

Ryebank

Chorlton,
Manchester

Heritage Statement



Prepared for:
**STEP PLACES,
SOUTHWAY HOUSING
TRUST, MANCHESTER
METROPOLITAN
UNIVERSITY**

**February
2025**

Prepared by:



Stephen Levrant: Heritage Architecture Ltd
Canada House, 3 Chepstow Street, Manchester, M1 5FW
www.heritagearchitecture.co.uk



1. Introduction and Purpose

This Heritage Statement has been written by Stephen Levrant Heritage Architecture Ltd (SLHA), an architectural practice specialising exclusively in the historic environment.

SLHA have been commissioned by Step Places, Southway Housing Trust, and Manchester Metropolitan University to prepare a Heritage Statement for the proposed erection of a residential development comprising 120 dwellings (including a mix of housing types and tenures) together with open spaces, landscaping, sustainable drainage features, cycleways and pedestrian footways, vehicular accesses and highways, parking provision and other associated works. The Site does not contain any statutorily or locally listed buildings, nor is it located within a conservation area, however it is located adjacent to the boundary of the Longford Conservation Area.

This Heritage Statement appraises identified features of the surrounding historic built environment within the context of the Site and provides a description of their significance and setting in order to understand the capacity for change and potential impact of the Proposed Development. As the Site is of an area of semi-wild fields/mature planting (**Figure 1**) with no built structures, it will be clear there will be no direct (i.e. physical) impact on any heritage assets. The focus of the following statement, therefore, will be on the indirect (visual) heritage impact.



Figure 1 – An aerial view looking north over the Site, shaded red. (Source: Google)

In line with the requirements of the National Planning Policy Framework ('NPPF') (paragraph 207), the purpose of this report is to first set out the significance of heritage assets which are likely to be affected by the Proposed Development (**Section 11**) and subsequently assess the degree of change and relative impact of the Proposed Development upon their significance (**Sections 14-15**).

This Statement, and the preceding conservation advice to the project team, has been prepared in the context of relevant national and local heritage planning policy.

2. Location

The site is located in the Chorlton area of Manchester and is bounded by the rear of houses on Rye Bank Road and Great Stone Road to the north, the rear of houses on Peveril Crescent and Copley Road to the east, Longford Road to the south and the eastern boundary of the Longford Conservation Area to the west.

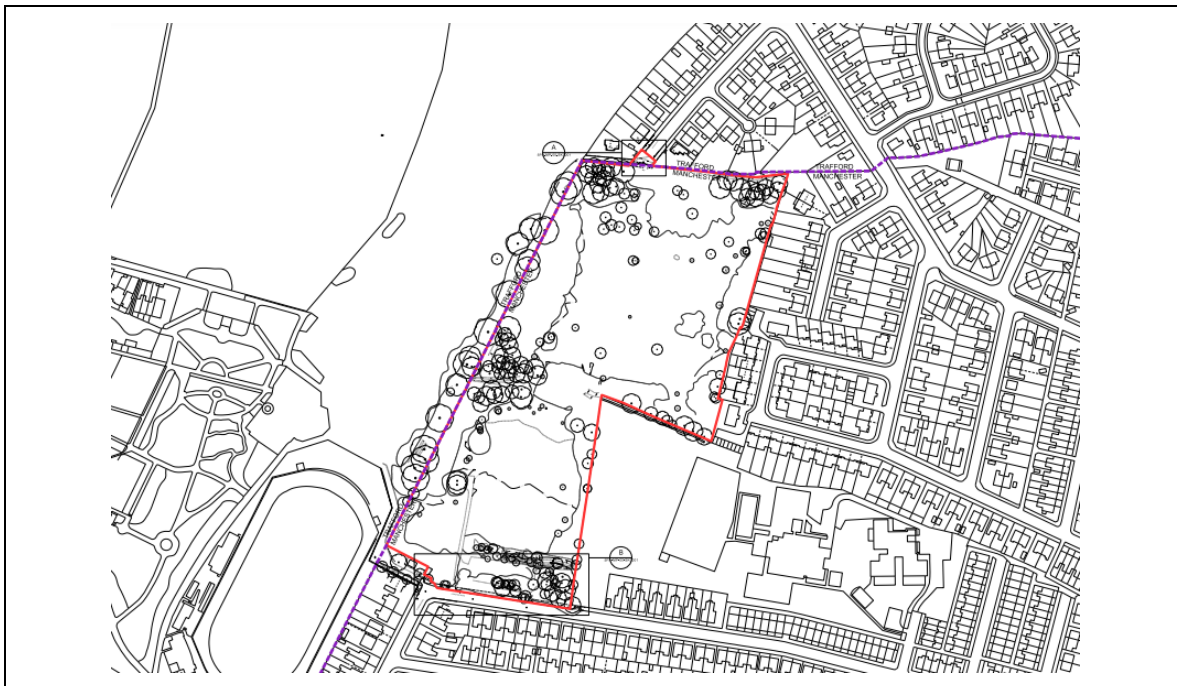


Figure 2 – Current map showing the location of the Site (outlined in red) and boundary between the Trafford and Manchester districts (purple outline). The Site boundary slightly extends into Trafford at the north. (Source: 5plus Architects).

3. Area of Analysis

Due to the low-scale nature of the Proposed Development, consideration has been given to a 250m study area around the Site. The area of analysis provides a focus for assessment but is not intended to be prescriptive; buildings outside this 'boundary' are considered where relevant. Professional judgment has been used to determine the scope of the study area, 250m is considered to be appropriate in relation to the scale of the proposals and the intervisibility between the Site and the heritage assets in the locality.

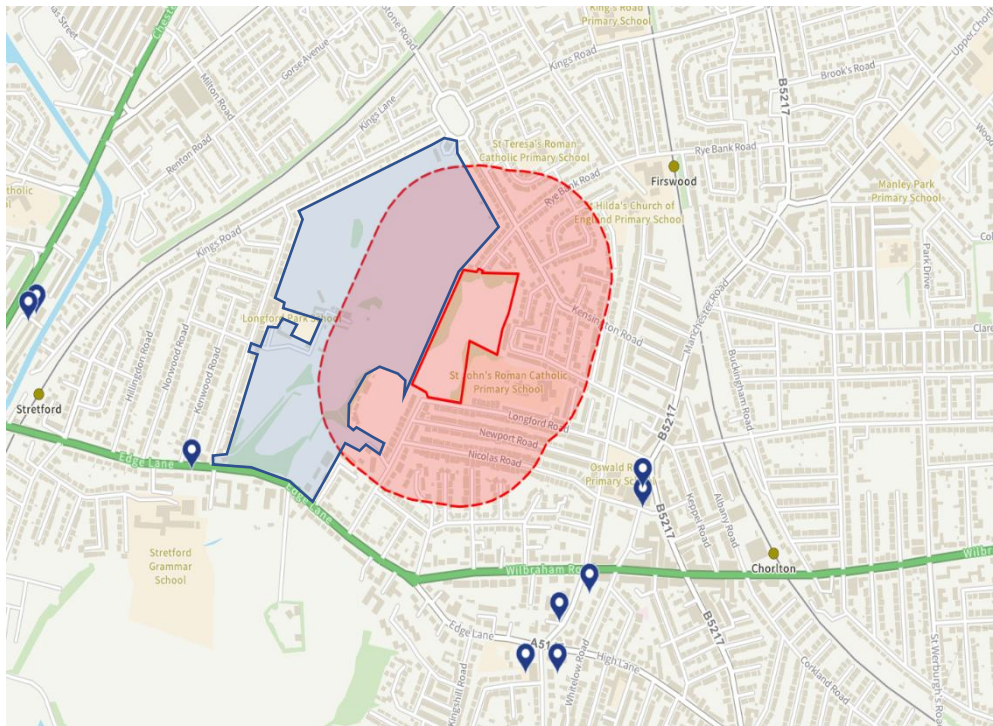


Figure 3: Modern map showing the location of the Site (outlined red) with a 250m radius around the Site (shaded red). Listed buildings outside of the 250m boundary are marked by blue markers. The Longford Conservation Area (shaded blue) can be seen to border the western boundary of the Site. **(Source: Historic England)**

4. Statutory Designations

The Site contains no statutorily listed buildings, locally listed buildings or conservation areas, and is not within the setting of any listed buildings, however, the Site is located adjacent to the eastern boundary of the Longford Conservation Area, the setting of which could be affected by the Proposed Development **(See Figure 4 below)**.

