

# Victoria Park

## Conservation Area Appraisal 2015 Draft – Volume II



Remains of the former “South Lodge”, Dennison Road

**Urban Design and Conservation Team  
Planning, Building Control and Licensing Department**

**Growth and Neighbourhoods Directorate**

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# 16. Legislation and Council policy

## Manchester City Council Core Strategy

### Central Manchester Regeneration Area

There are has a wide variety of property, with high quality historic civic and residential buildings existing alongside lower quality dense terracing and more recent social housing estates, often with housing quality and layout problems.

Since the early 1990s there has been an increase in private rented accommodation reflecting in part the high student population in these areas.

Home ownership in the area is low.

### Heritage

#### Policy En3

Historic sites and areas of particular heritage value should be both safeguarded for the future and where possible, enhanced both for their own heritage merits and as part of wider heritage regeneration proposals. Conservation areas and buildings that are statutorily listed are protected under national legislation guidance.

## National Planning Policy Framework (NPPF)

### 12. Conserving and enhancing the historic environment

127. When considering designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of area that lack special interest.
131. In determining planning applications, local planning authorities should take account of:
- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
  - The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
  - The desirability of new development making positive contribution to local character and distinctiveness.
137. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the assets should be treated favourably.

141. Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact and to make this evidence (and any archive generated) publicly accessible<sup>30</sup>. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

<sup>30</sup>. Copies of evidence should be deposited with the relevant Historic Environment Record, and any archives within a local museum or other public depository.

## 17. Listed Buildings in the Victoria Park Conservation Area





**Anson Road (South Side)**  
**No. 16 Eaglesfield**  
SJ8595  
698-1/22/785  
03/10/74  
Grade II



**EH List entry Number:** 1207528

Villa, now hall of residence. Mid C19. Red brick in Flemish bond with sandstone dressings, hipped slate roof. Square plan. Three storeys and 3 bays, symmetrical; with large rusticated quoins, deep sill-bands to all floors, bracketed eaves. Square flat-roofed porch with corner pilasters, cornice and blocking course, round-headed doorway with pilaster jambs and keyed moulded head, divided panelled doors. Large tripartite windows at ground floor with pilastered architraves and cornices, sashed without glazing bars; 4-pane sashed windows to the upper floors with moulded architraves, those at 1st floor with cornices and those at 2nd floor shorter. Two ridge chimneys. Left return side (garden front) has matching fenestration. Interior not inspected.

Listing NGR: SJ8569095532

National Grid Reference: SJ 85690 95532

**Anson Road (North East Side)**  
**No. 17 The Rampant Lion Public House (formerly Milverton Lodge)**  
SJ8595  
698-1/22/786  
02/05/73      Date of most recent amendment: 06-Jun-1994  
Grade II



**List entry Number:** 1197827

Villa, now public house. Mid to later C19; altered. Red brick mostly in header bond but with some courses of stretchers, with sandstone dressings (now painted white), slate roof in zig-zag pattern of blue and grey, with ornamented ridge. Rectangular plan with the appearance of hall-and-crosswing. Gothic style. Two storeys with cellar and attic, a 3-window facade with a slightly-projected gabled portion to the left and a gabled wing to the right with 2-storey canted bay; chamfered stone plinth, buttressed entrance, offsets to the portion on the left, and steeply pitched gables with stone copings. The central entrance has a segmental-pointed doorway with heavily moulded surround and a gablet containing a blind quatrefoil; all the windows have quoined jambs, segmental-pointed heads and cusped traceried heads to the lights: 4 and 3 lights to the left, 2 lights over the door, 1, 2 and 1 lights in the canted bay; in addition, the left gable has a quatrefoil set in a diamond, and the right-hand gable has a small single-light window (a flagmast now attached to the left of this). Tall chimney rising from junction with wing. High screen wall attached to left corner; some windows in left gable similar to those at front; C20 single-storey addition to right-hand return wall. Interior altered.

