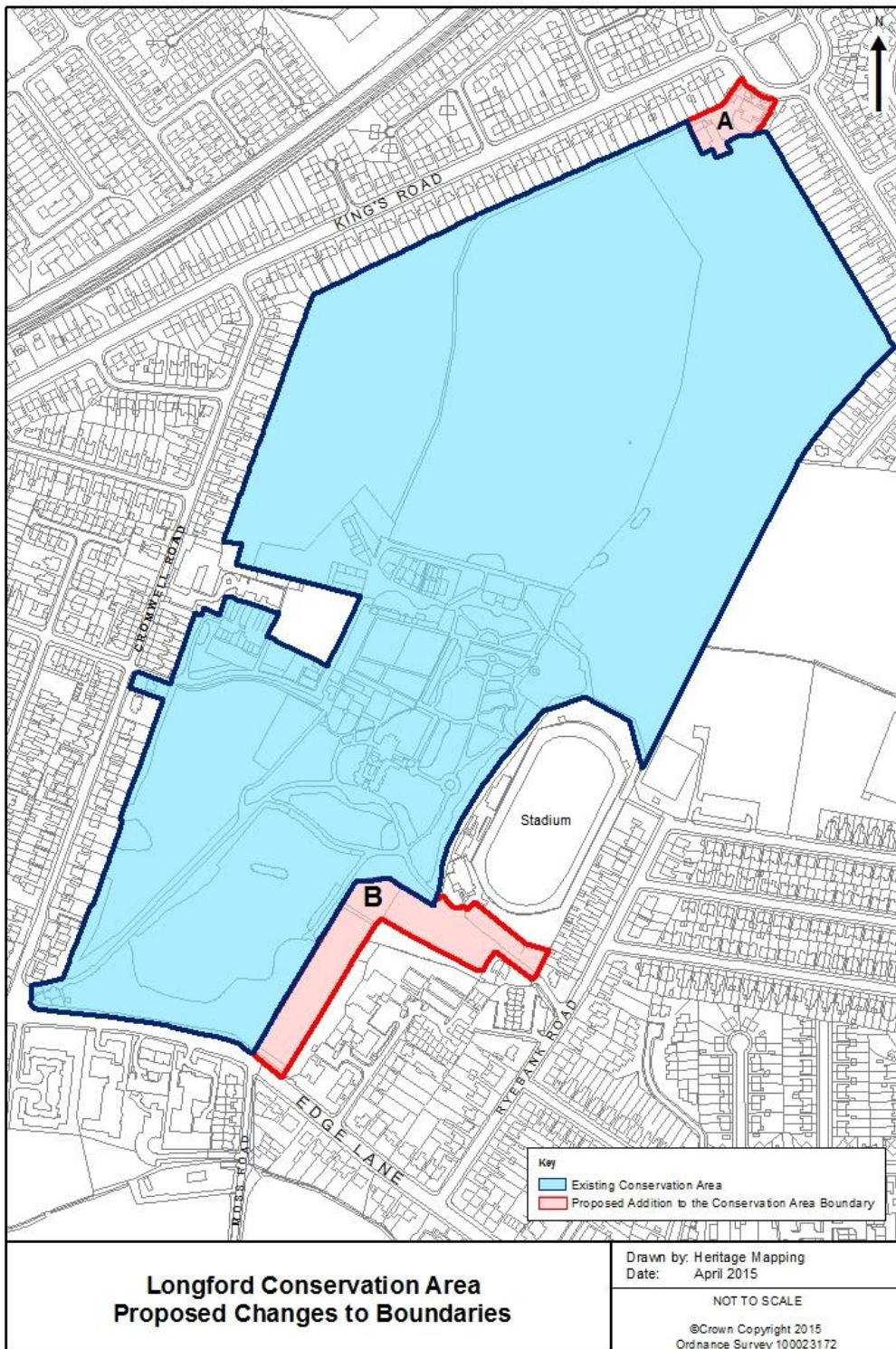
- 1.3.1 The National Planning Policy Framework (NPPF) stresses the need for local planning authorities to set out a positive strategy for the conservation and enjoyment of the historic environment. Local planning authorities are required to define and record the special characteristics of heritage assets within their area. This Management Plan 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.'*<sup>6</sup>
- 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.<sup>7</sup>
- 1.3.3 The purpose of the Appraisal that accompanies this Management Plan 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.<sup>8</sup> This Management Plan should be read in conjunction with the Appraisal. It sets out actions to maintain and enhance the special character of the area, as defined in the Appraisal. These documents will support the positive and active management of the Conservation Area through the development control process, including support for appeals.
- 1.3.4 This Management Plan includes examples of historic buildings that have either been appropriately or inappropriately extended, repaired and / or otherwise altered. The positive examples set out in this document are a guide for what will be expected from developers and owners wanting to build new or make future changes to buildings in the Conservation Area. The poor examples set out in this document or other such like examples of buildings containing similar unsympathetic features will not be required to take retrospective action, unless such features or works constitute unauthorised development. For new planning applications it will not be acceptable to use inappropriate examples as a precedent to justify new proposals for development.

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<sup>6</sup> Section 71(1) Planning (Listed Buildings and Conservation Areas) Act 1990.

<sup>7</sup> Historic England (English Heritage), *Guidance on Conservation Area Appraisals*, (2006) para 2.8.

<sup>8</sup> Historic England (English Heritage), *Guidance on Conservation Area Appraisals*, (2005).



**Map 1: Plan showing the conservation area boundary and extension areas adopted in 2016**

## 1.4. Methodology

- 1.4.1 This Management Plan builds on work carried out for the preparation of the Longford Park Conservation Area Appraisal. Several site surveys were carried out in late 2014/early 2015 during the course of preparing the Appraisal, where photographs were taken and features of the Conservation Area noted. Historic research was carried out in local archives and a summary of the special interest of the Area was prepared.
- 1.4.2 For the Management Plan a more detailed site survey of the Conservation Area was carried out in December 2015. Survey sheets were filled out for each area, which recorded building materials, shop fronts, boundary treatments and rear extensions. Extensive photographs were taken and details of the public realm and streetscape noted and photographed.

## 1.5. Planning Policy Framework

- 1.5.1 This section outlines the legislative and national policy framework for Conservation Area Appraisals and Management Plans.

- 1.5.2 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.'*<sup>9</sup>

- 1.5.3 In addition, the Trafford Core Strategy, formally adopted on 25th January 2012, contains the following policy on the Historic Environment:

- Policy R1 – Historic Environment relating to designated and non-designated heritage assets.
- Policy R2 – Natural Environment.
- Policy L7 – Design

- 1.5.4 The Enterprise and Regulatory Reform Act ( 2013) contains guidance to enable owners and local planning authorities to enter into voluntary partnership agreements to help them manage listed buildings more effectively. They will also remove the requirement for