Trafford Council's Longford Conservation Area appraisal confirms the focus for the designation of the Conservation Area is the main Longford Park area, which abuts the Site's western boundary. The Conservation Area appraisal identifies key views along the tree-lined path to the south of the park, and the open vista across the north of the park. It will be evident that the views into and across Longford Park, especially its central and southern parts, would be sensitive to change.

The Conservation Area's character is largely defined by the current Longford Park, which retains some key elements of the since demolished "*historic private estate and designed landscape associated with a country house*" (Trafford Council's Longford Conservation Area Appraisal 2016). Ryebank (The Site) is located outside of the Conservation Area but shares much of its eastern boundary and does form part of its open setting.

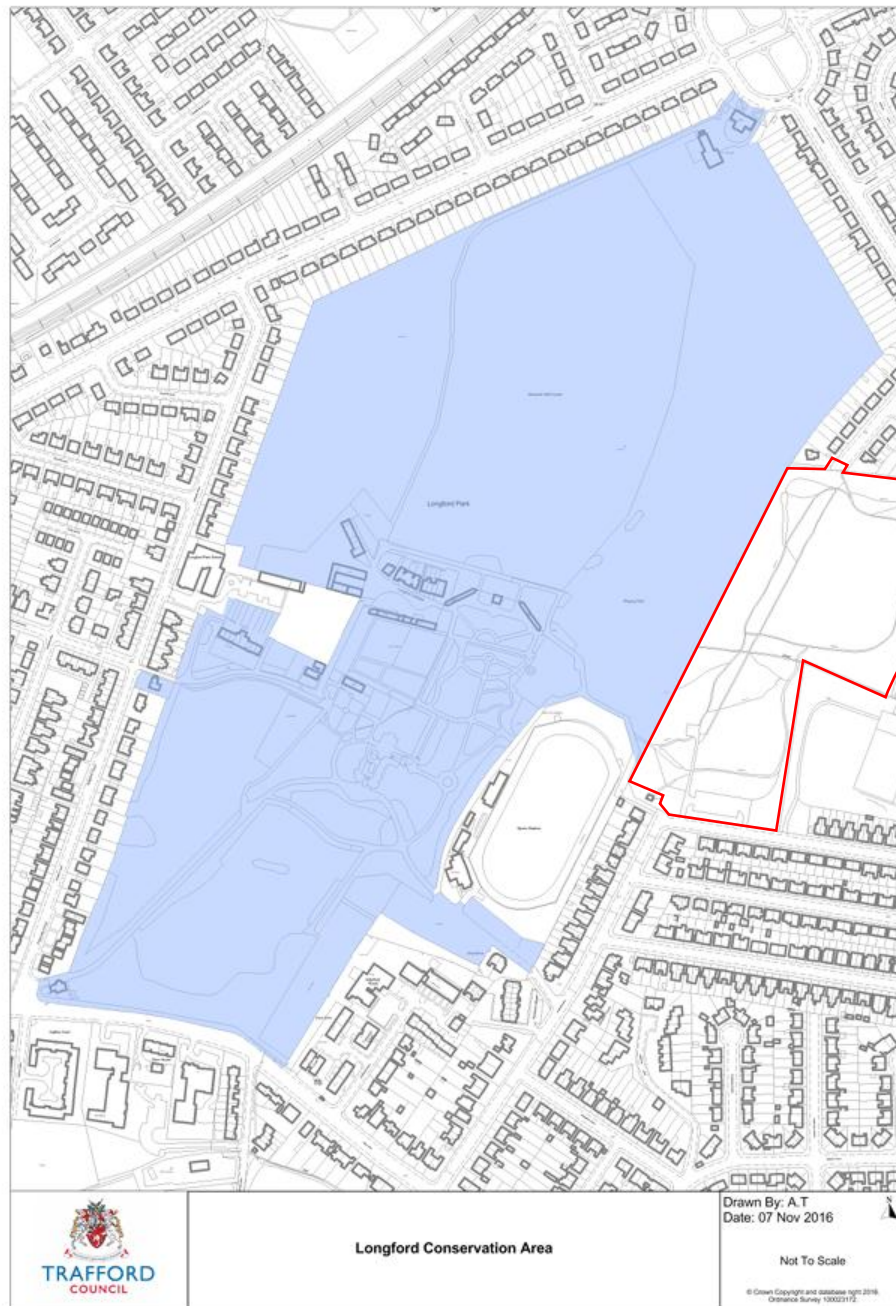


Figure 4 – Map showing the location of the Longford Conservation Area (shaded blue) and the Ryebank Site (highlighted red). (Source: Trafford Council)

5. Non-designated Heritage Assets

Local planning authorities may identify non-designated heritage assets. These are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions, but which are not formally designated heritage assets. In some areas, local authorities identify some non-designated heritage assets as ‘locally listed’.

Some non-designated assets, such as buildings of good local character or sites of archaeological interest, are of heritage significance but not at a level that would pass the threshold for national designation. Such assets can, singularly and collectively, make an important, positive contribution to the local environment.

The Site sits within the boundary of Manchester City Council and extends slightly into the jurisdiction of Trafford Council, where the Longford Conservation Area is sited. Longford Conservation Area has a number of locally listed buildings within its boundary. **The Proposed Development to redevelop the Site does not have the potential to have a visual impact on any locally listed buildings contained within the Conservation Area.** This is because the Site boundary between the Conservation Area and Ryebank is characterised by mature tree planting and a raised bank which restricts the views into Site from the Conservation Area at the west.

Due to the low-rise scale of the Proposed Development and the dense, mature tree lined linear boundary between the Site and Longford Conservation Area, it is considered that the settings of any locally listed buildings within a 250m radius will not be affected by the Proposed Development. **(See Figures 15-17 below).**

6. Archaeological potential

Due to the previous use of the Site for brick making and residential use, there may be some **potential for below-ground archaeology** within and around the Site of post-medieval date. Please refer to the Desk-Based Assessment ('DBA') Addendum provided by Wardell Armstrong for further information.

7. Planning Policy

The Planning (Listed Buildings and Conservation Areas) Act 1990

The Planning (Listed Buildings and Conservation Areas) Act 1990 provides the legislative framework which governs the specific protection for buildings and areas of special architectural and/or historical interest, over and above that provided by development management policies at a local level.

Section 72(1) regarding Conservation Areas is applicable, stipulating that *"special attention shall be paid to the desirability of preserving or enhancing the character or appearance"* of a designation area.

National Planning Policy Framework ('NPPF') (2024)

The revised NPPF was published in December 2024. The NPPF constitutes the Government's view of what sustainable development in England means in practice.

Chapter 12 (Design) of the NPPF establishes the Government's framework and approach towards design. The NPPF states at **Paragraph 131** that *"good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities"*.

The NPPF identifies the protection and enhancement of the built and historic environment as a key component of one of three overarching objectives (an environmental objective) of the planning system required to achieve sustainable development (**Paragraph 8, point c**).

Chapter 16 (Conserving and Enhancing the Historic Environment) sets out the Government's detailed approach and policies relative to the historic environment in a planning context, its conservation and enhancement.

The focus of the Government's planning policy guidance is to ensure that account is always taken of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation (**Paragraph 203, point a**).

Paragraph 207 stipulates that Local Authorities should require applicants to describe the significance of any assets that have the potential to be affected by development proposals, including any contribution their setting makes to an appreciation of their significance. The NPPF determines that this description should be proportionate to the assets' significance and *"no more than is sufficient to understand the potential impact of the proposal on their significance"*.

Paragraphs 212-215 of the NPPF should be read together. In **Paragraph 212**, the NPPF stresses that *"great weight"* should be given to the conservation of designated heritage assets in the planning balance, defining that the *"more important the asset, the greater the weight should be."*

Paragraph 213 determines that *"any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification"*.

Paragraph 214 establishes that *"where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm"*.