Listing NGR: SJ8577395565

National Grid Reference: SJ 85773 95565

## **Conyngham Road (West Side)**

**No. 2**

SJ8595

698-1/22/787

03/10/74

Grade II



**EH List entry Number:** 1208850

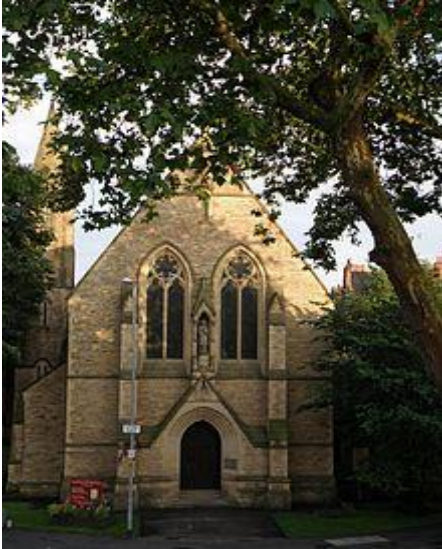
Villa, now office. c.1840, probably by Richard Lane (who laid out Victoria park in 1836); altered. White-painted render (replacing original stucco), hipped slate roof. Roughly rectangular plan on east-west axis, with short service wing at west end. Late Georgian classical style. Two storeys and 3 bays, symmetrical, the centre slightly recessed, plus one-bay service wing; with plinth, deep 1st-floor sill-band, prominent bracketed eaves. Rectangular pilastered porch in the centre, with Ionic columns distyle in antis, plain frieze, moulded cornice and blocking course; one tall 15-pane sashed window to each side at ground floor, three 12-pane windows at 1st floor, sashed except that to the 1st bay, which is false. Blocked or blind windows to the wing. Three-bay left return wall with similar fenestration to the front. Rear (garden front) has tripartite sashed windows on both floors of the centre, flanked by two 2-storey segmental bows with similar windows. Interior not inspected.

Listing NGR: SJ8556595567

National Grid Reference: SJ 85565 95567



**Conyngham Road, (East Side)**  
**Church of St Chrysostom**  
SJ8595  
698-1/22/788  
03/10/74  
Grade II



Also known as: Church of St Chrysostom OXFORD PLACE Rusholme. Church. 1874-77, by G.T.Redmayne. Coursed sandstone rubble, slate roofs with red cockscomb ridging tiles. Early English style. Nave and chancel in one, oriented north-west/south-east, with chancel at south end, east and west aisles, small tower in angle of east aisle, porch at north end of west aisle, chapel attached to west side of chancel. The north gable, forming the principal facade, has buttresses flanking a shallow gabled porch with a 2-centred arch which has deeply chamfered jambs and 5 orders of chamfer to the head, the apex of the gable carried up as a colonnetted canopy to a statue, two 2-centred arched 2-light windows with cusped lights and multifoil tracery, and a very small lancet above. The nave has buttresses breaking through the roofs of the aisles, and small lancet clerestory windows (mostly 2 per bay); the aisles have lancets in arcaded groups of 2 and 3; and the gabled porch on the west side has a 2-centred arched doorway with chamfered jambs 3 orders of chamfer, a hoodmould with run-out ends, and a small cusped niche containing a cross. The 2-bay chapel, parallel to the chancel, has stepped triple-lancets under gables breaking the eaves, and a traceried oculus in the gable. The south-east tower has a buttressed octagonal belfry stage with louvred lancets, and a short spire. Interior not inspected.

Listing NGR: SJ8559495658

National Grid Reference: SJ 85594 95658

**Conyngham Road (East Side)  
Dalton Hall with attached forecourt walls**

SJ8595

698-1/22/789

03/10/74 Date of most recent amendment: 06-Jun-1994

Grade II



**EH List entry Number:** 1208904

Hall of residence for members of the Society of Friends to attend Manchester University. 1881-2 by G.T.Redmayne. Stock brick with red brick and sandstone dressings, some red terracotta, slate roofs with red cockscomb ridging tiles. Long range with rear wing towards south end. Three storeys with basement and attics, asymmetrical, with a gabled wing at the north end, a lower 3-window link with 3 gables, and a higher 9-window range with 4 gables, the first 2 linked and the 3rd, which breaks forwards slightly, containing the main entrance. High basement, moulded terracotta sill-bands to all floors, stone gable copings. The entrance, up a flight of steps, has a wide 2-centred arch moulded in 3 orders with a hoodmould, and a richly ornamented triptych of terracotta panels above, including the date 1881, and above this a 3-light brick-mullioned window to each floor, the lower under a segmental relieving arch and the upper in a 2-centred blank arch. To the right of the entrance is a 3-stage transomed stairwindow; otherwise, most other windows are of 3 and 4 lights with brick mullions and segmental relieving arches, those at 1st and 2nd floors of the coupled gable portion set in pilasterd giant blank arches. Attached to the entrance steps are the splayed returned ends of the forecourt wall, which has brick piers at short intervals, linked by twisted iron bars.