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

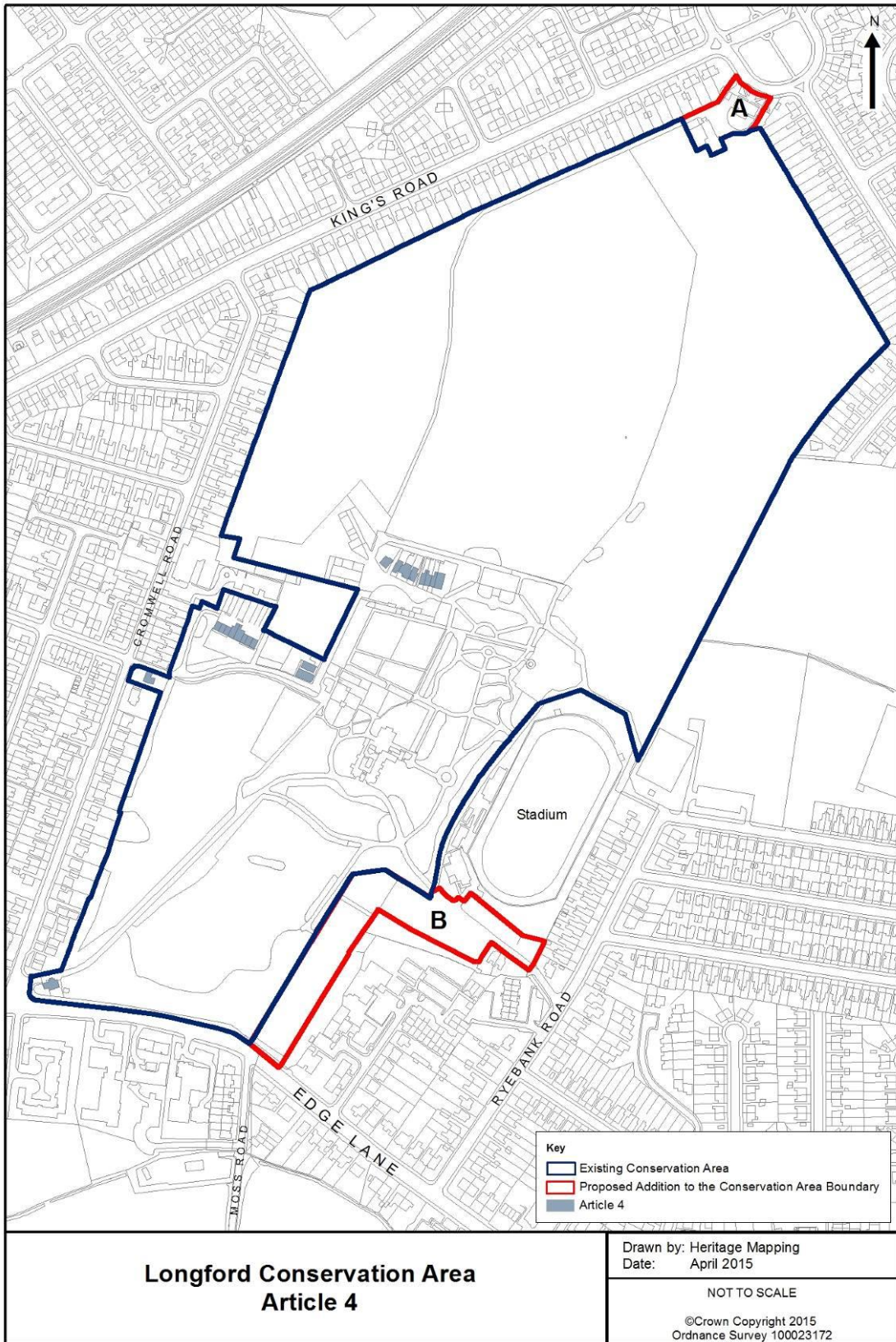
Conservation Area Consent, while retaining the offence of demolishing an unlisted building in a conservation area without permission.

- 1.5.5 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 consent applications by creating a certificate of lawfulness of proposed works to listed buildings.
- 1.5.6 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.
- 1.5.7 All borough planning policies and supplementary planning guidance are available on the council website and should be consulted in tandem with this Management Plan: <http://trafford.gov.uk/planning/planning.aspx>.

## **1.6. Conservation Area Policy Guidance**

- 1.6.1 This appraisal has taken into consideration methodologies and advice outlined by Historic England (English Heritage) in the following publications:
- 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: North West, (2006); and
  - Conservation Principles, Policies and Guidance, (2008).





**Map 2 – Plan showing the proposed properties to be subject to an Article 4 Direction**

## 2. Design Analysis and Guidance

### 2.1. Introduction

- 2.1.1 This section is intended to define the key original characteristics of the historic buildings and structures in the Longford Conservation Area. This design guidance should be used as a reference for building owners as to the suitable styles, materials and designs that should be used within the Conservation Area. It will also be used by Trafford Council to determine the outcome of applications for changes to the properties.
- 2.1.2 Longford Park is the site of the former Longford Hall and is now a valuable public park. The grounds of the Hall have been used by the public for over 100 years but the Hall was only demolished in 1995. The park is varied in character and contains sports pitches, a disc golf course, children's play areas, formal gardens, kitchen garden, stables, residential terraced properties, lodges, a Pet's Corner and café. The site of the former Hall retains the ha-ha and entrance portico, with historic formal gardens beyond.
- 2.1.3 The main pressures and problems within the Conservation Area relate to the cumulative impact of minor alterations to residential dwellings, the deteriorating fabric of the historic ancillary structures, a disjointed public realm, a poor standard of maintenance of the formal gardens and some problems with anti-social behaviour in certain locations.

### 2.2. Building types and uses

- 2.2.1 Longford Park is the historic landscape that originally related to Longford Hall, but has been in use as a public park for over 100 years. The main building of Longford Hall was demolished in the 1990s but many of its outbuildings, housing and structures associated with the house from the mid-late 19<sup>th</sup> century were retained as part of the park.
- 2.2.2 The park can be broadly divided into open fields to the north, mature parkland to the south and formal gardens in the centre. Within the park, structures exist that relate to both the original house (Lodges, workers' terraces, stables and ha-ha), but also its later use as a museum in the early 20<sup>th</sup> century and following its use as a municipal park (children's play areas).



*Young children's play area*



*The formal Japanese gardens*



*Former stable block in a poor condition*

2.2.3 The buildings within the park can be classified into three types; residential dwellings such as lodges or terraces, substantial agricultural buildings such as stables and barns, which are now used by community groups and those ancillary to the running of the park, such as gardeners' sheds. In addition, the former Firwood Library now operating as the Church of God of Prophecy and Community Centre to the north have been included within the adopted boundary extension, both of which retain a public, communal use.



*Edge Lane Lodge*



*The modern Art Deco-style gardener's store/WC block*

2.2.4 Just beyond the boundary of the Conservation Area is the stadium and Longfords Health and Fitness Club.

## 2.3. Architectural styles and details

2.3.1 The architectural styles of Longford Park range from the vernacular 19<sup>th</sup> century agricultural buildings that were ancillary to Longford House, to the colonial-influenced Arts & Crafts detailing of the Edwardian Bungalow. The surviving portico of Longford House is in a restrained classical architecture. The residential workers' terraces are late Victorian and make use of simple, High Victorian motifs. The two Lodge buildings are classical in style with quoins, stone window surrounds and deep porches with columns.

2.3.2 The buildings within the Conservation Area therefore take inspiration from a wide range of styles including;

- Classical (typically balanced with simple ornamentation, generally from the 18<sup>th</sup> century, or neo-classical late 19<sup>th</sup> century style).
- High Victorian (drawing on many historic revival styles of the 19<sup>th</sup> century such as Gothic, Italianate, with the beginnings of the Arts & Crafts movement)
- Arts & Crafts (typically utilising a range of vernacular features such as decorative ridge tiles, cladding and asymmetry);
- Art Deco (a modernist style of the inter-war period focusing on functional elements, clean lines and some historical revival styles i.e. Egyptian)
- Local vernacular (making use of local materials and traditional techniques)

2.3.3 When considering change within the Conservation Area, the architectural styles and features of each building should be identified on a case-by-case basis. It is important that the original style of a building is retained and respected. Like-for-like replacement is encouraged where characteristic features are in poor condition. Where extension or new development is proposed, direct architectural copying should generally be avoided as it risks detracting from the original features, unless it can be shown to complement the character of the building through considered design.