Paragraph 215 states that: *"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use"*.

Planning Practice Guidance ('PPG') (2014 and as subsequently amended)

The PPG is an online document which is amended as required by the Government. It provides current advice to assist with the interpretation of the NPPF. The section that advises on "enhancing and conserving the historic environment" of the current iteration of the PPG has been reviewed and referenced in the course of producing this Heritage Statement.

Local Policy

This document considers Manchester's Core Strategy (2012) which identifies **Policy EN 3** as the principal guiding principle on Heritage. It seeks to provide guidance on development in areas with recognised historic character. The second paragraph of Policy EN 3 was superseded following the adoption of Places for Everyone Joint Development Plan (2024).

This report also considers recently adopted policy the Places for Everyone Joint Development Plan (adopted March 2024). The Heritage Statement seeks to adhere to **policy JP-P2** within this document, specifically “Ensuring that the heritage significance of a site or area is considered in accordance with national planning policy in the planning and design process”.

Trafford Borough Council: Local Plan and Core Strategy

Trafford Council is in the midst of developing a Local Plan and Design Guide and Design Code, the consultation for these documents was underway in 2023. The Core Strategy (adopted January 2012) and Revised UDP (adopted June 2006) and the Greater Manchester Places for Everyone Joint Development Plan (2024) are relevant documents within the current iteration of the Trafford Local Plan which provides the overarching framework for decision-making on any applications for proposed development in Trafford.

The Core Strategy sets out an overarching strategy and development principles for Trafford. **Policy RI** outlines the council’s policies in regard to the historic environment. The following policies and guidance are relevant to in relation to heritage assets in the setting of the Site:

Paragraph 21.1 states that, *“Heritage assets are buildings, monuments, sites, or landscapes of historic, archaeological, architectural or artistic interest **whether designated or not**. The significance, character, and appearance of these heritage assets are qualities that will be protected, maintained and enhanced.”*

As stated in **Paragraph RI.1**, *“All new development must take account of surrounding building styles, landscapes and historic distinctiveness.”*

Paragraph RI.5 makes clear that the Council will *“identify, preserve, protect and enhance the positive features and characteristics of Trafford’s historic environment, through the Land Allocations DPD, the maintenance of the Historic Environment Record, the preparation of local lists, Supplementary Planning Documents and development briefs, as appropriate”*. This is further supported in **Paragraph RI.6**, which states that developers will be required to demonstrate how their development will protect, preserve and enhance Trafford’s Heritage Assets

Historic England Guidance

In 2015 Historic England released three Good Practice Advice notes supporting the implementation of national policy and the related guidance provided within the PPG. Good Practice Advice Note 2 - Managing Significance in Decision-Taking in the Historic Environment (2015) (‘GPA2’) and Good Practice Advice Note 3 - The Setting of Heritage Assets (amended December 2017) (‘GPA3’) have both been utilised in the preparation of this report and in order to gain a full understanding of the relevant issues.

This report also accords with the guidance and approach established in Historic England’s Advice Note 12 - Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019) and Conservation Principles, Policies and Guidance (2017).

8. Historic Development of the Site

Longford Hall Estate

Ryebank (The Site) originally formed one of a number of large pasture fields to the immediate east of the Longford Hall Estate. It was bisected east-west by Longford Brook and contained some natural ponds to the southern part.



Figure 5: OS map of 1848, showing the Site as open fields associated with the Longford Estate, which was then owned by Thomas Walker who lived in the Hall until his death in the mid-1850s. (Source: National Library for Scotland)

Longford Hall was first referenced as a residential building in the 17th Century when the Mosley family owned the land. The estate changed hands several times from the late 18th Century, and in 1787 the site of the Hall was formed of a small collection of buildings, possibly a farmhouse, and was owned by prominent cotton merchant Thomas Walker, who was known for his firm stance on the abolition of the slave trade in the UK.

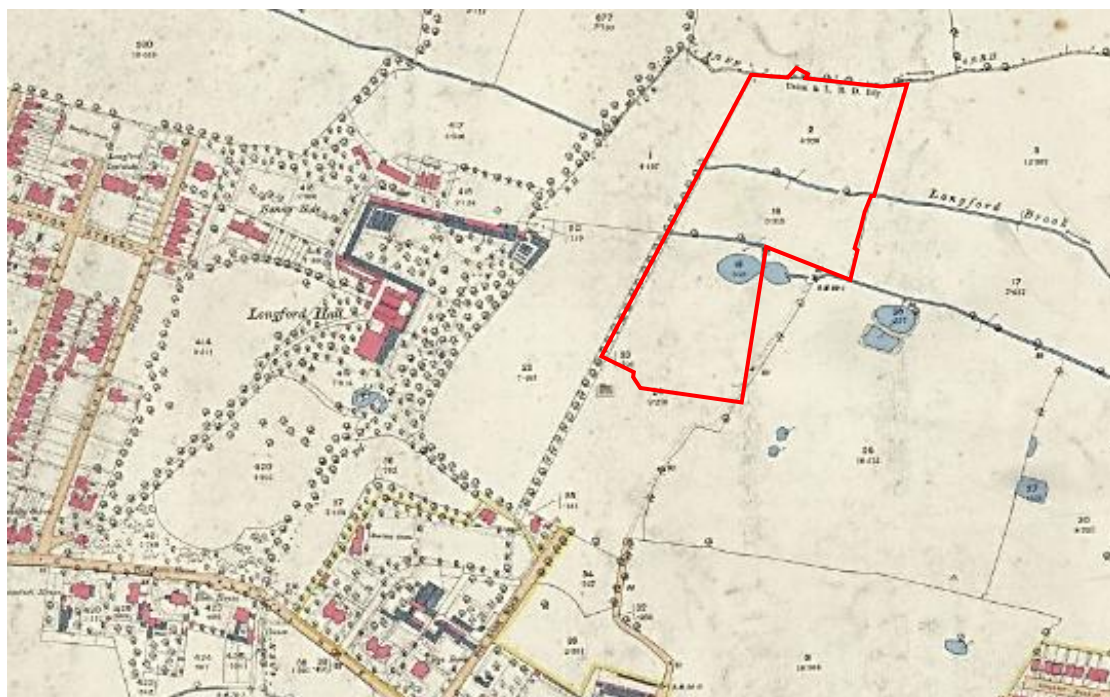


Figure 6 – 1892 OS map – This late-Victorian map of the Site and environs shows that at this time the Site still formed part of a number of fields to the east of the Longford Hall estate. (Source: National Library of Scotland)

In 1855, John Rylands (1801-1888), an extremely successful and well-known cotton magnate and philanthropist, purchased Longford Hall and its associated land from Charles James Stanley Walker, the son of Thomas Walker. Rylands demolished the buildings that were extant and built a mansion in which he lived from 1857 until his death in December 1888.

Rylands was a notable public figure who served as High Constable of the Salford Hundred and was made a Justice of the Peace for Lancashire in 1869. After his death, his widow, Enriqueta Rylands, continued his philanthropic nature and established the internationally renowned John Rylands Library in central Manchester, for which his name is best-known today.

After Enriqueta Rylands passed away in 1909, Longford Hall and estate was sold to Stretford Council in 1911 (**Figures 9 & 10**). The park was opened to the public in 1912 and the Hall was used for offices.

Jackson's Brickworks

In 1902 the Chorlton Land & Building Company Ltd acquired the rights to extract minerals and use land to the south-east of the Site for mining clay. Its fields were developed into a brick manufacturing works called the Chorlton Brick Company with a brick kiln and other manufacturing buildings to the eastern side of the plot, whilst the western side was utilised as clay pits for the brickmaking process.

During this period the largely rural area surrounding the Site was starting to be developed for housing. This led to the development of the current, surrounding road layout, including the construction of Longford Road to the south and a short cul-de-sac street called Cardiff Road, which extended north into the Site from Longford Road. Cardiff Road is thought to have been used as worker's cottages associated with the brickworks at the east of the Site. The road consisted of eleven terraced houses which were established between 1903-1907, by the Chorlton Land & Building Company.