Listing NGR: SJ8561195593

National Grid Reference: SJ 85611 95593

## Daisy Bank Road (South Side)

### No 65 Summerville

SJ8595

698-1/22/790

03/10/74

Grade II



### ' Summerville', 65 Daisy Bank Road

EH List entry Number: 1283098

Villa. c.1850, altered, with additions. White-painted stucco on brick, slate roof. Irregular double-pile plan. Italianate style. Two storeys and cellars; asymmetrical 4-window facade, with plinth, channelled corner pilasters, prominent bracketed eaves, porch to 3rd bay and gabled 4th bay with projected verges treated as open pediment. Large rectangular porch, up 3 steps, with coupled Ionic piers, plain frieze and dentilled cornice, pilastered round-headed window in each side; plate glass sashed windows to ground floor with moulded architraves and dentilled cornices on consoles; 4-pane sashes to 1st floor with moulded architraves, panelled aprons and small cornices, except that to the 4th bay, which has a pediment. Left end has set-back 2-bay wing in similar style. Right-hand return (to garden) has large rectangular bay window with coupled Ionic pilasters, entablature with dentilled cornice and balustraded parapet, and a pilastered window of 3 round-headed sashed lights; 3 round-headed windows above this (the first 2 blocked or blind), and to the right a 2-storey canted bay with sashed windows under stylised cornices, and hipped roof. (Large rear wing, much altered with additions.) Interior not inspected.

Listing NGR: SJ8597495764

National Grid Reference: SJ 85974 95764

**Daisy Bank Road (North Side)**

**No. 80 Newbury**

SJ8595

698-1/22/791

03/10/74

Grade II



**EH List entry Number:** 1209522

Villa, now hostel. Mid C19, altered. Stucco, now painted green with white dressings, slate roof. Large roughly rectangular plan. Two storeys and 3 wide bays, with plinth, rusticated quoins, string-course, prominent bracketed eaves with 3 small gables treated as open pediments. The centre has a pilastered centre panel with a round-headed doorway at ground floor (altered as a window), a round-headed window at 1st floor, and a small pedimented gable above the eaves, with a finial. To the left is a wide but shallow rectangular 2-storey bay which has 3 round-headed sashed windows on each floor, the outer windows very narrow and that in the centre at ground floor flanked by coupled Ionic pilasters, and a hipped roof with prominent bracket eaves broken in the centre by a pedimental gable with finial; and to the right a 2-storey canted bay treated in similar manner. Various ridge chimneys. C20 single-storey addition to left. Right-hand return wall, 3 wide bays, has C20 porch in centre, and a 2-storey canted bay to the rear, like that at the front. Interior not inspected.

Listing NGR: SJ8586895809

National Grid Reference: SJ 85867 95805



**Daisy Bank Road (North Side)**  
**Nos. 84 to 106 (Even) Addison Terrace**  
SJ8595  
698-1/22/792  
07/06/73  
Grade II



**EH List entry Number: 1209530**

Terraced row of 12 houses. c.1848; altered. Stucco on brick, slate roofs with red ridge tiles. Double depth and all single-fronted, in halls-adjointing pairs, with coupled back extensions. Gothick style. Two storeys with attics, a 24-window range with 10 barge-boarded gables (most finials missing). All have coupled Tudor-arched doorways with chamfered surrounds and recessed doors with traceried panels, narrow side-lights and rectangular overlights, and shallow rectangular 2-light bay windows at ground floor; the pairs Nos 88/90 and 100/102 each have an arcade of 3 small lancets above the doorways, composed of a central niche with a statue on a corbel and flanking windows with linked hoodmoulds, and tall 2-light sashed windows to the outer bays, all these openings under a continuous hoodmould, and at attic level a single gable in the centre containing a 2-centred arched window of 2 lights with Y-tracery, flanked by low windows of 3 square lights immediately under the eaves. No.102 also has a plaque above the door recording that Charles Halle and Ford Madox Brown lived there. All the other pairs have slightly-projected gabled outer bays, 2-light windows at 1st floor with hoodmoulds, and small lancets in the gables with Y-tracery and hoodmoulds. Rear and interior not inspected. Stucco damaged at ground floor of Nos 100 to 106 at time of survey.

Listing NGR: SJ8577895786

National Grid Reference: SJ 85784 95778



**Daisy Bank Road (North Side)**  
**Nos. 108 to 112 (Even) Buckingham Crescent**  
SJ8595  
698-1/22/793  
03/10/74  
Grade II



**EH List entry Number:** 1197769

Block of 3 houses. Mid C19, altered. Roughcast render (replacing scored stucco) on brick; slate roof. Slightly irregular plan on hall-and-crosswings model. Two storeys, 1:3:1 windows, symmetrical, with slightly projected gabled outer bays. The 3-window centre has a projected ground floor, which has a narrow Tudor-arched doorway in the centre with half-glazed divided doors, blocked fanlight and hoodmould, flanked by tripartite sashed windows, all these openings with slightly raised surrounds, and a coped parapet; and at 1st floor 3 sashes without glazing bars. The flanking wings have canted bay windows at ground floor, single-light windows at 1st floor, and coped gables with large shaped kneelers. Three chimneys on the ridge. Returned sides have (inter alia) gabled porches; No.108 (to the right) has some C20 additions. Rear and interior not inspected.