2.3.4 Sunnyside cottages are a short terrace built as a set piece in 1877 to serve Longford Hall. They are a high-quality example of Victorian architecture and significant local details such as the central clock tower and verandas should be retained. Losses have already occurred to the original doors and windows, which have been replaced by intrusive and inappropriate uPVC examples. Replacement with timber to an appropriate historic design should be considered when replacement is required.

2.3.5 Longford cottages were built over a longer period between the 1850s and 1904. The original terrace range is also a good example of late Victorian domestic architecture and some original features have been retained but many doors and windows have been replaced with inappropriate uPVC. The cumulative impact of minor intrusive elements has been substantial within the Conservation Area and is harmful to significance. The introduction of an Article 4(2) Direction will help alleviate some of this minor, but harmful development.

- 2.3.6 Local character defining features include the black and white clock tower, decorative chimney pots, dogtooth brickwork, contrasting stringcourses, deep timber bracketed eaves or bay windows, lace-work iron verandas with iron columns, tile-hung walls, decorative ridge tiles and date or name stones. Some features have already been removed for example the ridge tiles to Sunnyside cottages.



*Sunnyside Cottages*

- 2.3.7 The former Firwood Library of 1936 is now the Beacon Centre operating as a Church and is a good but simple example of the Art Deco style of architecture. This style is also seen on the shelters and within the Park in the former rose gardens. To the rear of the former Library is Firwood Community Centre, which is a modern building that has no architectural merit and is an intrusive addition to the setting of the former Library. Inclusion of this area within the Conservation Area will help to ensure that the setting could be enhanced in the future through high-quality design.



*Former Firwood Library on Kings Road*



*Firwood Community Centre off Kings Road*

- 2.3.8 The Edwardian Bungalow exhibits a different style of architecture, making use of a steep pitched roof, which extends into a catslide roof supporting a deep veranda in the style of a colonial Indian or Australian bungalow. The veranda is supported by columns and arched timber bargeboards and has a distinctive roofline that should be preserved. Decorative elements should be replaced on a like-for-like basis or repaired when necessary.



*Edwardian Bungalow*

- 2.3.9 The two Lodge buildings are built in a restrained classical style with some Italianate details, and decorated with ornate brickwork or high-quality stone porches and window bays. The Lodges are found at the entrances to the park and were originally associated with the Hall but are now in private residential use. While some original features have been retained at Edge Lane Lodge, such as the high-quality roof with large slates, all windows and doors have been replaced with highly intrusive, standard uPVC examples. These are inappropriate for their use of materials, for sitting too far forward within the window opening, and for their thick frames and faux glazing bars. The Old Lodge retains some sash windows on the first floor, but those on the ground floor have been replaced with top-opening windows designed to look like sashes. Traditionally designed sash windows would have been more appropriate in this location and any further replacements should replicate the originals. Rooflights on the principal elevation of the Old Lodge are intrusive and should only be acceptable on secondary elevations and designed using slim-fit, conservation rooflights.



*Old Lodge, Cromwell Road*

- 2.3.10 The agricultural structures found within the park generally date to the late 19<sup>th</sup> century and exhibit a well-built Victorian vernacular and agricultural style. The former stables are diminutive in scale, befitting a model farm associated with the formal Hall. The range of stables, haylofts, coach house and the separate barn all retain historic timber fittings such as doors and windows but are redundant and in a poor condition. The cobbled stableyard should be retained as an important characteristic, the buildings repaired and the stables considered as an opportunity for reuse.



*Historic details such as this riding block should be retained*



*Secondary stable range*

- 2.3.11 Garden structures across the park are generally late 19<sup>th</sup> century in date and all exhibit a similar style. The structures are generally plain brick constructions, with some simple ornamentation such as blind arcading. As a group the garden walls, stores, animal house and sheds are significant and should be retained. There is some potential for enhancement, for example where more modern lean-to structures or intrusive roller shutters have been inserted.

- 2.3.12 Finally, there are several elements within the park that relate to the original Longford Hall: the brick ha-ha within the south park and the entrance portico to the Hall of 1857. Both are in a fairly poor condition and would benefit from significant restoration.

- 2.3.13 The portico is hard to understand for visitors due to the loss of its historic context although it retains a prominent position within the landscape.



*The ha-ha*

## 2.4. Building materials

- 2.4.1 The Conservation Area retains historic structures largely from the mid-late 19<sup>th</sup> century, with some early 20<sup>th</sup> century elements and later 20<sup>th</sup> century additions from its use as a public park.
- 2.4.2 The terraced residential properties are built in local brown brick with slate roofs. Some buff brick is used, for example on the Edwardian Bungalow. Welsh or Westmorland slate is the preferred roof covering as they offer a slightly patinated appearance which complements the sense of history within the Conservation Area. Spanish or other imported slate is frequently highly polished and is inappropriate for use within the Conservation Area.
- 2.4.3 The Edwardian Bungalow has a roof of clay tiles, which is an appropriate material for future replacement or repair. Decorative ridge tiles and an area of tile-hung walling with ornate tiles should be retained and repaired or replaced like-for-like when necessary.
- 2.4.4 It is important that any decorative elements on the residential terraces and former agricultural and horticultural buildings (such as the Shippon Building and Long Barn) are retained and preserved. The condition of the pointing is key to this: traditional lime mortar should be used, not a cementitious mix which will cause spalling and other damage to the brickwork over time. When decorative elements require repair, a very close match may be acceptable if the same brick or tile cannot be found. Decorative timber joinery should be replaced on a like-for-like basis.
- 2.4.5 A general lack of understanding of the historic materials and techniques used on the site has led to some inappropriate repairs in the past. Sunnyside cottages for example have been re-pointed in cementitious mortar, resulting in eroded pointing and spalled brickwork. Date stones are also eroding badly. In addition, the surviving fabric from Longford Hall has been re-pointed in an inappropriately hard mortar and the fabric is being damaged. A lack of maintenance is evident through vegetation growing out of gutters and historic stonework.
- 2.4.6 Double glazing may be considered only if the windows in question require replacing and there is no material change to appearance. For example, slim-line or conservation double glazing in timber should be used. If thermal upgrading is required, internal secondary glazing should be used, with glazing bars that mirror the originals.



*uPVC door on Edge Lane Lodge*



*Modern replacement windows in inappropriate uPVC at Longford Cottages*





*Examples of the appropriate timber and intrusive uPVC doors Longford Cottages*



*Historic and intrusive modern features on the Sunnyside Cottages*

- 2.4.7 Within the park, the agricultural and garden structures are generally constructed in a high-quality red brick, which is used extensively for boundary walls. Historic timber windows and doors survive within the former stable block and to some residential properties, but have generally been replaced with inappropriate uPVC examples. The two Lodge structures are also built in red brick, with substantial decorative elements or stone details such as quoins and bays.



*Rear wall of the walled garden area*

- 2.4.8 Within the park, the materials used for boundary treatments and paving are eclectic and vary from early decorative iron gates, to modern municipal security fencing. Much of the modern, municipal examples are inappropriate and the sheer variety of styles is harmful to character and appearance.
- 2.4.9 The original mid-19<sup>th</sup> century ha-ha and Hall portico are built in high-quality red brick with stone copings, columns and plinth.