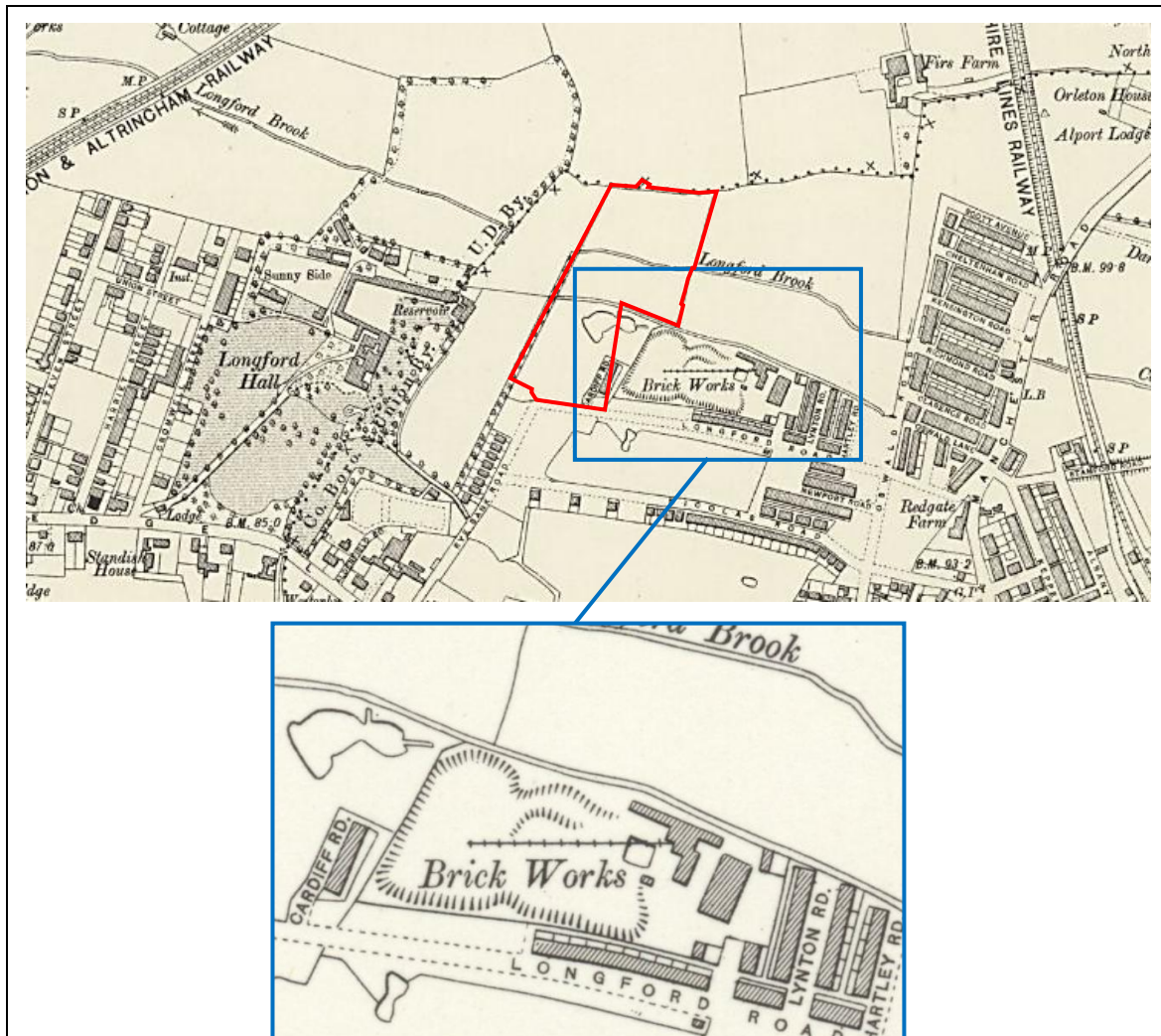


Figure 7 – 1908 OS map – This Edwardian map of the Site shows that by this date the surrounding area to the east and south had begun to be developed with newly laid out streets of terraced and semi-detached housing. To the south of the Site a new street called Longford Road has been constructed, which now defines the southern boundary of the Site.

To the middle of the Site can be seen a new row of terraced houses, constructed on a cul-de-sac called Cardiff Road. To the east of the Site a large new brickworks has been constructed (outlined blue), including manufacturing buildings and a large area of clay pits. **(Source: National Library of Scotland)**



Figure 8 – Aerial photograph from 1932 showing the brick works, note the large kiln and clay pits adjacent to the west. (Source: Historic England Aerial Images)



Figure 9 – 1933 aerial photograph looking towards the western boundary of the Site from the roof of Longford Hall. The terraced houses on Cardiff Road can be seen through the trees to the extreme right) (Source: <https://chorltonhistory.blogspot.com>)

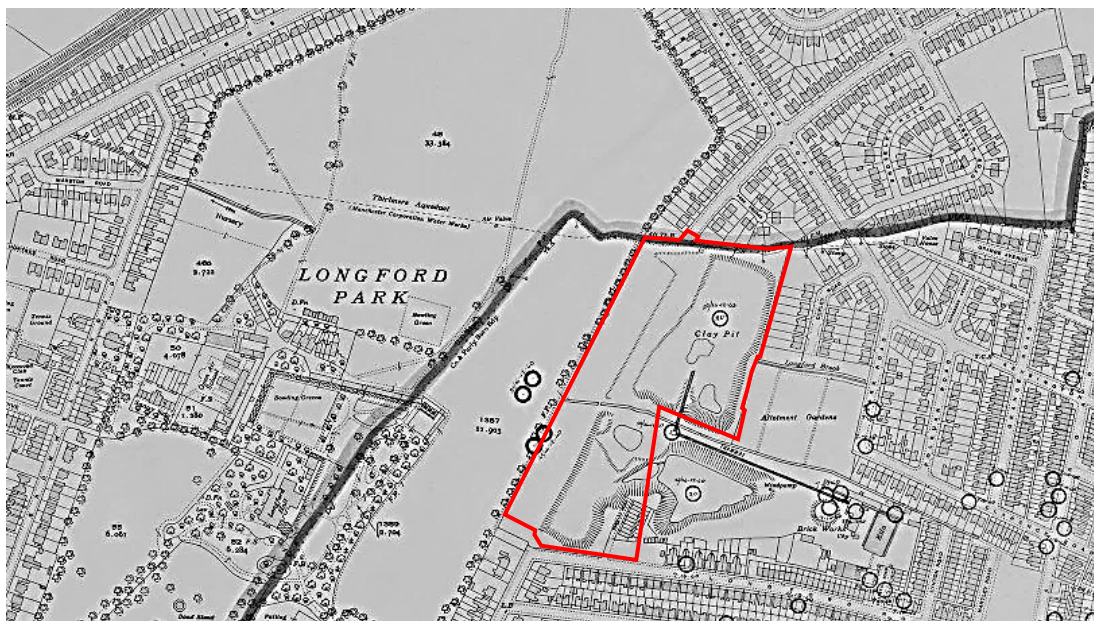


Figure 10 – 1940/41 Blitz map (using 1932 OS map) – This Wartime map, using an early-1930s map, shows that in 1932 the northern and southern halves of the Site were both being used as large clay pits to provide clay to the adjacent brickworks to the east. The surrounding environs of the Site are now fully developed with a number of residential streets.

Longford Hall can now be seen to be called “Longford Park” following its opening as a public park by Trafford Council in 1911. (Source: [National Library of Scotland](#))



Figure 11: 1949 aerial photograph looking north-west across the Site (approximately shaded red) which had been owned by J&A Jacksons Ltd for 22 years at this time. (Source: Historic England)



Figure 12: c.1932 aerial view looking north-east across the Site (approximately shaded red), showing the clay pits to the north and west. Note the short row of houses on Cardiff Road to the right. (Source: Historic England)



Figure 13 – 1958 photograph showing the corner of Longford Road and Manchester Road looking towards the former brickworks site, denoted by the tall brick kiln chimney (outlined) (Source: www.GMlives.org.uk)

J&A Jackson Ltd, who owned the brickworks from the 1920s, closed the brick works site sometime in the mid-20th Century, and in 1955 there were development proposals to sell the grounds for use as a private sport playing field for Manchester City Football Club. J&A Jackson Ltd appealed against a decision by Manchester Corporation (now Manchester City Council) to refuse to permit development of the land as a private sports ground. The Council had refused on the basis that the land was scheduled under the council's draft development plan for use as school playing fields. J&A Jackson's had offered part of their 18 ½ acre site of their former brick works for this purpose. The plans to redevelop the land were mentioned at a Ministry of Housing and Local Government public inquiry.