Listing NGR: SJ8571095794

National Grid Reference: SJ 85710 95794

**Daisy Bank Road (North Side)**  
**Nos. 114 to 116 (Even) Buckingham Crescent**  
SJ8595  
698-1/22/794  
03/10/74  
Grade II



**EH List entry Number:** 1209544

Pair of houses. c.1845; altered. Stucco and roughcast on brick, slate roof. H-plan. Two storeys, 1:2:1 windows, with gabled wings projecting; plinth, 1st-floor band, eaves band; canted bay windows to ground floor of wings (that at No.116 sashed with glazing bars and margin panes), large French windows to ground floor of main range (altered, and that to No.116 damaged at time of survey); 12-pane sashes at 1st floor (that to left at No.116 damaged). Returned sides have small rectangular porches, that at No. 116 with a plain frieze, moulded cornice and pedimented gable, a round-headed doorway in the front and a round-headed window in the gable end (that at No.114 altered); and projected side wings, and similar fenestration. Rear and interior not inspected. History: No.114 was home, c.1890, of Sylvia Pankhurst the suffragette leader. No.116 unoccupied at time of survey.

Listing NGR: SJ8567495793

National Grid Reference: SJ 85670 95784

**Daisy Bank Road (North Side)**  
**Nos. 118 to 120 (Even) Buckingham Crescent**  
SJ8595  
698-1/22/795  
03/10/74  
Grade II



**EH List entry Number:** 1283059

Pair of houses. c.1845. Roughcast on brick, slate roof. U-plan with projected wings. Two storeys over cellars, 1:1+1:1 windows, symmetrical, with 1st-floor band and pedimented wings; shallow pilastered rectangular bay window to ground floor of each wing and French window to main range (approached by steps), 12-pane sashes at 1st floor (altered glazing to most windows of No.120). Three-window return walls have pilastered rectangular porches in the centre. Rear and interior not inspected.

Listing NGR: SJ8563295772

National Grid Reference: SJ 85637 95771

**Daisy Bank Road (South Side)  
Arched gateway to Edgar Wood Centre**

SJ8595

698-1/22/796

06/06/94

Grade II



**EH List entry Number:** 1292610

Arched gateway to Edgar Wood Centre (formerly First Church of Christ Scientist). 1903, by Edgar Wood. Art Nouveau style. Red brick in Flemish bond with some sandstone, slate roof. Segmental arch with sandstone springing, very steeply pitched gable with small semi-cylindrical oriel window, canted side buttresses with flat tops. Forms group with Edgar Wood Centre (q.v.).

Listing NGR: SJ8572795736

National Grid Reference: SJ 85727 95736

**Daisy Bank Road (South Side)**  
**The Edgar Wood Centre (formerly First Church of Christ Scientist)**

SJ8595

698-1/22/797

18/12/63

Date of most recent amendment: 06-Jun-1994

Grade I



Christian Science Church, now cultural centre. 1903, by Edgar Wood. Red brick with some render, steeply-pitched tiled roof to the main range (wings re-roofed with slate). Y-shaped plan formed by very tall narrow main range set back and at right-angles to the street, with low splayed wings projected to the front, and a cylindrical turret clasped in the angle between the gable of the main range and the right wing. Unusual Expressionist style with Art Nouveau detailing. The gable of the main range is mostly rendered, and has a wide semicircular-headed doorway with splayed sandstone sides and multiply-stepped brick head, above this a cruciform window feature with arched centre light and 2-light arms all in a stone surround, and a plain stone pilaster breaking through the apex. The turret on the right, rising to eaves level, has a window of 2 small rectangular lights at ground floor and an interrupted band of 1, 2, 2, and 2 similar lights under the eaves of a conical roof. to the rear of this rises a tall rectangular chimney. The right-hand side wall of this range (not visible from the front) has low buttresses, 2 small 4-light windows in the wall and 6 tall gabled dormers in the roof; and attached to the further end an unusual porch or porte cochere with a segmental-headed arch. The projected wings differ: that to the left has a gabled porch to the right, a tall canted window breaking through the eaves left of centre with transomed lights and a high parapet rising to the centre, low 3-light windows under the eaves either side of this bay, and a curved gable wall with a long diagonal corner buttress, a parapet and a square chimney in the centre; that to the right has 5 buttressed bays with a door in the first, simplified Diocletian windows under the eaves of the other bays, a corner buttress like that of the other wing, and a gable wall with diagonal chimney flues flanked by Diocletian windows. Attached to the west corner of this gable is a screen with a round-headed entrance archway under a stone panel lettered "FIRST CHURCH OF CHRIST SCIENTIST" (this entrance leading a drive to the porch attached to the west side of the main range). Interior not inspected.