*Damage to the surviving plinth of Longford Hall*



*Entrance to Longford Hall*

2.4.10 Modern materials such as metal handrails and smooth mass-produced red bricks have been used to create the new Larry Sullivan garden within the footprint of the demolished Hall. The additions are very municipal in character and create secluded corners and levels that are attractive to anti-social behaviour. The design and materials are very 'of their time' and not appropriate to their setting. There is much scope for enhancement within this area.

2.4.11 Other modern intrusive elements include security window guards, fencing and razor wire on the Firwood Community Centre, and inappropriate repairs to structures such as the repainting of the Art Deco-style gardener's store and shelters. For example, on the shelters, patches of paintwork that do not match existing are unsightly and damage to the render has left the modern sub-structure exposed to the elements.



*Inappropriate security measures at Firwood Community Centre*



*Damage and inappropriate repairs to the Art Deco gardener's store and shelters*

## 2.5. Scale and massing

- 2.5.1 The defining characteristic of Longford Park is its green and open spaces and its scale is defined by the height of the mature trees within the formal park and the avenues to the north and south.
- 2.5.2 The established built scale within the Longford Park Conservation Area does not exceed two storeys, which is seen on the residential terraces. Sunnyside cottages have small historic gable windows in the attic spaces, creating a further floor. The Lodge buildings (Edwardian Bungalow), café and other garden structures are generally single storey and sit low within the landscape. The former stables are generally one storey, with two storey in the north eastern section occupied by the scouts.
- 2.5.3 The rooflines of the built structures are distinctive and varied, and should be preserved and respected. Any new development should respect these existing rooflines. The new development for the stadium and fitness club outside the boundary of the Conservation Area for example, is somewhat dominant in size when entering the park from the south-east.



*Longford Cottages*

## 2.6. Green spaces, views and landscaping

- 2.6.1 Longford Conservation Area is defined by its landscape as the former setting to Longford Hall and as a public park for over 100 years.
- 2.6.2 The Conservation Area is divided into two main open spaces, which sit on either side of the central historic formal gardens associated with the Hall. To the north the character of the park is very open. The area is landscaped as sports pitches and open grassland. A central area within this northern element is fenced and hedged off and a disc golf course has been created on the disused pitch and putt. To the west is a tree-lined avenue and an older children's play area. The fields are well used by local people for a variety of leisure pursuits and are protected as a public open space. Large mature trees within the northern element are important and should be retained. Paths, hedges and fencing are not always maintained to an appropriate level and more could be done to keep these in a good condition.

- 2.6.3 To the south the character is more obviously that of formal parkland associated with a historic country house. The main avenue of trees leads from the South Lodge towards the former Hall along a tree-lined avenue. The ha-ha, Hall portico and large veteran 'landmark' trees within the parkland all add to this character and offer a tangible link to the historic use of the park.
- 2.6.4 Centrally the Conservation Area has an area to the west that could be defined as the 'service' or working elements of the park. Roads and paths connect workers housing, stables, ancillary garden structures and the walled kitchen garden. Here there are fewer horticultural features and more elements related to the public realm. In this area are the younger children's play area that has recently been extended and enhanced although there are elements within this that still need improvement, and Pet's Corner, which has a very run down appearance and is in need of enhancement.
- 2.6.5 To the east of the central area are the formal gardens, including the former rose garden, historic Japanese gardens and the former Hall; the modern Larry Sullivan gardens. The rose garden is now lawned and contains little planting. The Japanese gardens contain the most landscape features and extensive planting schemes, including many non-native species. These appear to be relatively well maintained.
- 2.6.6 The modern Larry Sullivan gardens were laid out in the 1990s and are now suffering from a lack of maintenance and are generally in a very poor condition. Their layout does not appear to correspond to the footprint of the house they inhabit, and they are inappropriate for the historic core of the park as well as a focus for antisocial behaviour as a result of their current design. Thought should be given to a renewed scheme that offers additional interpretation of the recently demolished Hall and ensures that this space, using an appropriate design approach and materials, reflects the importance of its context and stature within the park.
- 2.6.7 The mature trees and possibly some historic planting schemes (Japanese gardens) are very important characteristics of the Conservation Area. In particular, the tree-lined avenues and the carefully planted 'landmark' trees within the parkland are significant. The scale of planting is taller to the south, with smaller trees and shrubs within the formal gardens and to the north.
- 2.6.8 Throughout the park, but particularly within Pet's Corner and the Larry Sullivan gardens, the landscaping is worn, paths are overgrown and there is an air of neglect.
- 2.6.9 Many of the species within the park are native British species, but others are unusual and relate to the planting schemes of John Rylands. Examples include the Chinese ginkgo biloba tree, Indian bean tree and a Canadian Redwood.



*Landmark tree in the centre of the landscape  
beyond the hall and ha-ha*



*Damaged tree to the south of the park*



*Pet's Corner and intrusive security fencing*



*One of the tree-lined avenue in the park*



*Walled gardens*



*The Larry Sullivan Gardens*



*The formal Japanese gardens*



*Historic gates and signage*

## 2.7. Views

- 2.7.1 Views within the Conservation Area are somewhat limited due to the tree cover and it being relatively enclosed. The principal views are those 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.
- 2.7.2 Designed views associated with the historic Hall should also be protected, for example views south from the portico towards the mature parkland trees.



*Main avenue into the park*



*View across the northern field within the park*

## 2.8. Advertisements and signage

- 2.8.1 There is only one commercial premises within the Longford Conservation Area, which is the café within the Edwardian Bungalow. This café has almost no signage related to it, which is limited to an external chalkboard. Picnic benches are the only indication of its use.
- 2.8.2 Advertisements and signage within the Conservation Area relate to interpretation for visitors to the park. Older municipal signs in traditional materials have survived at some of the entrances to the park, but newer signs have also been installed, creating a confusing mix of branding and message. Within the park, there is no overall interpretation strategy for visitors and much more could be done to enhance their understanding of the park in a

cohesive way. Large format maps and some detailed interpretation does exist but is lacking in other locations.

- 2.8.3 A few recent additions include interpretation for the disc golf area, and some orienteering signs. Traffic signage such as speed limits are small but are not in keeping with the character of the park. Otherwise, signage within the park is generally unobtrusive but more should be done to create a useful and coherent scheme for visitors.



*Typical signage at the entrance to the park*



*Interpretation on the site*

## 2.9. Rear and side elevations

- 2.9.1 Rear and side elevations that have an impact on the character of the Conservation Area generally relate to those within its setting, but outside of its boundary. In particular, the houses that line Cromwell Road, Kings Road and Great Stone Road all back onto the park and have an eclectic mix of boundary treatments and modern extensions to the rear such as conservatories that are not in keeping with the character of the Conservation Area. Boundary treatments are a particular concern as each house has made use of a different material or style, ranging from modern timber panelling to chain link fencing or mature planting schemes. Although not within the Conservation Area, work should be done with owners to ensure that they are aware of the condition and need to maintain their boundary treatments.
- 2.9.2 The rear elevations of the residential properties within the park are generally historic and have not been updated with major extensions. Any additional development within these locations would have a significant impact on the Conservation Area due to their prominence and the current lack of any major changes. Single storey additions to rear elevations may be acceptable and will be assessed on a case by case basis.

2.9.3 Original outbuildings within the rear gardens and yards of Longford cottages should be retained as these are important historic structures related to the use of these worker's terraces. These could be further protected from demolition in the future under the Article 4(2) Direction. More appropriate solutions to minor intrusions such as residential bins to the rear of properties within the park should also be considered as their unsightly appearance is cumulatively harmful.