In 1977 the former brickworks site was sold to the Salford Roman Catholic Diocese by Manchester City Council. It is now the site of St John's Roman Catholic Primary School, the land bordering the Site boundary is used as school playing fields.

In 1992 Manchester City Council transferred ownership of the Site to Manchester Metropolitan University (then named Manchester Polytechnic), for use as playing fields. The Site is presently still owned by Manchester Metropolitan University but was abandoned in 1996 and is now a rewilded green space that local residents frequent. A small area of the Site is used as a Community Garden and Community Orchard.

9. Site Description

The Site comprises a small parcel of green land bounded by mature trees at its perimeter. There is a gated vehicle access point at the south of the Site leading from Longford Road. At the north of the Site is Ryebank Road Community Gardens; a shared residential gardens, Aspen Grove; a small dense wooded area of aspen trees, and Ryebank Fields Community Orchard at the east of the site.

Views

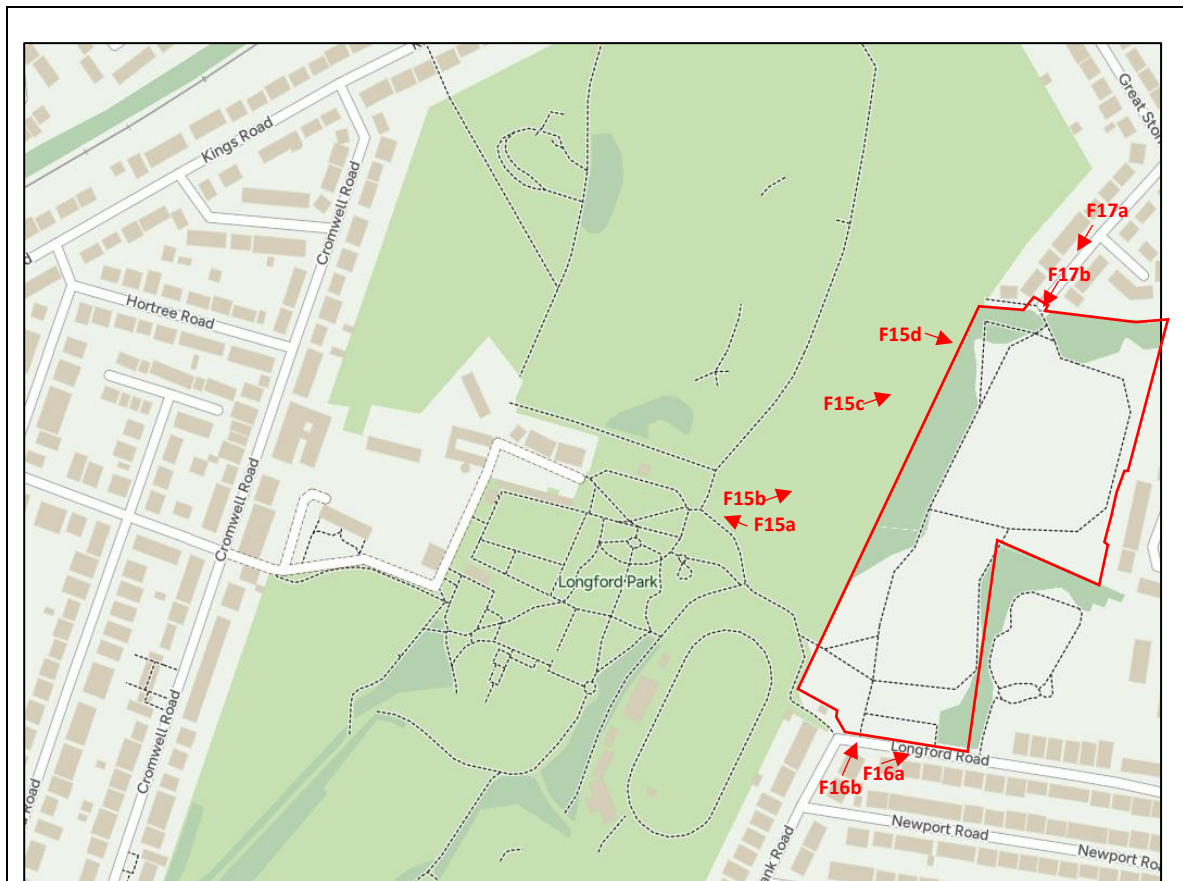


Figure 14: Map showing the Site boundary and the locations where Figures 15-17 were photographed from
(Source: OS Map 2024 with annotations)

Figure 15 shows the view from the west of the Site, looking from a prominent central area of Longford Park. This shows the long line of mature tree planting and a low bank with shrub cover at the Site boundary. The north area of Longford Park is made up of expansive open green field, which is not bounded by the Site. The Site is heavily obscured and barely perceptible from the centre of Longford Park.



Figure 16 shows the view looking north-east towards the Site from Longford Road which bounds the Site to the south. Ryebank is almost completely obscured at street-level by mature trees and shrub. There is a small gated opening which provides a limited view into the Site.

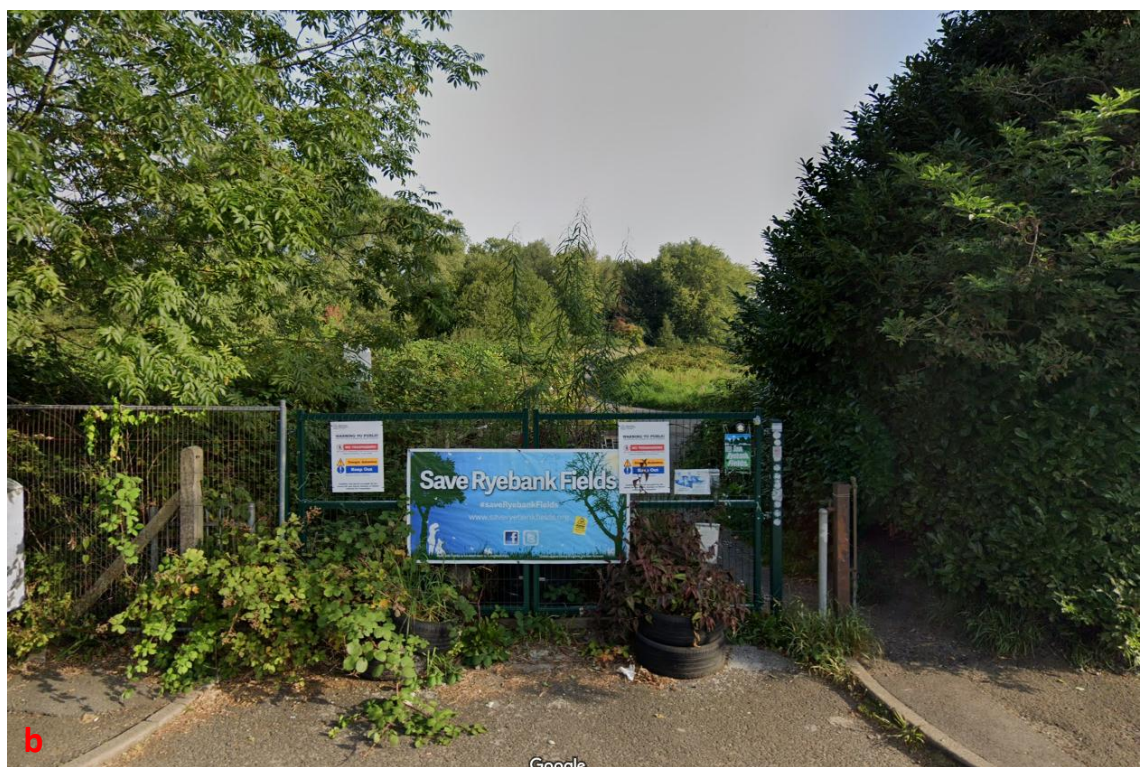


Figure 16a-b: View looking north-east into the Ryebank Site from the south, on Longford Road (top). Mature planting around the south boundary has obscured the majority of the open Site. A small vehicle access point and gate provides a glimpse into the Site (bottom) showing its green overgrown state (**Source: Google**)

Figure 17 shows the view looking south towards the Field's north boundary. This shows that the Site is substantially enclosed by mature trees and overgrown shrubs and bushes. There is a small entrance into the Site which leads immediately into the Rye Bank Road Community Garden.



