EAST ROAD,LONGSIGHT

DESIGN AND ACCESS STATEMENT

NOVEMBER 2024

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01
UNDERSTANDING THE CONTEXT

REGIONAL IDENTITY

The area of Longsight contains many of the notable buildings of Victoria Park. Daisy Bank Road is a particularly good example, featuring Edgar Wood's Grade I listed First Church of Christ, Scientist and the Edwardian art nouveau Chadlington House, as well as the residences of Charles Hallé and Emmeline Pankhurst. Pankhurst's family house is also situated on the edge of Longsight at Plymouth Grove.

Larger Victorian period properties are predominantly clustered around the leafy western parts of Longsight, an area informally known as Westpoint. Many grand Victorian villas can also be found overlooking Crowcroft Park in the most southern part of Longsight.

Situated on Stockport Road near the main market of Longsight is Longsight Library. Run by Manchester City Council, it provides services such as borrowing books, adult education services and a child homework centre. Great measures have been taken to make the architectural view of new Longsight Library building aesthetically pleasing.

The Apollo Theatre, Longsight Market, Noman Newsagents, Crowcroft Park and new Longsight Library are the important places in the Longsight area.

Slade, known anciently as Milkwall Slade, was an estate made up of 24 acres (9.7 ha) in Rusholme and 20 acres (8.1 ha) in Gorton, both in Manchester, England. From about the mid-13th century until the reign of Elizabeth I, it was held by a family who adopted Slade as their surname. They sold the estate to the Siddall family, who in 1583 began construction of Slade Hall. Work was completed by 1585, as evidenced by an inscription on a beam over the porch, which also has the initials of the builder, E. S., for Edward Siddall. The Siddals and their descendants occupied the house for the next 300 years. Slade Hall is an Elizabethan timber-framed house on a stone base, built to a hall and cross-wing plan.[a] There are some brick extensions to the rear, a slate roof, and a 19th-century wing added to the right of the original. It is of two storeys, the upper one jettied.

The First Church of Christ Scientist is on Daisy Bank Road in Victoria Park close to Anson Road. In honour of its architect it is known today as The Edgar Wood Centre. With the main structure complete, by 1907 the church found itself responsible for an unusual and architecturally powerful building. The exterior, dramatic and challenging with its massive gable and canted walls, contains an interior that is tranquil and reposeful with its quiet rhythm of arches, simple, plain colour, natural materials, including a delicate green marble, and the complete absence of any superfluous decoration. Richly coloured stained-glass windows depicting the healing miracles and designed by Benjamin Nelson gave enrichment. Two other major features of brilliant design distinguish the interior; a reredos panel in quartered marbles, the centre-piece containing in bas-relief the Christian Science emblem of a cross and crown (a motif that may derive from the Quaker William Penn's phrase 'No cross, no crown'); and in contrast, at the opposite end of the church above the main entrance, an organ screen in the form of a mushrabiyyah, and Arabic device of an open screen inserted into window openings to admit light and air but to preserve privacy. The screen here consists of small panels and decorative frets of chevrons, connected by rods decorated by beads and bobbins. Patterned and painted in dark green, white, gilt and flashes of brilliant red, its simplicity and complexity are fused in consummate artistry. These two visual focal points on the main axis of the building were linked by decorative inscriptions running the length of the church, simple texts in a fine type-face that carried the eye to the two great features of the interior.

Cooperative Society shops and meeting hall. Dated 1912; altered. Red brick with liberal dressings of green and buff glazed terracotta, red tiled roof with geometrical patterned band and cockscomb ridge tiles. Rectangular plan. Edwardian Baroque style. Two storeys and attic, 11 bays; projected ground floor with dark green Ionic pilasters between the shops and a central recessed porch with dark green surround, light green Ionic columns and segmental open pediment ; inverted voluted brackets linking ground floor pilasters to alternate pedestals of 1st-floor colonnade, which has Ionic semi-columns with festoons and a thin cornice, all in matching light green terracotta; swagged frieze of buff terracotta with buff modillions to a green cornice; brick parapet with buff terracotta balustrades and triangular dormers in alternate bays, interrupted in the centre by a green segmental pediment with raised lettering "Beswick Cooperative Society LTD". Tall segmental-headed windows at 1st floor including a canted bay in the centre with parapet lettered "Built AD 1912", and coupled windows in the 2nd, 3rd, 10th and 11th bays, all with elaborate surrounds of buff terracotta including quoined jambs, moulded transoms and enriched keystones; and stained glass in the upper lights. Square Baroque-style turret at left gable.