*Streets backing onto the park are characterised by narrow alleyways*



*The rear of houses, backing onto the park from Cromwell Road*



*Poor condition of rear elevations of houses backing onto the park*



*Rear elevations of Longford Cottages*



*Residential bins within the park*



*Rear extensions and historic outbuildings*



## 2.10. Boundary Treatments

- 2.10.1 Boundary treatments vary throughout the park. Along the southern boundary historic buff sandstone is used while red brick walls are apparent at the Cromwell Road entrance to the park. Some remnants of historic iron fencing and gates and traditional chestnut paling survive on the eastern boundary. These metal gates could be used as inspiration to introduce a modern but high-quality scheme of boundary treatments within the park.
- 2.10.2 The overall impression of the more modern boundary treatments is one of a non-cohesive collection of different materials, colours and styles. Municipal metal fences demarcating different areas of the park are painted different shades, tall security fencing is often used in inappropriate locations and concrete post and chain-link fences are falling into disrepair in many locations. The installation of a coherent scheme of fencing, signage and furniture would be beneficial within the park.
- 2.10.3 The fencing surrounding the Pet's Corner is particularly intrusive due to its height and functional appearance. The security fencing should be removed and a more welcoming design installed.
- 2.10.4 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. The Council should work with properties bounding the park to make them aware of the impact these are having on the park and the possibility of making improvements. Suitable treatments could include high-quality timber fencing and hedge or shrub planting schemes.



*Typical entrance barriers into the park*



*Inappropriate gates at the entrance to the park and stadium*



*Chain link fencing in a poor condition around the Disc Golf area*



*Intrusive security fencing surrounding the stadium*



*Chestnut paling at the eastern edge of the park*



*Sunnyside Cottages boundary treatment*



*Selection of inappropriate and disparate boundary treatments*

## 2.11. Public Realm

- 2.11.1 Longford Park has been a public park for over 100 years and therefore has an extensive public realm, but one which is not always cohesive. Historic access roads have been retained and are tarmacked. Entrances for vehicles into the park are somewhat problematic and should generally only be used by residents but in practice are used by visitors, with traffic issues with people parking on double yellow lines noted. The main car park to the east is somewhat underused. Traffic-calming measures along these roads are intrusive in their materials and design and road signage is fairly intrusive also. Thought could be given to how parking on site could be made residential only, and access from the west restricted to residents and maintenance vehicles only.
- 2.11.2 The main car park to the east is in a poor state of repair with potholes and a cracked tarmac surface. Renewal of the car park will go some way to encouraging visitors to make better use of it.
- 2.11.3 Pedestrian footpaths are also surfaced in modern tarmac which has the benefit of being a hardwearing surface. Condition is fair although many of the paths are unpassable following periods of heavy rainfall. In general, there are issues with park drainage which need to be investigated to prevent further deterioration on the public realm.
- 2.11.4 The Larry Sullivan gardens are very municipal in character, making use of paving slabs, steps, smooth red brick walls and painted railings. The public realm here is only 1990s in date but is in a very poor condition and would benefit from an upgrade or redesign.
- 2.11.5 Street furniture within the park is fairly standardised and consists of various designs of litter bins, metal painted park benches and lighting was installed approximately 7 years ago. 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. When upgrading is required, a more coherent scheme should be introduced (in conjunction with boundary treatments) as this would dramatically increase the aesthetic appeal of the Conservation Area.
- 2.11.6 Anti-social behaviour, vandalism and graffiti is an ongoing concern within the Conservation Area. The Larry Sullivan gardens contain several concealed and private spaces that are used for anti-social behaviour. Minor graffiti can be seen across the park but is most evident on signage and at the Firswood Community Centre. Increasing natural surveillance through open spaces and reducing security-style treatments would help to reduce unwanted behaviour.



*Municipal style fencing, benches and bins in an area of the park (near stadium)*



*Municipal street furniture and orienteering signage*

*Graffiti and vandalism*



*Intrusive speed bumps*



*Short stay parking and structures built against the rear wall of the walled garden*



*Graffiti and road signage*



*A different set of furniture within the park*



*Older children play area*



*Signage and graffiti*



*Lighting within the park*

## 2.12. New development

- 2.12.1 Due to the nature of the Conservation Area as an open space and public park, there is limited opportunity to construct any new built development. Any new development should be appropriate for its historic setting and should support the regeneration of the park or enhance the visitor experience.
- 2.12.2 The encroachment of modern development within the setting of the Conservation Area should be considered, for example Longfords Health and Fitness club and the associated stadium. This modern development takes no design cues from its historic surroundings and is harmful to character and appearance.
- 2.12.3 Inappropriate development within the Longford Conservation Area i.e. that, which will have a negative impact on the ability to appreciate its architectural history and special interest, is defined as:
- The construction of large rear or side extensions to residential properties within the Conservation Area that have a harmful impact on their setting. The demolition of historic outbuildings in rear yards is also unacceptable. The removal and/or alterations to historic boundary walls, gate posts and/or gate openings.
  - The replacement of traditional windows and doors, or character defining historic features with modern examples in inappropriate materials and designs.
  - Changes to the existing rooflines and the increase of roof heights which is not in keeping with the building's wider context.
  - Encroachment of residential properties into the green spaces of the park.
  - Alteration, re-building or new development which is stylistically inappropriate and/or comprises an inappropriate palette of materials.

- The demolition and replacement of a building identified in the Conservation Area Appraisal as a listed building or positive contributor. However, this is not an exhaustive list of buildings inappropriate for demolition. Applications will therefore be considered on a case-by-case basis.
- Any new installation of signage, street furniture, traffic-calming measures or other public realm items that do not form a coherent scheme within the park. New installations should respect their historic setting and should form a coherent scheme.

- 2.12.4 There is scope within Longford Park for new development that will have a beneficial impact on the significance of the Conservation Area. For example, the Larry Sullivan gardens are dated and in a poor condition. There is an opportunity to renovate this area and create a garden that increases visitors' understanding of the demolished Hall.
- 2.12.5 The unattractive and utilitarian design of the Firswood Community Centre is also an opportunity to replace this with something more appropriate.
- 2.12.6 There is also an opportunity to introduce a co-ordinated approach to street furniture and public realm throughout the park, by removing or enhancing intrusive features and introducing a new high-quality scheme. The existing scheme is very basic and more imaginative solutions would be welcomed.
- 2.12.7 Wider enhancements to the park would also be beneficial to the Conservation Area, for example the upgrade of Pet's Corner, improvements to the tennis courts, ongoing renewal of children's play areas and equipment, increased interpretation and storage areas for bins.