Listing NGR: SJ8572595713

National Grid Reference: SJ 85729 95702



## Denison Road (South Side)

### Denison House

SJ8595

698-1/22/799

03/10/74

Grade II



**EH List entry Number:** 1217825

Villa, now consulate. 1862. Coursed sandstone rubble with ashlar dressings, steeply-pitched slate roofs with ridge ornament. H-plan plus side wing. Gothic style. Two storeys with cellars and attics; 3-window main range with 1-window gabled wings and 2-window side wing to left. The centre of the main block has a gabled porch in the angle with the right-hand wing, with moulded Tudor-arched outer doorway and hoodmould, a cross-window above this and a tall transomed 4-light Tudor-arched stair-window to the left, with cusped lights and Perpendicular tracery; the gable wall of the wing to the right has a shallow rectangular bay window with mullions and transom, a cross-window at 1st floor with a hoodmould, and a small attic window in the gable; the gable wall of the left wing has one cross-window on each floor, that to the attic Tudor-arched with tracery in the head and a hoodmould; and the side wing continued to the left has (inter alia) a similar window at 1st floor and another in an attic gable to the left, and a canted bay window at ground floor. Various ridge chimneys. Rear and interior not inspected.

Listing NGR: SJ8556295326

National Grid Reference: SJ 85562 95326

**Kent Road East (South Side)**

**St Anselm Hall**

SJ8595

698-1/22/800

03/10/74

Grade II



**EH List entry Number:** 1197934

Villa, now part of hall of residence. c.1840, altered and greatly enlarged. White-painted stucco on brick, hipped slate roof. Originally L-plan. Two storeys with cellar; 2:2 windows. The facade of the projecting wing to the left is symmetrical, with a high plinth, plain frieze and prominent bracketed cornice, and has a flight of steps up to a square-headed doorway with a raised moulded surround including a frieze with a keyblock, moulded cornice and short blocking course (electric lamp now attached to lintel), and a 4-panel door with rectangular overhead; and two 20-pane sashed windows on each floor, all with raised sills. The set-back range to the right has a shallow rectangular bay window at ground floor and 2 cross-window casements above. C20 additions to left. Rear and interior not inspected.

Listing NGR: SJ8593795326

National Grid Reference: SJ 85937 95326

## Lower Park Road (East Side)

### No.1 Greycarth Hall

SJ8595

698-1/22/801

06/06/94

Grade II



**EH List entry Number:** 1291317

Villa, now hall of residence. c.1880-90. Yellow brick with some sandstone dressings, hipped slate roofs. Irregular plan. Eclectic style. Two storeys with basement and attics, a 3-bay west front with slightly-projecting wings flanking a 3-storey stair-tower, and a gabled glazed porch attached to the right-hand side. Two string-courses between floors, prominent moulded eaves with modillions, pediments over the bays and pyramidal roof to the tower. The tower has a large round-headed stair-window with arched centre light and radiating glazing bars and a small ornamental stone balcony, a central pilaster strip above this and 2 small round-headed windows to the top floor; the left wing has a 2-storey canted bay which has sashed windows with margin panes (those at ground floor segmental-headed); the right wing has a segmental-headed window at ground floor with 2 round-headed sashed lights, and a tripartite window at 1st floor with stone pilasters and narrow sashed lights (2 in the centre). Various tall corniced chimneys. Projecting rear wing to rear of porch; C20 single-storey addition attached to right of porch. Left return wall has (inter alia) a large tripartite window on each floor towards the rear, and a single-storey wing to the rear of this. Interior: some elaborate decoration, including doorways with eared architraves, moulded plaster friezes, pilastered hallway including tympana with lilies.

Listing NGR: SJ8539995627

National Grid Reference: SJ 85399 95627



## Lower Park Road (West Side)

### No.2 Park House

SJ8595

698-1/22/802

03/10/74

Grade II



EH List entry Number: 1283017

Villa, now hall of residence. Mid C19. Coursed squared sandstone, slate roof. Double-pile plan. Gothick style. Two storeys and 3 bays, symmetrical, with projecting gabled centre; string course, projected eaves to steeply-pitched roofs. The centre has a projected single-storey bay (probably formerly the porch) which has a 2-light window with traceried overlight in the centre and narrow sashed side-windows all under a hoodmould, and a parapet with triangular-headed upstand containing a shield; and a 2-light sashed window at 1st floor with arched lights and hoodmould. The outer bays have narrow 2-storeyed canted bay windows with 3 arched lights to each floor, the lower cusped. Ridge chimney. Each gable wall has a similar but wider canted bay, with 2-light sashes to the centre; the south side (3 bays in all) has a 2 gables (including this) and a recessed centre, and other sashed windows in similar style including a shallow rectangular 4-light bay window; the north side has various C20 additions. Interior not inspected.