The area was once served by Longsight railway station, but this was closed in 1958. The nearest station is now at Levenshulme, which provides local Northern stopping services between Manchester, Stockport and locations in Cheshire. Ardwick station is also situated nearby, on the Hope Valley line, but has a threadbare service.



Slade Hall



Edward Wood Church



Daisy Bank Rd.



Zoological Gardens Belle Vue



North Moore Road and Building



Longsight Public Library Hall

01 UNDERSTANDING THE CONTEXT

LOCAL HISTORY

There are differing theories as to the origin of the name Longsight. The more romantic is the story of Bonnie Prince Charlie standing outside of the Wagon and Horses and looking towards the city and declaring it to be “a long sight”. The problem with this story is that there are records of the name Longsight being used prior to the Scottish rebels coming over the border. Gay Sussex, author of “Longsight Past and Present”, thinks that a more plausible explanation is that over time the field name “Long-shut”, (meaning a shallow depression) became corrupted into the name Longsight. Certainly, in the early years the area, now know as Longsight, was simply a collection of hamlets and farms. One of these, Grindlow Marsh Farm, is commemorated today by Grindlow Street, which runs alongside the new Longsight Police Station

Previously known as Grindlow Marsh, Longsight was incorporated into the City of Manchester in 1890. The district is bordered by Ardwick to the north, Rusholme to the west, Levenshulme to the south, and Gorton to the east. Longsight is currently defined by Hyde Road, Grey Street, Stockport Road, Plymouth Grove, Richmond Grove, Hathersage Road, Anson Road, Dickenson Road, Beresford Road, Old Hall Lane, Stockport Road, East Road, Pink Bank Lane, Nutsford Vale, Buckley Road and Mount Road. The Old Roman Road to Buxton (the A6 or Stockport Road) roughly bisects the area.

The area of Longsight contains many of the notable buildings of Victoria Park. Daisy Bank Road is a particularly good example, featuring Edgar Wood’s Grade I listed First Church of Christ, Scientist and the Edwardian art nouveau Chadlington House, as well as the residences of Charles Hallé and Emmeline Pankhurst. Pankhurst’s family house is also situated on the edge of Longsight at Plymouth Grove.

Larger Victorian period properties are predominantly clustered around the leafy western parts of Longsight, an area informally known as Westpoint. Some Victorian villas can also be found overlooking Crowcroft park in the most southern part of Longsight.

3 Addison Terrace, on the north side of Daisy Bank Road, Victoria Park, was the home of Charles Hallé, the founder of the Hallé Orchestra, in 1848. The pre-raphaelite artist Ford Madox Brown lived at the same address from 1883 to 1887.

In the early 19th century, the area of Crowcroft Park was a working farm. The land also supported a cotton mill until the 1850s.

Until the building of the mill, hand weavers were employed by a Thomas Knight of Crowcroft. About 1840, Crowcroft House along with some cottages and outbuildings, were constructed in the middle of the park. From 1893 until 1923, the house was the rectory for St. Agnes church which stands at the junction of Hamilton Road and Slade Lane.

In 1900, Manchester Corporation took over the parkland on a long term lease from the Dean and Canons of Manchester Cathedral. Over the years Crowcroft House and the buildings close to it, were demolished circa 1930 and the ground landscaped. The current house, with a stable block, was probably built in the early 20th century, replacing the previous farm buildings.



LOWER BOWLING GREEN FROM EAST ROAD C.1920



LONGSIGHT CRICKET CLUB, EAST RD BEHIND EARLY 1950’S



KIRKMANSHULME LANE



CHELL STREET CPO AREA C. 1972

Proposed Site



CROWFORT FARM C.1893



EAST ROAD VICTORIAN FACING THE CRICKET GROUND 1966



CROWFORT PARK N-ENTRANCE FROM EAST RD 1965

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UNDERSTANDING THE CONTEXT

HISTORICAL DEVELOPMENT PATTERN

As seen in the 1844 map the area of Longsight was dominated by fields with minimum development. Some farm houses, halls and large villas for the wealthy and important families are scattered across the land. Our site sits adjacent to what back then was Crowfort House. Prior to 1850 the modern Crowfort Park was a farm and a cotton mill.