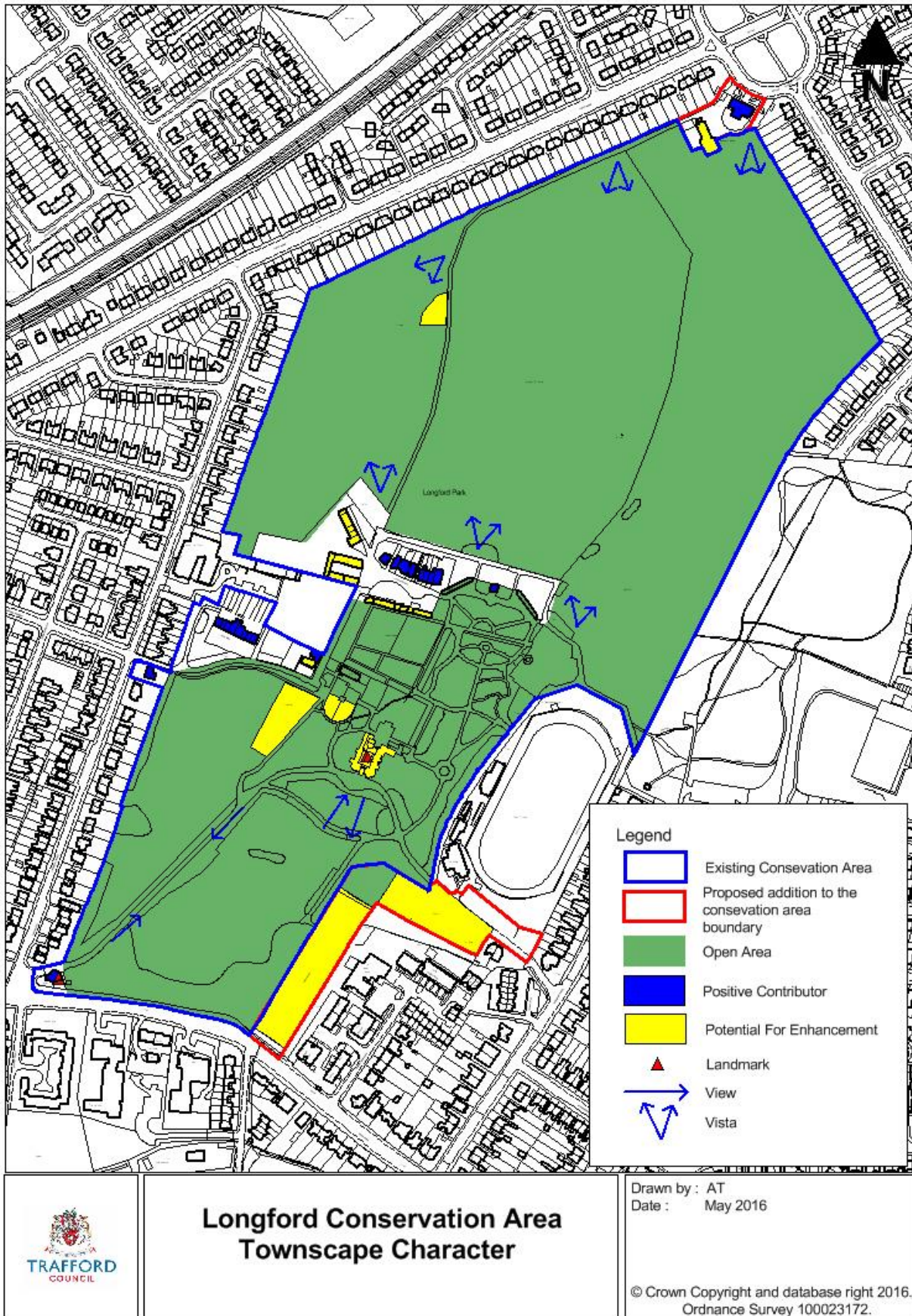
2.12.8 The former stable block (Shippon Building) and long barn behind it are both falling into disrepair. There is an opportunity to look for a viable long term financially sustainable use for these buildings that will improve their condition and also be beneficial to the Conservation Area. Once a solution has been found there will be an opportunity to look at a Heritage Lottery Fund grant for the park. Longford Park has an active Friend's Group, whose enthusiasm should be encouraged and supported to continue to make improvements within the park.



*Modern leisure facilities associated with the stadium and inappropriate security fencing*



*The modern materials within the Larry Sullivan Gardens*



Map 3 – Townscape analysis



### **3. Conservation Area Management Policies**

#### **3.1. Conservation Principles and Philosophy**

- 3.1.1 Heritage assets are an irreplaceable resource. The key aim for the protection of the Longford Park Conservation Area must be the preservation and enhancement of its character, appearance and special architectural interest.
- 3.1.2 Longford Conservation Area is an historic landscape and more recently a public park. The integrity of the Conservation Area has been at risk in recent years from a culmination of minor inappropriate alterations and a lack of funding to ensure that the landscaping and public realm remains in a good condition. The open spaces of the Conservation Area are significant and many of the buildings are positive contributors. Both will need careful management to ensure that change does not negatively affect the special interest of the Conservation Area.
- 3.1.3 The ensuing policies therefore set out parameters to manage future change to the Conservation Area. It is not the intention to prohibit change; the policies will stipulate appropriate materials, methods, and designs which will conserve the special character of the Conservation Area where change is proposed.

#### **3.2. Adoption and Enforcement**

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##### **Aims**

- To maintain the special interest of the Conservation Area, in particular to keep the park in good condition and bring back the coherence of the built structures through appropriate repairs and replacements.
- To consult on the addition of an Article 4(2) direction for the shown on Map 2.
- To ensure that building owners and local estate agents are fully aware of the Conservation Area and possible Article 4 designations which affect permitted development rights.
- To ensure the policies and guidance contained within this plan remain up-to-date.

### **Policy 1**

*The Article 4 Direction would be consulted upon, and if agreed, put in place for the houses identified on Map 2. Under the Town and Country Planning (General Permitted Development Order) 2015, the classes of permitted development proposed to be withdrawn are: Schedule 2 Part 1 Class A, B, C and D and Part 2 Class A, as such planning permission must be obtained for:*

- *The enlargement, improvement or other alteration of a dwelling house. This includes all extensions, windows, doors, cladding, dormers and alteration to its roof;*
- *The erection or construction of a porch outside any external door of a dwelling house; and*
- *The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.*

*To apply an Article 4(2) Trafford Council must define the properties to be included within the direction, consult with owners and notify them of its adoption.*

### **Policy 2**

*The Council will investigate reported cases of unauthorised development (permitted or other development) as appropriate and take action as necessary to ensure compliance with these management policies and those contained within the NPPF, Trafford's Core Strategy and Revised Unitary Development Plan.*

### **Policy 3**

*Trafford Council will make this Conservation Area Management Plan publically available for reference.*

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### **Policy 4**

*Trafford Council will review and if necessary update this plan on a regular basis, no more than five years apart, in order that the policies contained within it remain up-to-date and relevant.*

### **Policy 5**

*Any proposals within the Conservation Area should be compliant with the guidance and policy contained within the Core Strategy. Relevant policies include R1 (Historic Environment) and R2 (Natural Environment), while Policy R1.3 deals specifically with Conservation Areas in Trafford Borough.*

### **Policy 6**

*Seek to undertake a Heritage at Risk strategy for the Conservation Areas across Trafford Borough that sets out and prioritises the buildings at risk, and provides a strategy for dealing with them in a targeted way. This strategy could include ways to engage with owners and the enforcement options available to the Council.*

### **3.3. Design, Materials and Techniques**

Sections 2.2, 2.3 and 2.4 of this Management Plan provide further detail relating to the following policies.

#### **Aims**

- To ensure that historic fabric does not become irreversibly damaged or lost through the use of inappropriate materials and techniques.
- To preserve the architectural integrity and quality of the Conservation Area.
- To ensure the varied character of the buildings in the Conservation Area is preserved through the continued use of an appropriate palette of materials and features.