Figure 17a-b: View looking south towards the north of the Site from Rye Bank Road, a cul-de-sac (top). The north-west Site boundary is clearly defined by tall mature trees, to the centre of the image. (Source: Google)

10. Proposed Development

The current Proposed Development aims to redevelop the 4.6 hectare site into a residential development of 120 units of one to two-storeys (including a mix of housing types and tenures). This is to include: open spaces, landscaping, sustainable drainage features, access arrangements, cycleway and pedestrian linkages, vehicular accesses and highways, parking provision and other associated works (**Figure 18**). Access will utilise the pre-existing main vehicle and pedestrian routes into the Site. The mature trees that define the Site boundary will be retained along the west boundary and at the south-east corner, which borders the school playing fields.

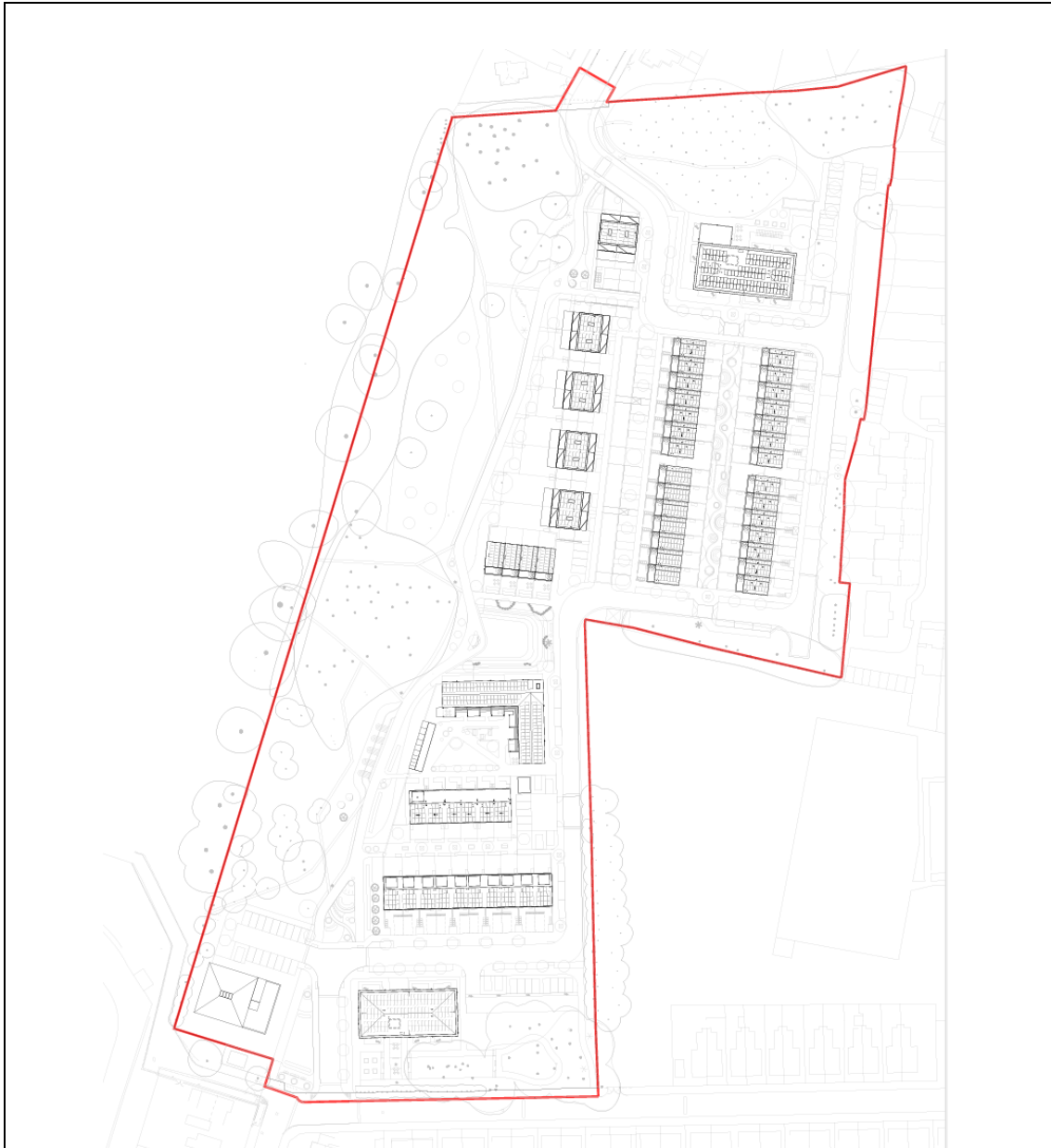


Figure 18: Showing a plan of the Proposed Development to the Site, consisting of two-storey residential buildings with green landscaping at the borders of the residential area **Source: 5plus Architects)**

The development is to have a dedicated surface water network that serves to drain the highway, building plots and associated hard landscaping, which will be attenuated to greenfield runoff rates prior to discharge. It is proposed that surface water will be discharged into an existing drain within the site boundary. Following this, and subject to agreement from Trafford Council, Manchester City Council, United Utilities and the Environment Agency, this will connect to Longford Brook via Longford Park by upgrading/improving an existing drain.

Any off Site infrastructure works will be undertaken in accordance with the CEMP.

11. Significance Appraisal

The purpose of the significance appraisal is to use recognised criteria to assess the relative heritage significance of heritage assets which have the potential to be impacted by the Proposed Development. The existing Site will also be assessed, with particular regard to the contribution the Site makes to the ability to understand and appreciate the heritage significance of the adjacent Longford Conservation Area. This will provide a baseline for the relative ‘magnitude of change’ and ‘scale of impact’ which is to be assessed within the subsequent Heritage Impact Assessment (HIA).

This in turn allows, in a planning policy context, the extent of “harm” upon any heritage asset incurred by the Proposed Development to be established within the terms defined by the NPPF. In particular, the assessment of significance of setting informs the choice of heritage views which form a key part of the following Visual Impact Assessment.

Methodology

Criteria have been established to appraise a building’s significance. Statutory criteria, as set out in the ‘Principles of Selection for Listing Buildings’, DCMS, 2018, provides a list of principles for assessing significance based on architectural and historic interest, age and rarity, aesthetic merits, selectivity and national interest.

The assessment of significance accords with the requirements of the NPPF and uses Historic England’s methodology outlined in its 2019 document, “*Statements of Heritage Significance*”. Historic England’s “*Conservation Principles Policies and Guidance*” 2008 and the revised guidance on “*Setting of Heritage Assets*” (2017) have also been acknowledged as part of the following assessment.

Consequently, the significance of a designated heritage asset is determined by an analysis of the relevant aspects of the following:

➤ Archaeological interest

There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

➤ **Architectural and artistic interest**

These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

➤ **Historic Interest**

An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

The analysis of the significance allows for an assessment of the current significance of the Site and its contribution to the setting and character and appearance of the adjacent Longford Conservation Area. The focus is on providing necessary and proportionate amount of information based on the perceived level of heritage significance (refer to **Table 1, below** for full definitions of heritage significance as defined in this present report).

Table 1: Definition of significance terms used in this Heritage Statement

High heritage significance relates to those components deemed to be of special interest. They are important to the understanding of The Site's design concept and play a considerable role in reflecting their archaeological, architectural, artistic or historic interest.

Medium heritage significance relates to those components deemed to be of some interest. They will make a modest contribution to the understanding of subject Site's design concept and play a minor role in reflecting their archaeological, architectural, artistic or historic interest.