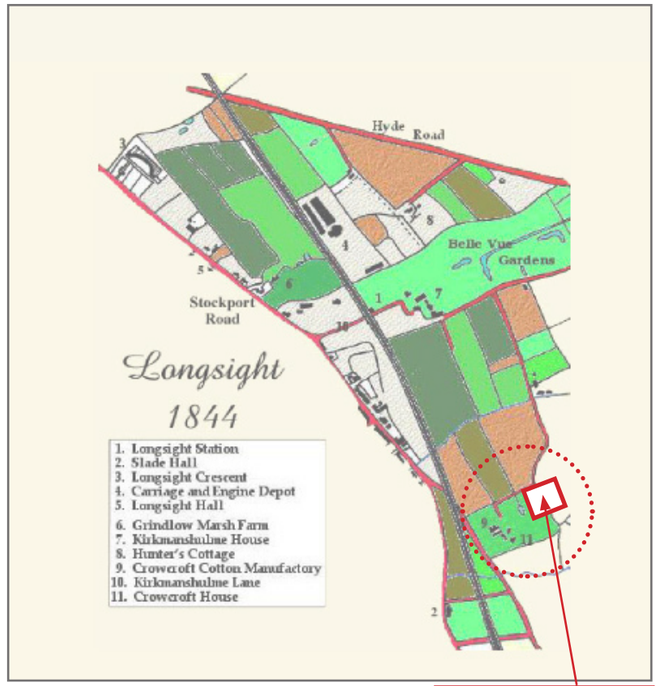
By 1890 considerate development seem to have happened left side of the railway towards the centre of Longsight. Our site became the Bowling Green as part of the Cricket club. The Crowfort House farmland became was converted into the Crowfort Park as it stand today still. Towards our site though, development was scarce with only 6 Victorian detached houses built just across the street from it.

From 1900 to 1950 on organised grids with terraced houses and semi-detached started booming to the north and south of the cricket ground.

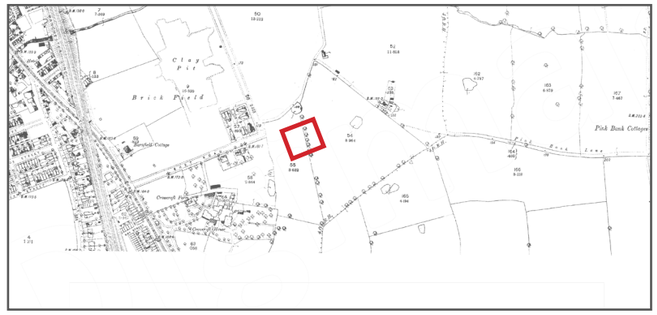
Pre 1970 onwards modern chaotic patterns start to appear to the left and further south of site white everything remains still.

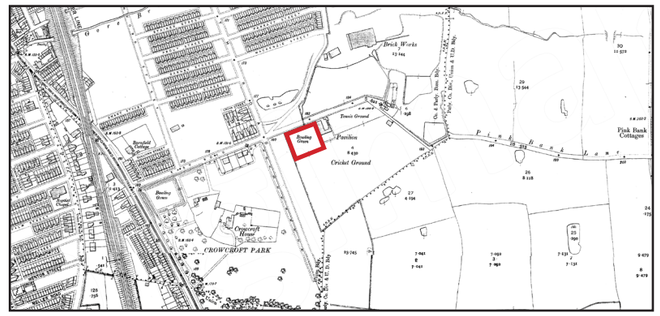
Today technically, Longsight extends as far south as a line drawn along East Road, Pink Bank Lane and Nutsford Vale. Beyond that line is Levenshulme but I don't think that the residents, especially former residents of the area, would look at it that way. For many of the people who inhabited those streets in the block of land south of Stanley Grove and between Stockport Road and Pink Bank Lane their school was Crowcroft Park Primary and their recreation centred around Crowcroft Park and Longsight Cricket Club.

This is an area where terraced housing predominates. Here the strategy was to improve the housing stock not demolish it as they did north of Kirkmanshulme Lane. Extensive work has been done to make these streets safe again for children to play outside with a variety of traffic calming strategies.