#### **Policy 7**

*Ensure that adaptations to achieve 21<sup>st</sup> century expectations are sensitive to the historic character and appearance of the building; balancing the need for new facilities or extensions with the retention of original features, detailing and decorative materials.*

#### **Policy 8**

*Each proposal for change is to be informed by an assessment of the existing building and its wider context in line with the requirements of national guidance. Proposals for change will be assessed on a case-by-case basis.*

#### **Policy 9**

*Repair work to historic buildings is to be carried out using like-for-like materials and using the appropriate traditional technique.*

#### **Policy 10**

*Brick walls should not be painted or rendered. Where repairs are needed to the brickwork this should be done with like-for-like replacements.*

#### **Policy 11**

*Lime mortar matching the colour and material composition of the existing pointing and render should be used for any repointing or re-rendering works to historic buildings and boundary walls.*

#### **Policy 12**

*Original architectural detailing and features are not to be removed or replaced, unless on a like-for-like basis if poor condition requires it. All replacement features to the front of properties should conform to the original design of the property, as described in the design guidance above. Local character defining elements as set out within section 2.3.6 are of particular importance and should be repaired using like-for-like materials and using the appropriate traditional technique. Decorative features, and simple decorative brick elements should all be retained where possible.*

#### **Policy 13**

*Rainwater goods should be painted in dark green, grey or black cast iron or aluminium.*

**Policy 14**

*Roofs should be repaired with the original roofing material; this will either be in Welsh or Westmorland slate or clay tiles.*

**Policy 15**

*If the replacement of doors or windows is proposed, whether the existing is of timber or uPVC, any further replacements should be in timber and should represent a significant improvement over the existing. Where windows are replaced, they should respect the size and form of the original opening(s) and glazing bars, and be of an appropriate traditional design. Replacement doors and windows should not detract from the established character of the building.*

**Policy 16**

*If thermal upgrading is required, secondary glazing with a frame that follows the glazing bars of the external window should be used. Replacing single glazing with double glazing is acceptable only if the windows require replacing and there is no material change to appearance i.e. making use of slim line/conservation double glazing. Historic glazing should be retained where possible. UPVC and standard double glazing would not be an appropriate option for replacement windows in the Conservation Area, for both its aesthetic impact and the detrimental effect this modern material can have on historic buildings which should 'breathe' through traditional, more permeable materials, such as timber.*

**Policy 17**

*Ducting, ventilation, satellite dishes, wiring, solar panels and other functional features should not be installed on the primary elevation of properties.*

**Policy 18**

*Extensions will not be permitted on principal elevations. Additions to rear elevations should be unobtrusive and subservient to protect the visual amenity of the Conservation Area. The demolition of historic outbuildings to the rear of residential properties (such as WCs) within the park will not be permitted.*

**Policy 19**

*The installation of garage doors, modern windows or light wells at the front of the property should not be permitted if they harm the appearance of the Conservation Area. This will include the inappropriate use of materials, the loss of front gardens and boundary treatments or the introduction of hardstanding.*

**Policy 20**

*Roof lights should not to be installed in locations that impact on the aesthetic value of the principal elevation and should not be disproportionately large compared to the established fenestration. Conservation roof lights should be installed rather than standard roof lights. The addition of dormers is not an appropriate feature within the Conservation Area.*

**Policy 21**

*The agricultural character of the Shippon Building and Long Barn should be retained through the careful repair and conservation of these structures. Timber features such as windows and doors should be retained and the simple red brickwork and roofs repaired where necessary. Modern intrusions such as lean-to shelters and metal roller shutters should be removed where possible.*

### **3.4. Green spaces, views and landscaping**

Sections 2.6 and 2.7 of this Management Plan provides further detail relating to the following policies.

#### **Aims**

- To preserve and enhance the mature planting and green, open spaces of the Conservation Area.
- To preserve key views within the Conservation Area.

#### **Policy 22**

*Where resources allow, a tree management strategy should be prepared and implemented throughout the Conservation Area, taking into consideration Tree Preservation Orders.*

#### **Policy 23**

*Where resources allow, the Larry Sullivan gardens should be overhauled and updated to create a more welcoming environment that discourages anti-social behaviour and better explains the history of the Hall and the park to visitors.*

#### **Policy 24**

*The open spaces and key views (identified on Map 3) within the Conservation Area should be protected from redevelopment. Development of open spaces, including the addition of hardstanding for parking or other uses is not acceptable. Development for leisure uses or uses which will ultimately enhance the user experience of the park or contribute to the future sustainability of the park may be acceptable and will be considered on a case-by-case basis.*

### 3.5. Advertisements and Signage

Section 2.7 of this Management Plan provides further detail relating to the following policies.

#### Aims

- To provide detailed design guidance for owners and applicants regarding advertisements and signage.

#### Policy 25

*Any proposed additional signage within the Conservation Area should form part of a cohesive interpretation and signage strategy that would enhance appearance of Longford Park and improve the visitor experience.*

#### Policy 26

*Any new signage associated with the Edwardian Bungalow café should be minimal, in subtle designs and traditional materials.*

### 3.6. Rear and side elevations

Section 2.9 of this Management Plan provides further detail relating to the following policies.

#### Aims

- To retain the character of the built environment and avoid harmful development.

#### Policy 27

*No extensions will be permitted on principal elevations within the Conservation Area. Substantial rear or side extensions are unlikely to be permitted. Small single storey extensions will be considered on a case-by-case basis.*

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#### Policy 28

*Historic outbuildings within rear yards should be retained and repaired as important historic structures.*

#### Policy 29

*Rear and side extensions and the treatment of boundaries to houses surrounding the park should respect the historic setting of the public park.*

### **3.7. Boundary Treatments**

Section 2.10 of this Management Plan provides further detail relating to the following policies.

#### **Aims**

- To avoid low-quality boundary treatments that have an undesirable effect on the character of the Conservation Area and the removal or alteration of those boundary treatments, which add to the character and appearance of the Conservation Area.
- To ensure the consistent character of the Conservation Area is preserved and enhanced.

#### **Policy 30**

*The historic low-level brick and stone boundary walls surrounding the park are to be retained. Boundary treatments to the residential properties within the park should also be preserved. Within the park, replacement boundary walls are to extend no higher than the original or existing. Supplementary planting and modern railings are unsuitable and will be discouraged.*

#### **Policy 31**

*When replacement or repair is required, modern boundary treatments to public areas within the park should be replaced with a coherent scheme that can be used across the park. This should be high-quality and could take design cues from historic metal fencing and gates that survives.*

#### **Policy 32**

*Security fencing within the Conservation Area is generally not necessary and this should be removed or remodelled to create a more welcoming atmosphere.*

#### **Policy 33**

*Boundary treatments to houses surrounding the park should be appropriate to their setting. Appropriate treatments for those properties that bound the park include high-quality timber fencing and native hedge or shrub planting. Chain fences, security fences and overly tall fences will not be permitted.*

#### **Policy 34**

*Pointing to boundary walls is to be minimal and of traditional lime mortar.*

### **3.8. Streetscape and Public Realm**

Sections 2.11 of this Management Plan provide further detail relating to the following policies.

#### **Aims**

- To enhance the character and appearance of the Conservation Area by improving the public realm in a way that is appropriate for its historic setting.

#### **Policy 35**

*Areas of historic road surfaces should be repaired and preserved, for example those within the former stableyard. Reinstatement is also encouraged. Where funding permits, a strategy should be sought and implemented regarding maintenance of the pedestrian routes to ensure they remain in good condition.*

#### **Policy 36**

*Where resources allow, street furniture such as benches, bins and fencing should all be replaced or upgraded with a coherent scheme of high-quality design that seeks to enhance the significance of the Conservation Area. In particular, the public realm within the Larry Sullivan gardens should be upgraded for aesthetic reasons and to deal with anti-social behaviour.*

#### **Policy 37**

*Discordant lighting columns and different levels of lighting are found throughout the Conservation Area and will be replaced using reduced light levels “warm white” LED lighting. When necessary to replace lighting columns, they should be of the appropriate height to meet recommended safety levels for the type of street but where possible be in a style sympathetic to the historic character of the area.*

#### **Policy 38**

*Historic pedestrian routes such as the avenues and routes through the gardens should be preserved.*

#### **Policy 39**

*When traffic-calming measures are required, these should be designed to be sensitive to their historic environment. Signage should be minimal and care should be taken that incremental changes do not create a cluttered environment in the long-term.*

#### **Policy 40**

*Where resources allow, improvements to the car park should be made in order to enhance the setting of the Conservation Area and to make it more appealing to visitors. Consideration should be given to making on-site parking (to the west) resident-only.*



### **3.9. Demolition, extensions and new development**

Section 2.11 of this Management Plan provides further detail relating to the following policies.