Listing NGR: SJ8532295583

National Grid Reference: SJ 85322 95583

**Lower Park Road (East Side)  
No. 3 Ward Hall (formerly Stoneywood)**

SJ8595

698-1/22/803

03/10/74

Grade II



**EH List entry Number:** 1219770

Villa, now annex to Xaverian College. c.1840, altered. Stucco on brick, with sandstone dressings and hipped slate roof. Roughly rectangular plan formed by double-depth front block with back extensions. Two storeys over basement, 3 bays, symmetrical, with narrow pedimented centre breaking forwards; high stone plinth with keyed segmental-arched basement windows, rusticated quoins, 1st-floor sill-band, frieze (stripped at time of survey), and dentilled cornice and pediment. The centre has a flight of steps up to a porch of 4 columns with debased Ionic caps, Tuscan pilasters, frieze with panel lettered "CONCORDIA RES PARVAE CRESCUNT", moulded cornice on consoles and low blocking course. The ground floor has tall sashed windows with pedimented architraves; the 1st floor has shorter sashed windows with moulded architraves, all these windows have margin panes and all except that to the right at 1st floor have 4 panes. The left return side has a set-back 2-window wing; the right-hand return has one bay with fenestration like that at the front (but with altered glazing at ground floor), and then a short wing with a segmental bow which has a tripartite sashed windows to both floors, that at ground floor with a pedimented architrave and both with curved glazing. C20 single-storey addition covering rear range. Interior not inspected.

Listing NGR: SJ8541195578

National Grid Reference: SJ 85411 95578



## Lower Park Road (West Side)

### No.8 Xaverian College, part of and attached archway (formerly 'Firwood')

SJ8595

698-1/22/804

03/10/74

Grade II



**List entry Number:** 1197923

Formerly known as: No.8 Firwood LOWER PARK ROAD Rusholme. Villa, now part of 6th form college. 1874-5, by Alfred Waterhouse, for T.R.Heatherington; altered. Red brick with blue brick bands (etc), tiled roofs with cockscomb ridges. Roughly rectangular plan (plus later additions to rear). Two-and-a-half storeys plus a tower; with 2 saw-tooth bands between floors, steeply-pitched gabled roofs, (etc). At the right-hand corner, in the angle between the front range and the rear wing, is a rectangular tower which has a gabled wooden porch on its north side, with open sides and fishscale tiled roof, various small windows, a shield in the east side, a stylised Lombard frieze and a steep saddleback roof with cresting to the ridge. To the left of the tower is a diagonally-set gabled bay which has 2 tall sashed windows at ground floor, 2 similar windows and a balcony with wrought-iron railings at 1st floor, and coupled smaller windows above; at the left end of the facade is another gabled bay which has 3 similar windows at ground and 1st floors and coupled windows above, the ground floor windows protected by a tiled pentice roof; and the main range between these bays has a dormer window with half-hipped roof and finial. Most windows have square-paned leaded glazing, some with stained glass. The left return wall (south front) is longer and has similar fenestration including a pentice to the ground-floor, and 2 similar dormers. Attached to the north side is a tall 2-centred archway with steeply pitched gable and ball finial.

Listing NGR: SJ8533795522

National Grid Reference: SJ 85337 95522

## Lower Park Road (West Side)

### Marylands

SJ8595

698-1/22/805

06/06/94

Grade II



**EH List entry Number:** 1219785

Villa, now annex to 6th form college. c.1870-80. Grey and yellow brick with dressings of sandstone ashlar and some red brick, steeply-pitched slate roofs with red cockscornb ridge tiles. L-shaped plan. Gothic style. Two storeys and attic, 3 bays, asymmetrical, with a gabled bay to the left and a larger gabled bay to the right; red brick bands on 3 levels and parallel to the gables, stylised Lombard friezes. The centre has an elaborate arched doorway offset left, with set-in shafts and 2-centred arch broken by the lintel, the head banded and containing a multifoil overlight, and a steeply-pitched gablet with apex finial; above this, a half-dormer with 2 narrow sashed windows and half-hipped roof, and to the right a mullioned 2-light stairwindow with segmental-headed sashed lights and a deep stone lintel with small multifoil lights. The gabled bay to the left (breaking forwards slightly) has a 2-light bay window with sashes, and coupled segmental-headed sashes at 1st floor set in 2-centred arches with decorated heads; the wider bay to the right has a large segmental 3-light bow window at ground floor, with columnar stone mullions, carved heads, and 6-pane sashes with vertical glazing bars; a 3-light sashed window at 1st floor with similar mullions, and an attic window like that at 1st floor of the other gable. Tall ridge chimneys. South front of 4 bays in similar style, with unequal gables to the 1st and 3rd bays, and large half-dormer windows to the 2nd and 4th bays, with hipped roofs. Interior: original features in similar style, including staircase, doorways, etc.

Listing NGR: SJ8532795431

National Grid Reference: SJ 85327 95431

**Oxford Place (South Side)**

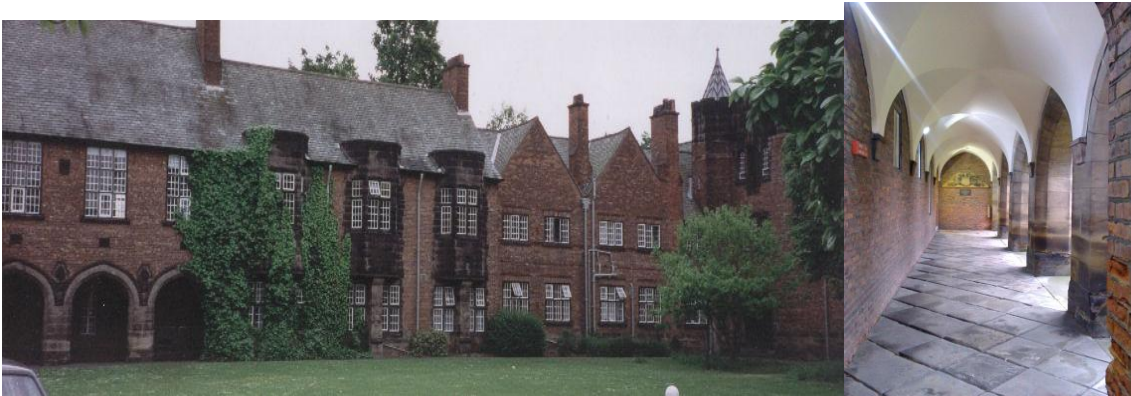
**Hulme Hall**

SJ8595

698-1/22/811

03/10/74

Grade II



**EH List entry Number:** 1246448

University hall of residence. c.1910, by Percy Worthington. Brick with sandstone dressings, green slate roofs. Long wings ranged round the north, east and west sides of a quadrangle with a wing extending to the north. Arts and Crafts style. Mostly 2 storeys, with short 3-storey tower at junction of wings.

Windows generally 6-light mullion-and-transom casements, those of upper floors in coupled gables; east range with 5-bay arcade of 4-centred arches at ground floor, and to right of this 3 bays of stone 2-storey oriels. Squat tower in south-east corner with embattled stone parapet and octagonal stair-turret to left with patterned lead roof.

Listing NGR: SJ8525895609

National Grid Reference: SJ 85258 95609

## Park Crescent (South Side)

### Nos. 2 to 6 (Even)

SJ8595

698-1/22/812

03/10/74 Date of most recent amendment: 06-Jun-1994

Grade II



**EH List entry Number:** 1271228

Three houses in one composition, now all in one as hotel. c.1840, altered. Stucco, painted white, with slate roof. Irregular H-plan formed by long main range with wings, plus projected porch. Gothick style. Two storeys, a 1:3:1 window range, the 3-bay centre breaking forwards slightly (2-storey gabled porch projected from this) and linked by short re-entrants to projected gabled wings; with plinth, sill-band to the centre, and coped parapet stepped over gables. The porch has a segmental-pointed arched outer doorway with hoodmould, a window in each side matching this, a similarly arched inner doorway with geometrical traceried fanlight, a band stepped up in the centre to the sill of sashed cross-window at 1st-floor window which has margin panes and hoodmould, and gable coping with kneelers and finial. The other windows at 1st floor match this except for small inserted windows in the re-entrants; the ground floor has canted bay windows to the wings, that to the right with similar margin-paned sashes but that left (which is larger) with 4-pane sashed glazing, and large tripartite sashes to the 2nd and 4th bays. Ridge chimney to right of centre. Rear and interior not inspected.

Listing NGR: SJ8533995193

National Grid Reference: SJ 85339 95193



**Upper Park Road (East Side)**

**No. 1 High Elms**

SJ8595

698-1/22/813

03/1074

Grade II



**EH List entry Number:** 1270660

Villa, now offices. Mid to later C19. Red brick in Flemish bond, with sandstone dressings and slate roof. Roughly rectangular plan with back extensions (C20 additions to right). Gothic style. Two storeys and cellar, 3 bays, symmetrical, the centre narrower and slightly recessed and the outer bays gabled; with stone plinth, string course, stone coped gables with raking parapets faced with later cement. The centre has a Tudor-arched doorway with replacement divided doors, moulded stone surround, hollow spandrels, hoodmould, and over the centre of this a panel with a quatrefoil motif. The ground floor has cross-windows and the 1st floor has 3-light windows, all these with slender stone mullions and arched lights, those in the centre and to the right at 1st floor with small panes and the others with altered glazing. Two ridge chimneys. Interior not inspected.

Listing NGR: SJ8551295589

National Grid Reference: SJ 85512 95589



**Upper Park Road (West Side)**  
**No. 18 Langdale Hall and attached former Coach House**  
SJ8595  
698-1/22/814  
03/10/74  
Grade II

**EH List entry Number:** 1254692

Villa, now hall of residence. Later C19, altered and slightly enlarged. Coursed dressed sandstone, fishscale slate roof. Double-pile plan. Gothic style. Two storeys and attic, 3 bays, with a narrow entrance bay between projecting gabled outer bays, 1:1:2 windows at 1st floor; plinth, bracketed eaves and barge-boarded gables (that to the left carved but the other replaced with plain boards, both with finials). The centre has an open porch with segmental-pointed central arch, moulded jambs, narrow side lights with ogee tracery and brattished parapet with blind trefoils; and a cross-window above. The projecting gables have large canted mullion-and-transom bay windows with brattished parapets; the left has a 6-light mullion-and-transom window at 1st floor, with a hoodmould, and a small blank shield above with arched hoodmould; the right has 2 cross-windows at 1st floor, with linked hoodmoulds, and a mullioned 2-light attic window. Left return wall has added conservatory; right-hand return wall has added single-storey stone bay with canted corners, mullioned windows and brattished parapet, and beyond that a gabled wing projects. Former coach-house attached at right angles to rear corner, one-and-a-half storeys, with segmental-pointed entrance under C20 canopy, small gable dormer above, steeply-pitched fishscale slate roof, etc.

Listing NGR: SJ8549695626

National Grid Reference: SJ 85496 95626

# 18. Community Involvement and Contacts

## Local Councillors for the Rusholme Ward

Councillor Ahmed Ali  
Councillor Kate Chappell  
Councillor Rabnawaz Akbar

## Local Councillors for the Ardwick Ward

Councillor Tina Hewiston  
Councillor Bernhard Priest  
Councillor Mavis Smitheman

## Local Councillors for the Longsight Ward

Councillor Abid Latif  
Councillor Luthfur Rahman  
Councillor Suzanne Richards

## Rusholme & Fallowfield Civic Society

Cannon Peter Vowles  
10 Redshaw Close  
Rusholme  
Manchester M14 6JB

## Development Management Team (South 1)

Rob Griffin	Principal Planner
Dave Morris	Planning Officer
Linda Marciniak	Planning Officer
Melanie Tann	Assistant Planning Officer

## Development Management Team (North)

Sue Wills	Principal Planner
Ian Jarvis	Planning Officer
Carl Glennon	Planning Officer

## Building Control Group 2

Anthony Parker-Roberts	Business Manager
Alex Doswell	Principal Building Surveyor – Line Manager

## Central Manchester Neighbourhood Regeneration Team

Regeneration Ward Officer  
(Rusholme)

Tel: 0161 234 4001

**Great Manchester Archaeological Advisory Service**

Norman Redhead  
University of Salford

**Historic England**

North West

Canada House  
3 Chepstow Street  
Manchester M1 5FW  
Tel: 0161 242 1406  
Email: [northwest@HistoricEngland.org.uk](mailto:northwest@HistoricEngland.org.uk)

[www.HistoricEngland.org.uk](http://www.HistoricEngland.org.uk)

# 19. Transport Links

## **Buses**

Close to the Oxford Road Quality Bus Corridor

## **Cycling routes**

New routes are being developed along the Oxford Road corridor.

## **Trains**

Nearest local train station – Oxford Road

Mainline train station – Piccadilly or Victoria

Nearest stations

- Ardwick (1.0 mi)
- Levenshulme (1.4 mi)
- Ashburys (1.4 mi)

Distances are straight line measurements

## **Trams**

Nearest tram link – Piccadilly or St Peter's Square



## 20. Bibliography

Victoria Park Manchester: A nineteenth century suburb in its social and administrative context

Spiers, Maurice, 1976, Manchester, Manchester University Press

Images of England: Rusholme and Victoria Park

Cronin, Jill and Rhodes, Frank, 2006, Stroud, Tempus Publishing Limited

Longsight Memories website

Victoria Park and Rusholme Archive website

Richard Lane, Architect

<http://manchesterhistory.net/manchester/architects/lane.html>

[http://en.wikipedia.org/wiki/Richard\\_Lane\\_\(architect\)](http://en.wikipedia.org/wiki/Richard_Lane_(architect))

Master planner of the 70 acre site known as Victoria Park