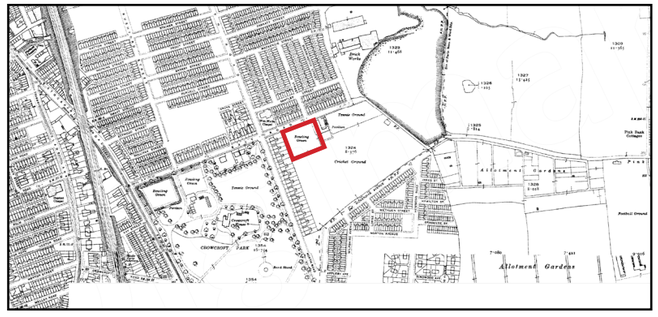


1844

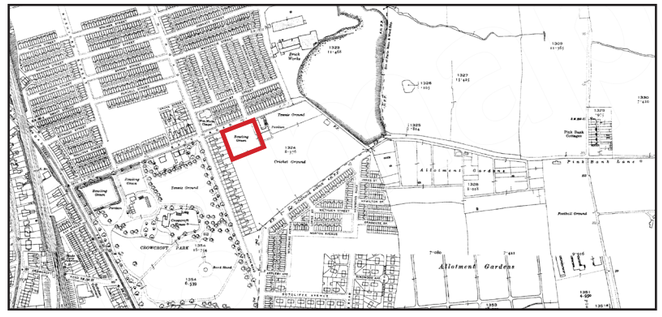

1890



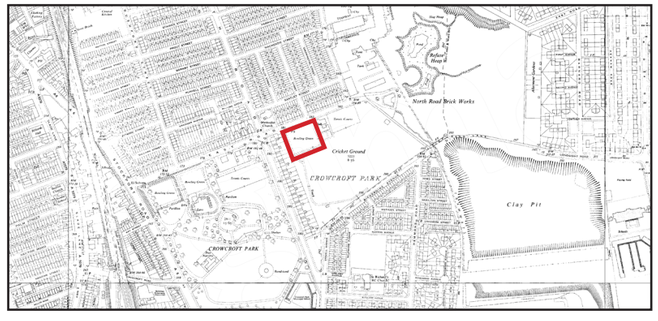
1900



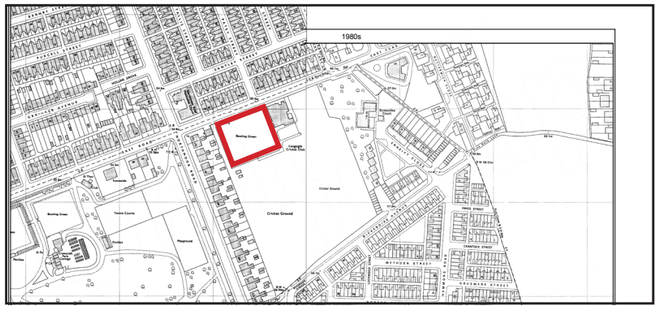
1920



1930



1950



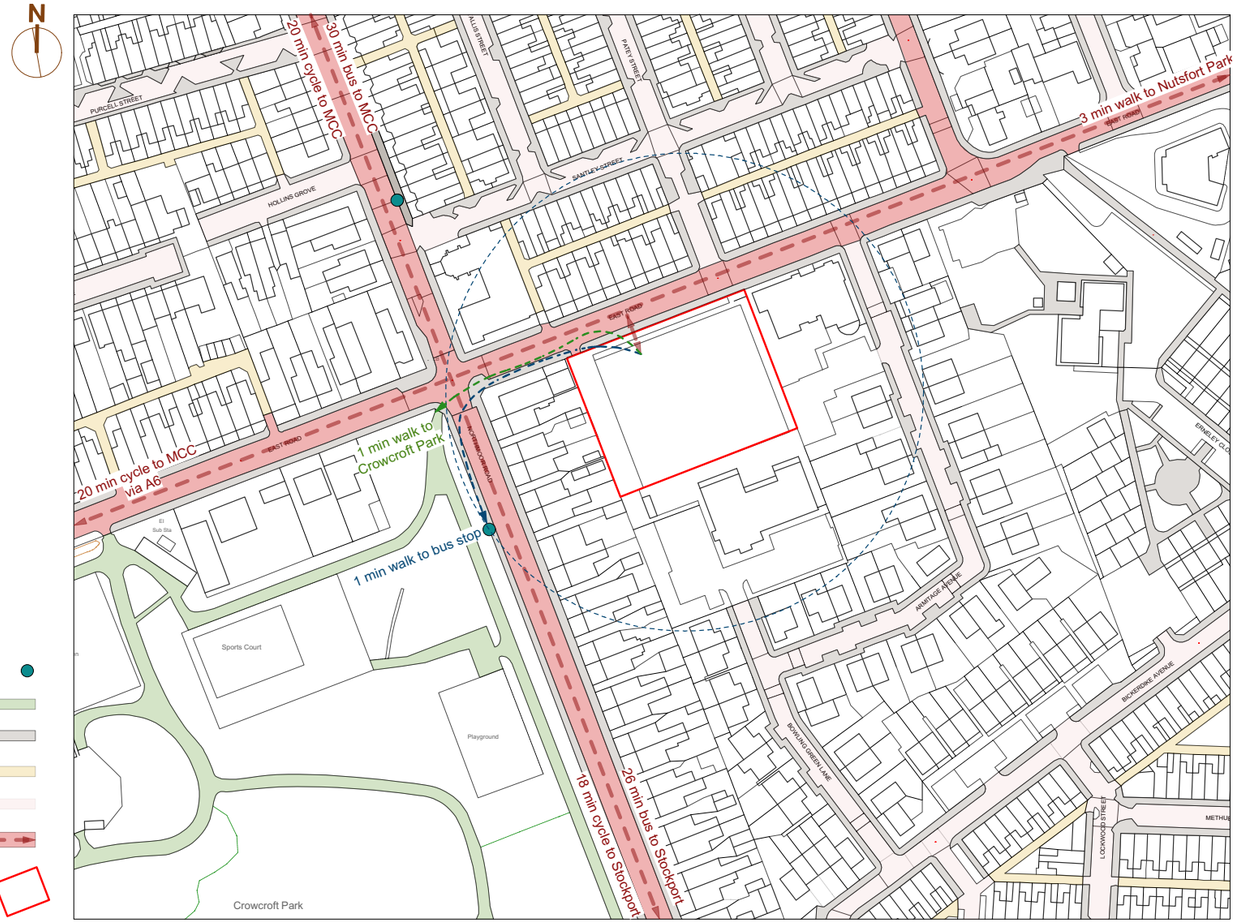
1980

01
UNDERSTANDING THE CONTEXT

LINKAGES TO SURROUNDINGS AND MOVEMENT PATTERNS

We aim to integrate the existing built environment by using the right materials, forms and landscape elements for the locality, respecting existing footpaths and streets and relating to the existing urban structures.

Successful development relies on good access and connections. The connections between a site and its surroundings are crucial for ensuring the integration of a site to its context.



MAP : LINKAGES AND MOVEMENT PATTERNS

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UNDERSTANDING THE CONTEXT

LOCAL CHARACTER

A terrace of homes with extremely long narrow rear gardens reaches as far as the access road to the Longsight Centre parking lot. In the fifties this road did not exist but it is located at the point where the terrace of houses along the road ends and a second terrace set back from the road begins and runs to the railway tracks.

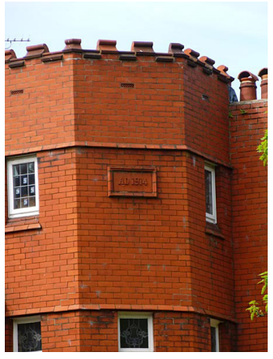
This part of Longsight has a long industrial history dominated by Jackson's Brickworks and a number of other smaller operations. Only fragments of them remain. Further down Pink Bank Lane you will discover Gorebrook Works, once home to an engineering company but today occupied by Papyrus, a company dedicated to solving people's marketing problems.
There is little evidence of the presence of Jackson's Brickworks these days. Houses have been built on the claypits and most of the buildings are gone. However, tucked away at the bottom of Pink Bank Lane where it meets East Road the company's office still remains.

East Road is also home to Bickerdike Court, the only high-rise residential block in the district. It has been recently refurbished and landscaped.
Almost next door is the Longsight Cricket Club or at least what is left of it. The site used to be home to a cricket pitch and a lawn bowling club. In recent years the cricket pitch was used for a new housing development and at the same time the bowing green was preserved and a new "pavilion" was built.


Edgar Wood Church of Science


Original Victorian semi detached house pre 1890's


Chadlington House build 1914


Chadlington's House casteled entrance

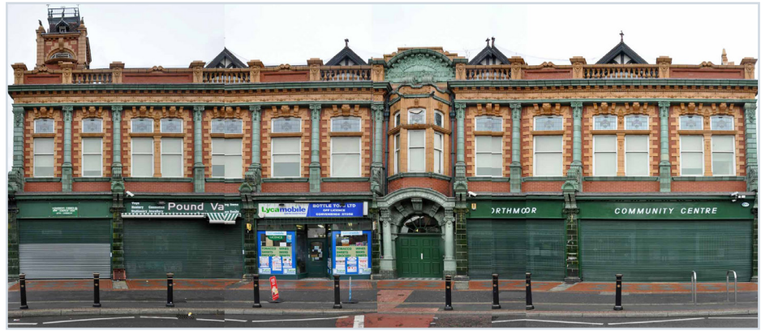

Modern semi-detached built post 2010


Edwardian semi-detached pre 1910


Mock Victorian House built post 1990



Edwardian Baroque style details and chromatics



Northmoore Edwardian Baroque style commercial building built 1912


Late Victorian Terrace


Methodist Church built 1911

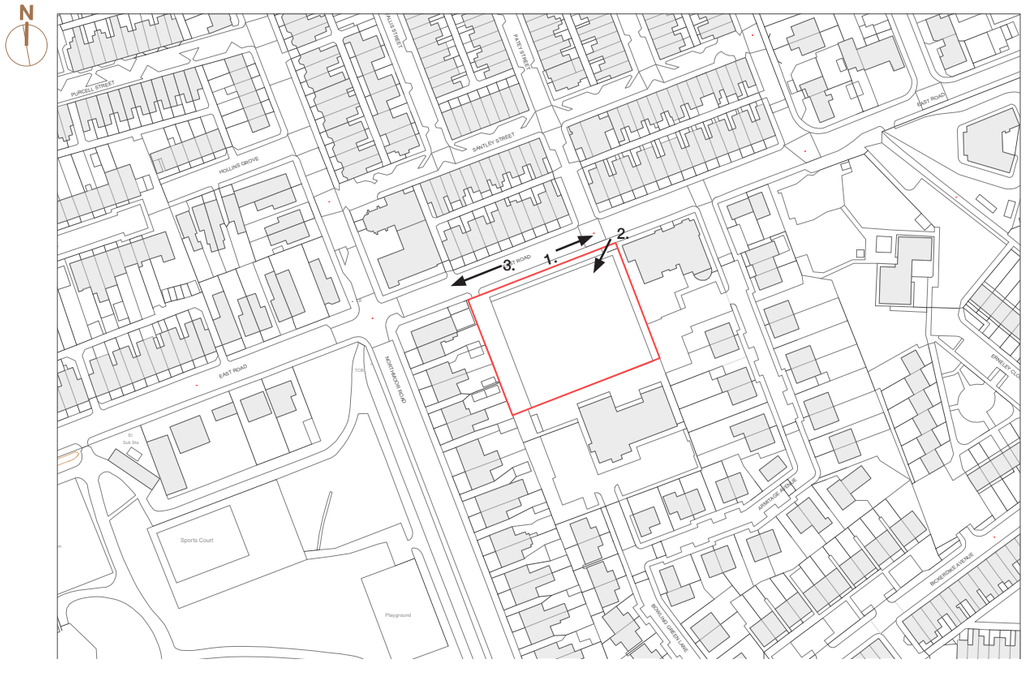
01
UNDERSTANDING THE CONTEXT