#### **Aims**

- To retain the character of the built environment within each character area and the wider Conservation Area.
- To preserve potentially significant archaeology within the Conservation Area.

#### **Policy 41**

*Any new development should take inspiration from the established architectural styles within the Conservation Area. Appropriate features, materials and detailing are to be integrated into the design. Modern design is not prohibited within the Conservation Area but should be sympathetic to its historic context; have regard to appropriate siting; of a high standard; of an appropriate scale and proportions; and use appropriate, high-quality materials.*

#### **Policy 42**

*Extensions to an existing building should have regard to its established style by respecting the building's extant features, form, proportions and materials.*

#### **Policy 43**

*Redevelopment of the Shippon Building and Long Barn should be carried out in a way that respects the historic character of the buildings and is sensitive to its setting. Extensions to accommodate new activities or a suitable commercial use should be subservient to the historic structure. The former depot site to the rear of these buildings could be redeveloped as part of a plan to make the park more sustainable.*

#### **Policy 44**

*Any further extensions to the stadium and fitness club should be carefully considered to protect the setting of the Conservation Area to the north and east.*

#### **Policy 45**

*New development within the Conservation Area that seeks to enhance the visitor experience of the park is to be encouraged. For example, the renovation and reuse of the former stables, the upgrading of the Larry Sullivan gardens, installation of interpretation and improvements to the tennis courts, play facilities and Pet's Corner.*

#### **Policy 46**

*Demolition is only likely to be permitted if it involves the replacement of a property that has not been defined as a positive contributor to the Conservation Area. This will be considered on a case-by-case basis. The design of any replacement building should reflect the character and appearance of the Conservation Area and have regard to the other policies in this management plan.*

**Policy 47**

*The scale of any new development should mirror the existing building and plot sizes. The Council reserves the right to refuse applications where any proposed development impedes on the building density of the wider area and/or the characteristics of the Conservation Area.*

**Policy 48**

*Where proposed, solar panels should be discreetly located on secondary elevations. The installation of solar panels on principal elevations or those with high visibility from within the park is discouraged.*

**Policy 49**

*Trafford Council must consult with the Greater Manchester Archaeological Advisory Service on the potential to uncover archaeological evidence of medieval or Anglo-Saxon features relating to the agricultural activity or settlement in these periods if any development is proposed which may affect this.*

## **4. Implementation and Review**

- 4.1.1 Following consultation and any necessary subsequent amendments, this Conservation Area Management Plan will be adopted by Trafford Council as a Supplementary Planning Guidance document. The design guide and policies contained within it will be a material consideration in the determination of planning applications and appeals for proposed works within the Conservation Area.
- 4.1.2 Both Trafford Council and building owners are responsible for the implementation of this plan. It is the responsibility of building owners and occupiers to gain the necessary consents for any changes to their property and to avoid making unlawful changes without consent. It is Trafford Council's responsibility to review and determine planning permission for changes within the area, monitor the condition of the Conservation Area, maintain and enhance the public realm, keep building owners informed of the Conservation Area designation and to review and update this plan on a regular basis.

## Appendix A: Bibliography

### Planning Policies

- Planning (Listed Buildings and Conservation Areas) Act 1990
- Department of Communities and Local Government, *National Planning Policy Framework* (2012)
- Trafford Core Strategy (adopted January 2012)
- Trafford Metropolitan Borough Council, *Linotype Conservation Area, Broadheath, Altrincham, Supplementary Planning Guidance – PG23* (November 2000)

### Historic England

- Listed Buildings: <https://www.historicengland.org.uk/advice/hpg/has/listed-buildings/> (accessed 9 June 2015)
- 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)
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- 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: North West, (2006)
- Conservation Principles Policies and Guidance, (2008)

## **Appendix B: Contacts**

### **Trafford Council Contacts**

General development enquiries concerning Longford Park 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](mailto:gmaas@salford.ac.uk)

### **National Organisations**

#### **Historic England (formerly English Heritage)**

North West Office, 3<sup>rd</sup> Floor Canada House, 3 Chepstow Street, Manchester, M1 5FW  
Telephone: 0161 242 1416. <http://www.historicengland.org.uk/>. email: [northwest@HistoricEngland.org.uk](mailto: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](http://www.victorian-society.org.uk) email: [admin@victorian-society.org.uk](mailto:admin@victorian-society.org.uk)

#### **Georgian Group**

6 Fitzroy Square, London W1T 5DX  
Telephone: 087 1750 2936 [www.georgiangroup.org.uk](http://www.georgiangroup.org.uk) email: [info@georgiangroup.org.uk](mailto:info@georgiangroup.org.uk)

#### **Twentieth Century Society**

70 Cowcross Street London EC1M 6EJ  
Telephone: 020 7250 3857 [www.c20society.org.uk](http://www.c20society.org.uk) email: [coordinator@c20society.org.uk](mailto:coordinator@c20society.org.uk)

#### **Institute of Historic Building Conservation**

Jubilee House, High Street, Tisbury, Wiltshire SP3 6HA  
Telephone: 01747 873133 [www.ihbc.org.uk](http://www.ihbc.org.uk) email: [admin@ihbc.org.uk](mailto:admin@ihbc.org.uk)

## Appendix C: Control Measures Brought About By Designation

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'.<sup>10</sup> This requirement, as set out in legislation, is also reflected in national and local policy.

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.
- 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.

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<sup>10</sup> Section 72 (1) Planning (Listed Buildings and Conservation Areas) Act 1990.

## **Appendix D: Glossary of Architectural Terms**

### **Coping**

A course of masonry or brickwork that caps a wall in order to minimise water ingress. It can either slope in one direction (splayed or wedge coping) or slope in two directions away from a central high point (saddle coping).

### **Designated Heritage Asset (NPPF, Annex 2 definition)**

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.

### **Heritage Asset (NPPF, Annex 2 definition)**

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).

### **Lime Mortar/Render**

A type of mortar/render composed of lime and an aggregate, such as sand, mixed with water. It is a soft, porous material that works particularly well with softer building materials such as historic brickwork, terracotta or natural stone.

### **Non-Designated heritage asset (NPPF, Annex 2 definition)**

A building, monument, site, place, area or landscape identified as having a degree of significance that is not protected under legislative framework.

### **Quoin**

A dressed or emphasised stone at the corner of a building, used for strength or to create a feature of the corner or an impression of strength. They can be imitated in brick or other materials.

### **Sash Window**

A window formed of one or more moveable panels formed as a frame to hold panes of glass. The panels are balanced by concealed weights and open by sliding in grooves.

### **String Course**

A horizontal band or moulding, either of stone or brick, that projects from the surface of a wall.

### **Side Hung/Top Hung Casements**

A window that is attached to its frame by one or more hinges and opened by using a crank or handle that also serves as a window lock. It can either be hinged at the side (side hung) or at the top (top hung) to open inwards or outwards.