Low heritage significance relates to those components deemed to be of more modest interest. They make a relatively insignificant contribution to the understanding of the architectural design concept and retain a slight role in revealing the building's evidential historic aesthetic or communal values.

No significance /Detrimental features and elements that do not contain any special interest. These can *detract from the significance* of the building and maybe evidence of poor craftsmanship or ad-hoc refurbishments.

Unknown heritage significance features or components where the relative importance or interest requires determination by further investigation.

12. Significance Appraisal - The Site

Historically, the Site comprised open fields associated with the Longford Hall estate within the remit of Stretford, Trafford. It was bisected by Longford Brook which spanned east to west across the estate grounds to the north. The Site's character to this point was defined by its rural, open green aesthetic qualities.

The Site remained unchanged for a number of decades until the late-19th/early-20th century when a brickworks, eventually purchased by major Mancunian brick manufacturers J&A Jacksons Ltd in the 1920s, was constructed on the eastern side of the Site, with clay pits dug on the western side which conveys some local historic and communal interest.

By the c1950s the brickworks had been demolished and the site became unused and overgrown, with the clay pits being a popular playground for local children. The pits were subsequently filled and the Site was naturally taken over by nature as a large area of grassland with mature trees and shrubs.

The Site does form a rural buffer to the western boundary of the adjacent Longford Conservation Area, and potentially contributes to its setting through its overgrown open green space character.

- **Archaeological Interest:** Low – The site was originally an open field with a ditch and pond, and latterly in the late-19th/early-20th century was partially occupied by a brickworks and a row of terraced houses. For further information, please see Wardell Armstrong's DBA Addendum (2024).
- **Historic Interest:** Low – The Site originally formed part of the large Longford Hall estate and became used partially as a brickworks and a row of terraced houses, and has since been cleared and used as open land.
- **Architectural and Artistic Interest:** Neutral

13. Longford Conservation Area

For the purposes of this appraisal, the contribution of the Site to the setting and appreciation of the significance of nearby heritage assets is defined in order to provide an understanding of how that contribution might change through the Proposed Development. The Proposed Development only has the potential to result in indirect impacts on the setting, character and appearance of the adjacent Longford Conservation Area, i.e. through change to its setting or change on how it is experienced in views.

The Conservation Area was designated in 1996 and is focused on the site of the former Longford Hall and its surrounding gardens. Though the main house has been demolished, there is still physical evidence of the land's former use through the remaining features of the designed parkland and extant estate buildings. The Conservation Area has strong ties with John Rylands, a significant figure in Manchester's industrial history, who built the last version of the Hall and established the designed landscape in much the same layout it is today.

The key aesthetic interest of the Conservation Area is its green spaces and mature trees and planting, including an avenue of trees to the south-west entrance and a small ha-ha. The area also

reflects aesthetic qualities gained during its tenure as a public park, such as the Japanese rock garden and Art Deco pergolas. The 19th Century workers cottages and portico provide an intrinsically classical aesthetic quality to the setting also. The central and southern areas of the park are defined by these buildings, whereas the northern end is more open and greener in character with expansive fields. The park also possesses a great deal of communal value, as a shared open green space that many local families cherish and value. The local support for restoration of key features of interest within the park (e.g the Rose Garden) is not to be understated.

The setting of the Conservation Area is made up of mostly urban residential space, which contrasts with the open green nature of the park. Consequently, there are restrictions concerning the Site boundary in the form of co-ordinating the boundary to enhance the parks' appearance and prohibit extensions to the rear of the properties that back onto the park at the north, south, and south-east. Development opportunities in this area have been restricted to maintain the green space, unless the development relates to the use of the park and enhances the Conservation Area.

The Site comprises a green, open, and overgrown area, which is distinct from the Conservation Area through the mature tree planting and topography of the Conservation Area boundary. Despite the Site's green character, its overgrown, rewilded quality is in opposition to the public park's more designed and manicured nature.

The boundary of the Conservation Area restricts intervisibility between both areas, to the extent that the Site cannot be viewed from within most areas within Longford Park. The Conservation Area is largely experienced from the central and southern areas where 19th Century buildings associated with the former estate's parkland and gardens can be experienced alongside a designed tree-lined path, and its eastern boundary forms a mature, fully planted boundary with the Site's western border. The Site's contents therefore have only limited potential to contribute to the setting of the Conservation Area. The trees and mature hedges/shrubbery to the boundaries of the Conservation Area make a positive contribution to its green and natural character.

The Longford Conservation Area is thus considered to be of **medium heritage significance**.

Due to the mature planting and undulating topography at the boundary of the Site, it's rural character and appearance, it is considered that the Site makes a **minor positive contribution** to the setting of the Longford Conservation Area.

The Site comprises a large area of grassland and mature planting with no built structures, and therefore yields **local historic and communal heritage interest** relating to the past uses of the land. It is however recognised there may be some potential for below-ground archaeology relating to these former uses.

14. Heritage Impact Assessment - Introduction

The following Heritage Impact Assessment has been informed by Historic England Guidance on Managing Change to Heritage Assets and ICOMOS Guidance on Heritage Impact Assessments (2011). Please refer to **Appendix I** for detail on terminology as used within this report.

It will be clear there is no potential for the Proposed Development to incur any direct heritage impact, i.e. physical impact on historic fabric, due to the lack of buildings on the Site. The focus of

the following section will therefore be to evaluate the scale of the impact incurred by the Proposed Development upon the setting of the designated heritage asset and the significance of effect of the change which may broadly be **adverse, beneficial or neutral (see Appendix ii for full criteria)**.

These terms, and the processes for their use and implementation, follow the recommendations set out in the technical guidance document published by ICOMOS, Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (2011).

The impact of the development on the setting of the identified heritage assets is required to be given “*great weight*” in the consideration of the proposal, in terms of **NPPF paragraph 212**. The contribution of the existing settings to the identified heritage assets has been outlined above. This is to form the baseline for the following Heritage Impact Assessment.

The following assessment aims to identify the potential impact the Proposed Development could have on an appreciation of the significance of heritage assets in the locality of the Site. This assessment has been informed by an understanding of the character and form of the Proposed Development.

15. Heritage Impact Assessment

The current Proposed Development comprises the addition of 120 residential units of no more than two storeys with green landscaping and parking. The layout of the Proposed Development is set back from the boundary with Longford Park, incorporating a space of designed green space with planting, the boundary of which is presently lined with mature tree planting, a raised bank, and overgrown shrubs which obscure the Site from views within the Conservation Area. The boundary is to be retained in line with the Proposed Development.

Regarding the setting of the Longford Conservation Area, the Proposed Development of the Site with 120 residential units has been demonstrated above (**Figure 18**) to preserve a wide buffer of mature planting along the western boundary of the Site, which will enable the semi-rural character of the boundary to be maintained, thus allowing the proposed new houses to be concealed behind this mature foliage and unseen from the Conservation Area.

Due to the distance and minimal intervisibility between the Site and the Conservation Area due to the dense and mature planting (**Figures 14-17**) and retained buffer area of planted land between the two as part of the Proposed Development, **the character and appearance of the Conservation Area is not considered to be impacted by the proposed development of the Site.**

Overall, it is considered that the Proposed Development will have an overall **neutral effect** on the setting, character, and appearance of the Longford Conservation Area.

16. Conclusions - Planning Policy Balance

The Proposed Development seeks to introduce a 120-unit housing estate with large buffer of mature tree planting and expansive green space to set back the residential development from the boundary of the Site, and consequently, Longford Conservation Area’s boundary at the west.

Due to the Site not containing any buildings or structures, the proposed development of the Site will result in **no loss of historic fabric/ significance**.

The Proposed Development has been demonstrated to result in a **neutral change to the character, appearance and setting of the Longford Conservation Area**. The Site is bounded by mature tree planting which are being retained which will allow the low-rise housing development to remain largely out of view of the Conservation Area and its enclosed heritage assets.

Please see architectural plans and Design and Access Statement by 5plus Architects for further details.

The Heritage Impact Assessment has demonstrated the Proposed Development will not give rise to any instances of harm and so, it is considered the Proposed Development complies with local and national planning policy.