LOCAL CHARACTER



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SITE VIEWS





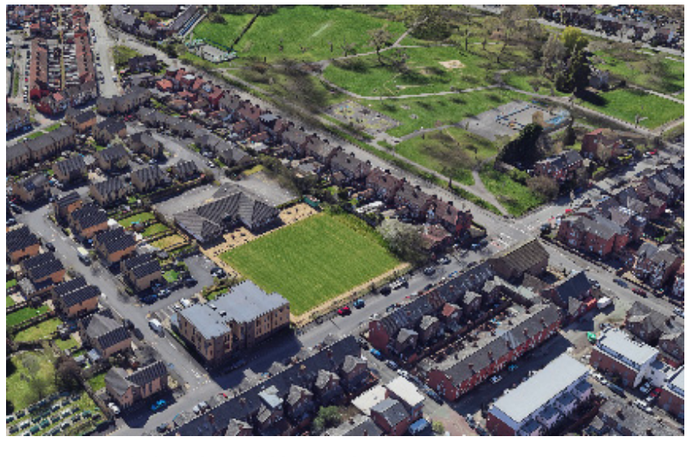
1. VIEW TOWARDS EAST OF EAST ROAD



2. VIEW FROM EAST ROAD TO SITE



3. VIEW TOWARDS WEST OF EAST ROAD



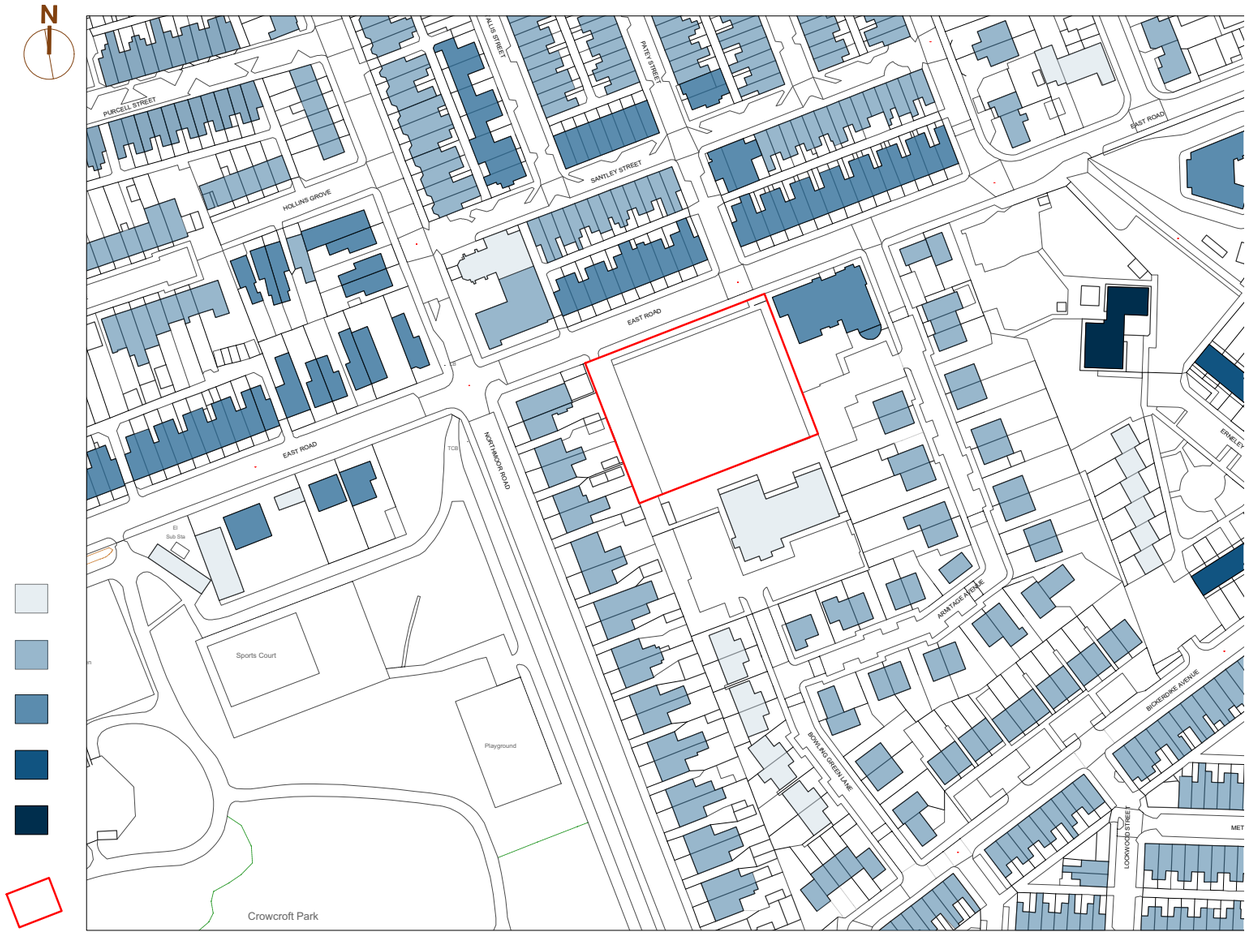
4. AERIAL VIEW OF SITE TOWARDS SOUTH-WEST



5. AERIAL VIEW OF SITE TOWARDS NORTH-WEST

01 UNDERSTANDING THE CONTEXT

LAYOUT AND FORM OF BUILDING



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UNDERSTANDING THE CONTEXT

LAND USES



01
UNDERSTANDING THE CONTEXT

NATURAL FEATURES