Appendix i: Definition of Significance Terms used in this Heritage Statement

Table 4: The hierarchy and definition of heritage significance relevant to the redevelopment of the Site (tailored from ICOMOS & Historic England guidance)

Heritage status / hierarchy	Description
Very High / Exceptional heritage significance <i>International architectural and historic interest and importance.</i>	This heritage grading relates to the fabric and setting of: - Scheduled Ancient Monuments, - Grade-I listed buildings, - Grade-I historic parks/gardens, - and battlefields, defined by statute, where the particular site is well represented in the impacted historic environment.
High heritage significance <i>National architectural and historic importance and interest.</i>	This heritage grading relates to the fabric and setting of: - Grade-II* and grade-II listed buildings, - Grade-II* and grade-II historic parks/gardens, - battlefields, as defined by statute, - Conservation Areas containing very Important buildings where the particular site is well represented in the impacted historic environment.
Medium heritage significance <i>Regional architectural and historic importance and interest.</i>	This heritage grading relates to the fabric and setting of: - Grade-II listed buildings (dependant on character), - Grade-II historic parks/gardens and battlefields, - designated Conservation Areas, - Unscheduled archaeological sites and landscapes of potential national interest where the fabric and character of the site is well represented in the impacted historic environment.
Low heritage significance <i>Local architectural and historic heritage importance and interest.</i>	This heritage grading relates to the fabric and setting of: - Locally Listed Buildings (as formally identified by the Council and defined by an adopted Local Planning Policy), - Site's identified and recorded as being of heritage interest on the Historic Environment Record, which retain a definable heritage interest as a component of the historic environment. - unrecorded buildings, structures, or designed landscape features, which demonstrably retain a degree of heritage value due to their: architectural design, historic, communal, or townscape interest.
Negligible heritage significance <i>Buildings or fabric components which have been extensively altered, eroding or compromising their architectural and historic interest</i>	This heritage grading relates to sites which may be: - recorded on the Historic Environment Record in record form or as 'Find Sites' but retain minimal or no original fabric or definable character. - buildings, structures, or designed landscape features, which detract from the architectural design, historic, communal, or townscape interest of the principal heritage asset.

Unknown heritage potential <i>Buildings/sites where the potential importance interest requires determination</i>	This heritage grading relates to sites which may be locally identified as meriting recognition but have not been previously recorded or investigated so that their origins and fabric significance have yet to be objectively defined.
--	--

Appendix ii: Assessing the Magnitude of Change or Impact

The magnitude of change or impact is assessed based upon a detailed understanding of how and to what extent the Proposed Development might impact the heritage asset.

The contribution of the setting to the value of the heritage asset is an integral component which also contributes to the overall value or significance of the asset. Which in turn, allows for the magnitude of direct and / or indirect heritage impact to be determined.

Table 5: Criteria for defining the effect and degree of direct and indirect heritage impact		
Definition of magnitude and nature of heritage impact.	Direct heritage impacts (<i>physical alteration or change to character</i>)	Indirect heritage impact (<i>visual change to the experience or setting of the building and its context</i>).
Major adverse <i>Substantial harm of this nature, which results in total loss of significance or fundamentally affects the significance of defined heritage assets, should normally be avoided.</i>	Development resulting in demolition of a significant historic fabric component which results in total loss of significance, or fundamental compromises the setting of a designated heritage asset.	Substantially harmful change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development severely erodes the heritage interest of the identified heritage assets in the view, or the ability to appreciate those values and thus results in total loss of significance.
Moderate Adverse <i>less-than-substantial harm will need to be demonstrably mitigated and justified by clear public benefits.</i>	Development resulting in extensive harmful alterations (but not total demolition) of a designated heritage asset or its setting.	Less than substantial harm to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a clearly discernible extent the heritage interest of the heritage assets in the view, or the ability to appreciate those values.
Minor Adverse	Development resulting in alterations to a designated heritage asset which result in	Minor compromise to the fabric and character of a designated heritage asset, or the setting of

<i>The negative impact will need to be balanced by appropriate mitigation.</i>	minor compromise of its fabric or erosion of its character.	the identified designated heritage assets. Where the development erodes to a minor extent the heritage interest of the assets in the view, or the ability to appreciate those values.
Negligible adverse <i>This does not mean that there will be no physical or visual change, rather that the resultant difference would not diminish the value of the heritage assets' significant physical fabric, their settings or significance to any appreciable degree.</i>	Development resulting in negligible direct impact on a designated heritage asset which results in the removal of a minor, original fabric component, but avoids diminishing its character and its special architectural or historic interest.	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would alter, but not diminish, the intrinsic values of the identified heritage assets, or the experience and appreciation of the buildings or the designated area to any appreciable degree.
Neutral <i>This does not necessarily mean that there will be no physical or visual change, rather that the resultant difference will be imperceptible or appropriately balanced.</i>	Development which comprises an imperceptible physical impact resulting in no apparent change or achieved by removing a component of no heritage value which detracts from the special interest of the building fabric.	Imperceptible change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. A neutral impact occurs when the development does not affect the interest of the heritage assets in the view, or the ability to appreciate its significance.
Negligible beneficial <i>The resultant difference will be imperceptible but have a positive impact on the understanding or appreciation of the heritage asset.</i>	Development resulting in a negligible beneficial direct impact on a designated heritage asset which results in the removal of a minor non-original fabric component which detracts from the character and its special architectural or historic interest.	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would imperceptibly enhance the intrinsic values of the identified heritage assets, or the experience and appreciation of the buildings or the designated area.
Minor Beneficial <i>The proposed change would result in a demonstrable improvement to the overall character or setting of a heritage asset.</i>	Development resulting in alterations to a built heritage asset which deliver a minor beneficial physical impact or enhancement of the site's special interest.	Minor enhancement to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development enhances to a minor extent the interest of the heritage assets in the view, the or the ability to appreciate its significance.

Moderate Beneficial <i>The proposed change would result in a considerable improvement to the overall character and appreciation of a heritage asset with clear beneficial enhancement of its heritage values.</i>	Development resulting in alterations to a built heritage asset resulting in moderate beneficial physical impact, or an enhancement of the site's character.	Evident improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in an enhancement of its cultural heritage values. Moderate enhancement to the setting of the built heritage asset. Where the development will enhance to a clearly discernible extent the heritage interest of the heritage assets in the view, or the ability to appreciate its significance.
Major beneficial <i>The proposed change would result in substantial improvement to the overall character and appreciation of a heritage asset, revealing and/or enhancing important characteristics of its heritage values.</i>	Development resulting in restoration or alterations to a designated heritage asset which comprises substantial restoration of its fabric and historic character and an enhancement of its cultural heritage values.	Substantial improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in a significant enhancement of its cultural heritage interest. Substantial restoration or enhancement of the setting of the built heritage asset where the development will enhance to a fundamental extent the heritage values of the heritage assets in the view, or the ability to appreciate its significance.

Appendix iii: Assessing the Significance of Impact

The table below, Assessing the Significance of Impact, uses a matrix to combine the value of the heritage assets with the magnitude of impact. As stated within ICOMOS Guidance, this is a general guide and is not intended to be prescriptive.

Scale or severity of impacts or changes can be judged taking into account their direct and indirect effects and whether they are temporary or permanent, reversible or irreversible. The cumulative effect of separate impacts should also be considered. The scale or severity of impact can be ranked without regard to the value of the asset. This significance of impact can be either adverse or beneficial.

Table 6: Assessing the Significance of Impact

Value of Heritage Asset	Scale & Severity of Change/Impact				
	No Change	Negligible change	Minor change	Moderate change	Major change
For WH Properties Very High – Attributes which Convey OUV	Significance of Effect or Overall Impact (Either Adverse or Beneficial)				
	Neutral	Slight	Moderate/ Large	Large/Very Large	Very Large
For Other Heritage Assets or Attributes	Significance of Impact (Either Adverse or Beneficial)				
Very High	Neutral	Slight	Slight/ Moderate	Large/very Large	Very Large
High	Neutral	Slight	Slight/ Moderate	Moderate/ Large	Large/Very Large
Medium	Neutral	Neutral/Slight	Slight	Moderate	Moderate/ Large
Low	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight/ Moderate
Negligible	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight