



Buile Hill Park

Planning brief for areas of development pressure.

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Executive Summary

Buile Hill Park is part of a 4.2 million restoration project. It has commenced with a grant application for up to £3 million submitted to the National Lottery's Heritage Lottery Fund. It is hoped that if successful, restoration can begin in April 2005.

The brief has been written in the context of the following documents:

- Buile Hill Park Development Management Group's "Conservation and Management of Buile Hill Park, Salford" (June 2003).
- The Enhancement and Restoration of Buile Hill Park, Salford" (June 2003).
- "Buile Hill Park MasterPlan" (June 2003).

Buile Hill Park Development Brief focuses on three areas within the park. It is considered that these three areas are areas of development pressure. These are:

- 1. Seedley Park Entrance Lodge.**
- 2. Courtyard Area.**
- 3. Buile Hill Entrance Lodge.**

The brief is split into two parts. Part A looks at the context of the three sites within the rest of Buile Hill Park, explaining the location, access, history and description of the park.

Part A also sets out the planning policy context. This looks at national, regional and local guidance and indicates the policies that should be taken into account in developing the three sites.

It should be noted that Buile Hill Park was awarded Grade II status in the Register of Parks and Gardens of Special Historic Interest. This means that when developing any area of the park or immediate surroundings, special consideration needs to be given to the effect the development would have on the historic value of the park.

Part B is split into three sections again, each section focusing on a different area of development pressure. The following gives a brief summary of the issues affecting each site.

1. Seedley Park Entrance Lodge

The site is located to the south-east of Buile Hill and Seedley Park adjacent to Seedley Road/Seedley Terrace. The building was demolished in 1994.

One or two dwellings or a use which can be classed under the primary function of the park are the only acceptable uses.

Any development should be as close to the original design of the building as possible and high quality landscaping should be incorporated into the design.

2. Courtyard Area

This site is located relatively central to the former Buile Hill Park section of the park.

The site is within the curtilage of Buile Hill Mansion and therefore has Grade II listed building status.

Detailed proposals have been put forward for this area of the park as part of the masterplan. This includes a Heritage Centre which will have a pedestrianised courtyard offering a Heritage Interpretation Centre, pet facility, workshops and café.

If this proposal were not to take place, the use of the buildings would need to relate to the function of its setting within the park.

The design should reflect its listed building status and location within a park. Only design and landscaping of high quality and one which enhances the area will be deemed acceptable.

3. Buile Hill Entrance Lodge

The former entrance lodge is located at the main entrance to the park, off Eccles Old Road. No built structure exists on this site at present.

The site is within the curtilage of Buile Hill Mansion and therefore has Grade II listed building status.

The use of this site will be for a control point for park access and surveillance and should be designed as close to the original building as possible. High quality landscaping is essential as this site forms the main entrance into the park.

Part A: Context - Buile Hill Park

1.0 INTRODUCTION TO THE BRIEF

- 1.1 The brief provides detailed guidance for the redevelopment of the sites within Buile Hill and Seedley Park that are available for development.
- 1.2 There are three sites that have been identified as benefiting from specific guidance. These are:
 - Seedley Park Entrance Lodge.
 - Courtyard Area.
 - Entrance lodge, Eccles Old Road.
(See Plan A for site boundaries)

2.0 BRIEFING PROCESS

- 2.1 This brief has been prepared by Salford City Council. It has been written in the context of a Heritage Lottery Bid for the conservation and enhancement of Buile Hill Park as a park of heritage value.
- 2.2 This brief is a stand-alone planning document. However, it should be read in conjunction with the Buile Hill Park Development Management Group's "Conservation and Management of Buile Hill Park, Salford" (June 2003) , "The Enhancement and Restoration of Buile Hill Park, Salford" (June 2003) and "Buile Hill Park Masterplan" (June 2003) . These documents provide a detailed background as to the history of the whole park, the wider planning and conservation context and proposals for improvements.
- 2.3 The first part of the brief sets out the objectives, site context and policy context for the park as a whole. The second part of the brief focuses on the individual sites.
- 2.4 The brief has been subject to a six-week consultation period. The schedule of representations made and the Council's response is appended to this brief as Appendix 1. If you wish to view this schedule, please contact the Development Planning Section on 0161 793 3797.
- 2.5 This brief is adopted as Supplementary Planning Guidance to the Unitary Development Plan and is used to guide the council when considering and determining planning applications for the sites.

3.0 OBJECTIVES OF THE BRIEF

- 3.1 The primary purpose of the brief is to promote the redevelopment of the sites to a use and design that is sympathetic and complementary to its location within a historic park.
- 3.2 The benefits in seeking to achieve this purpose include:
 - Protection of the historic nature of the park.
 - Developments that enhance both the park entrances and park setting as a whole.
 - A greater certainty for prospective developers.

4.0 SITE CONTEXT

Site location and access

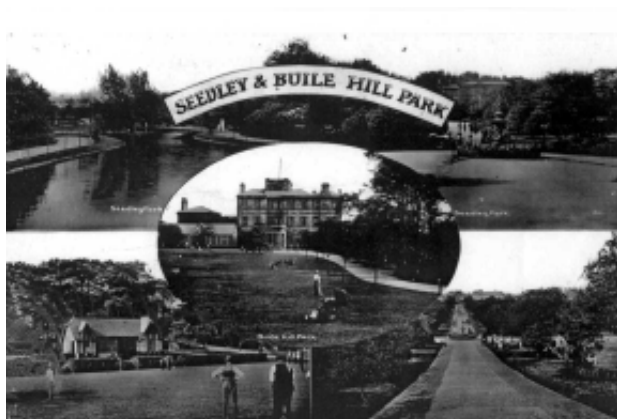
- 4.1 Buile Hill and Seedley Park is located between the Community Committees of Claremont, Weaste and Seedley; and Ordsall and Langworthy Community Committee Area. It is bounded principally by Eccles Old Road, Weaste Lane and Lower Seedley Road. The park is immediately adjacent to the Seedley and Langworthy Regeneration Area to the South. Plan A shows the boundary of the park, the areas of development pressure and surrounding area.
- 4.2 The sites are in close proximity to the major roads of Eccles Old Road (A576), Langworthy Road (A5186) and the M602 motorway.
- 4.3 The sites have excellent pedestrian access through the park. The park has entrances from Weaste Lane, Gore Avenue and Gore Crescent, Seedley Road and three entrances along Eccles Old Road.
- 4.4 There is an existing cycle route along the northern boundary of the park (Eccles Old Road) and proposed routes along Weaste Lane, Claremont Road and Langworthy Road.
- 4.5 There is good public transport access to the site with main bus corridors running along Eccles Old Road and Langworthy Road. Eccles Old Road is a quality bus corridor. Salford Crescent train station is the nearest train station to the site and is approximately 3 kilometres away.

Site history

- 4.6 Seedley Park was officially opened as a park in 1876 to which Buile Hill Park was added in 1903. In 1938 the Hart Hill Estate was added to form the boundary of the park as it is known today.

Site description

- 4.7 Buile Hill is made up of two major areas, which developed distinctive characters from their original origins. The northern area reflects a public space, which has been gradually evolved from a private estate, while the southern area still retains much of the strong formal design, which created a public promenading space as part of the promotion of outdoor recreation in the 19th century.
- 4.8 The two distinct areas of the park are demarcated by steeply sloping ground representing the northern limit of the original Seedley Park. There are remains of original gate pillars and railings at various locations around the boundary of Seedley Park.
- 4.9 The northern area has much tree cover resulting from different phases associated with the park's evolution. The formal layout of Seedley Park can still be seen in the designed promenades and spaces to the south of the wooded banks.
- 4.10 The following postcard shows some of the parks features. It is postmarked July 1932.



Photograph 1: Buile Hill Park postcard

5.0 POLICY CONTEXT

- 5.1 The redevelopment of: Seedley Park Entrance Lodge, Courtyard Area and Buile Hill Entrance Lodge, should be considered in the context of:

NATIONAL CONTEXT: Register of Parks and Gardens of Special Historic Interest in England

- 5.2 English Heritage is enabled by section 8C of the Historic Buildings and Ancient Monuments Act 1953 to compile the Register of Parks and Gardens of Special Historic Interest in England.

Buile Hill and Seedley Park was awarded Grade II status in 2001.

- 5.3 The historic interest of the park is a material planning consideration.
- 5.4 The Garden History Society should be consulted on all applications affecting the park.
- 5.5 Historically, Seedley Lodge was within the park boundary. However, it is now outside of the park boundary and is not specified within the Register of Parks and Gardens of Historic Interest. It is identified that the site occupies a location at the south-east terminal of the main axial promenade and adjacent to the main entrance of the former Seedley Park. This has given the site of the former lodge a significance that continues to affect the historic interest of the adjacent park. The historic interest of the park remains an important consideration in the development of this site.

Planning Policy Guidance Note (PPG) 15: Planning and the historic environment

- 5.6 Reinforces that the effect of a proposed development on a registered park, garden or its setting is a material consideration in the determination of a planning application.
- 5.7 Buile Hill Mansion located within the park is a Grade II listed building. Special regard should be had to the setting of the building and a notice should be published for any planning application that affects the setting of the listed building.
- 5.8 In addition the listed building status of Buile Hill Mansion applies to its curtilage (paragraph 3.30 'any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since before 1 July 1948'). Both the Courtyard Area and the former Buile Hill Entrance Lodge are included within the curtilage of the mansion and listed building consent will be needed for any alterations, demolitions or extensions (see paragraph 7.4). Plan B outlines the curtilage of the mansion.

PPG 17: Planning for open space, sport and recreation

- 5.9 The quality of open spaces can be eroded by insensitive development or incremental loss of the site. In assessing an application for this site account will be taken of whether the development is sensitive to the local context.

- 5.10 Proposals for the site should:
- Avoid any erosion of the existing recreational function.
 - Maintain or enhance the character of the open space.
 - Ensure that the open space does not suffer from increased over looking, traffic flows or other encroachment.
 - Protect and enhance parts of the rights of way network that might benefit open space.
 - Consider the impact of any development on biodiversity and nature conservation.

5.11 Other National Planning Policy Guidance Notes that should be taken into account are:

- PPG1: General policy and principles.
- PPG3: Housing.
- PPG9: Nature conservation.
- PPG16: Archaeology and planning.
- PPG21: Tourism.

REGIONAL CONTEXT:

Regional Planning Guidance:

5.12 Policy ER1 Management of the northwest's natural, built and historic environment ensures positive management of the region's natural, built and historic environment and protects it from development likely to cause harm.

5.13 Policy ER3 built heritage states the need for Local Authorities to identify, protect, conserve and, where appropriate enhance historic parks and gardens.

LOCAL CONTEXT:

Unitary Development Plan

5.14 The Unitary Development Plan (UDP) was adopted in 1995 and is the statutory land use plan for Salford. The UDP is under review and at the time of the preparation of this brief, the Revised Deposit Draft Replacement Plan has been published.

5.15 This brief will support the policies of the Adopted UDP. Reference is however made to the Review UDP.

5.16 Policies that guide the physical development of the site:

- EN13: Works to listed buildings and buildings within conservation areas.
- EN12: Protection and enhancement of listed buildings.

Policies ensure the protection of the architectural and historic character of a listed building. In seeking to encourage new uses for listed buildings, policy EN12 gives certain criteria. Similarly, policy EN13 gives a list of criteria in which works to listed buildings will be considered.

- Policy EN14 : Archaeology and Ancient Monuments.

An archaeological assessment has been undertaken for Buile Hill Park in 1998, which identifies areas of archaeological interest across the site. Policy EN14 seeks to identify, protect, enhance and promote sites and structures of archaeological importance. The archaeological assessment will therefore be an important consideration when changes or developments are proposed for the park. It is recommended that the Greater Manchester Archaeological Unit be consulted at an early stage in development proposals to agree an appropriate programme of archaeological investigation. A condition may be applied to the planning permission to ensure that any necessary archaeological measures are undertaken before development commences.

- Policy R1: Protection of recreation land and facilities.

The development of recreation land and facilities will only be permitted in a limited number of exceptions.

5.17 Potential uses for the development areas:

The following policies set out the context in which particular uses will be allowed within the park.

- S2: Location of new retail development.
- H1: Meeting housing needs.
- H7/2: Housing area improvement and renewal - private sector (adjacent).
- TR1: Developing key assets.
- TR2: Improving visitor attractions.
- TR5: Protection of existing and potential assets.
- EC5: Conversion of existing buildings to employment generating uses.

5.18 **Accessibility**

Accessibility to and from the site, movement of traffic through the site and parking are important issues for the development of the sites. The following policies set this context:

- T13: Car parking.
- T14: Control of lorry and coach parking.
- T9: Equality of access.
- T10: Pedestrians.
- T11: Cycling.

5.19 Other related policies that should be considered:

- EN5: Nature conservation.
- EN7: Conservation of trees and woodland.
- EN10: Landscape.
- EN15: Environmental improvement corridors.
- DEV1: Development criteria.
- DEV2: Good design.
- DEV3: Alterations/extensions.
- DEV4: Design and crime.
- DEV5: Equality of access.

5.20 Reference should also be made to the Revised Deposit Draft Replacement Plan. In particular, Policy CH8: Parks and gardens of historic interest which states that planning permission will not be granted for development that would have an unacceptable impact on the historic character or setting of the park.

5.21 **Draft Urban Open Space Strategy, “Setting the Standards” (November 2003)**

Buile Hill Park is identified in the Draft Urban Open Space Strategy as a district park. There are proposals to upgrade nine other parks to district park standard across the city. Buile Hill is also identified as having the potential to become Salford’s only city park.

5.22 **Seedley and Langworthy regeneration proposals**

Buile Hill Park and in particular Seedley Lodge is directly adjacent to the SRB5 Seedley and Langworthy regeneration area. The improvement and enhancement of Buile Hill Park can play a vital role in stimulating wider regeneration. It is important that any development proposals accord with the vision for Seedley and Langworthy. Plan A shows the Seedley and Langworthy regeneration area.

5.23 **Weaste renewal area**

Plans are currently being prepared for the Weaste renewal area (outlined on Plan A). Opportunities to improve linkages to the park may be explored as part of these proposals.

5.24 **Supplementary Planning Guidance 2: Designing out crime, March 2002**

It is essential that in protecting the heritage of the park, the design of all the sites include careful consideration of security issues. In addition to DEV4, any development proposals will need to fully accord with the Supplementary Planning Guidance, “Designing out crime” and a condition may be applied to any planning permission to ensure that the development has obtained Secured by Design certification. Discussion with the Greater Manchester Police Architectural Liaison Officer and Crime Reduction Advisor is recommended at an early stage of the design process.

5.25 **Supplementary Planning Guidance 3: Trees**

Supplementary Planning Guidance for Policy EN7 (Conservation of trees and woodland) is provided in SPG3: Trees. Each of the three development sites should accord with the guidance provided in this document.

5.26 **Greater Manchester biodiversity action plan**

Within the Greater Manchester biodiversity action plan there is a Habitat action plan for managed greenspace. Managed greenspace can provide important areas for wildlife in urban settings. Consideration needs to be given to the effect of any development on this habitat.

5.27 **Contamination Issues**

It is not envisaged that contamination will be a major issue on this site. There will however need to be a targeted ground investigation. A historical desk top survey has been carried out (February 2004). The survey identifies four areas that may be contaminated and these areas will need a targeted ground investigation. It is recommended that a copy of the report is obtained and further discussions are held with the Environmental Protection Service on 0161 793 2069 at an early stage of the development process.

Part B: Guidance - Areas of Development Pressure

6.0 SEEDLEY PARK ENTRANCE LODGE



Photograph 2: Seedley Park avenue in 1915

6.1 Site history

Between 1888 and 1987 Seedley Lodge was a significant feature of the park. It was used predominantly as a home for people that looked after the park.

Photograph 3 shows the original building in 1915.

The building deteriorated from the mid 1980's to the extent that it was deemed dangerous. The building was demolished in 1994.

6.2 Site location

The site is located to the southeast of Buile Hill and Seedley Park adjacent to Seedley Road/ Seedley Terrace. The site is in close proximity to Langworthy Road (A5186)

The site is adjacent to the parks pedestrian and carriage entrance.

Plan C shows the boundary of the park. This is directly adjacent to the Seedley and Langworthy regeneration area.

Seedley Lodge is no longer within the park's boundary (see paragraph 5.5). However, the historic interest and status of the park remains an important material consideration in the development of this site.

6.3 Surrounding uses

To the south and west of Seedley Lodge is the park area.

To the north and west of the site, there are immediately the roads of Seedley Road and Seedley Terrace with residential areas on the other side. The residential areas are made up

of, to the west (directly opposite), terraced houses and to the north, flats/maisonettes and semi-detached houses.

6.4 Site description

The site has a number of trees surrounding and within it. Photograph 4 shows the Seedley Lodge site in 2003.

The site is approximately 0.03 hectares and is roughly triangular in shape.

6.5 Site ownership

A long leasehold agreement had been agreed from Salford City Council to Geoffrey William Wright, for a period of 999 year in 1989. This has now been transferred to Mr A Nicolaou. This is for the area of land shaded in red on Plan C. Salford City Council, Environmental Services Directorate own the land shaded grey on Plan C.

The boundary walls and fences within the park and along Lower Seedley Lodge Road remain within council ownership and maintenance responsibilities. The boundary wall/fence to the northern boundary (along Seedley Terrace) is within the ownership and maintenance responsibilities of the lessee, Mr A. Nicolaou (see paragraph 6.11).

6.6 Access (more detail included in part A)

There is excellent pedestrian and cycle access to the site through the park and surrounding streets.

There are good public transport links with main bus route corridors along Eccles Old Road and Langworthy Road.

There is also excellent access to the site by car, from Seedley Terrace and Seedley Road.



Photograph 3: Entrance Lodge and residents 1915

It would be expected that car parking on the site would not exceed 1.5 spaces per dwelling.

6.7 Planning history

There have been a number of planning applications for this site. In particular:

- planning application number: 95/33681/FUL. Erection of two semi-detached houses together with associated landscaping, car parking and construction of new vehicular access. This was approved 20th July 1995 and has now **expired**.
- planning application number: 01/42032/OUT. Outline planning permission for the erection of one pair of semi-detached dwellings. This was approved subject to reserved matters, 29th March 2001. An application for approval of reserved matters should have been received within 3 years of this date and the permission has therefore **expired**.

- planning application number: 03/45481/FUL. Full planning application for the erection of one pair of semi-detached dwellings. This application was **withdrawn** 20th October 2003.

To view these planning applications in full, please contact the Development Control department on 0161 793 3772.

6.8 Opportunities for the redevelopment of this site:

- Accessibility: close proximity to Eccles Old Road/Langworthy Road/M602 and Manchester City Centre.
- Park setting - creates an attractive setting for development.
- Proximity to Seedley and Langworthy regeneration area.



Photograph 4: Seedley Lodge site 2003

6.9 **Constraints:**

A tree survey and arboriculturalists report will need to be submitted with any planning application that affects the trees on the site.

This site is not part of a listed building status. However, its location adjacent to a Park of Special Historic Interest means that the historic interest and status of the park remains an important material consideration in the development of this site.

6.10 **Acceptable uses:**

In light of the context set out in this brief and adopted planning policies, residential development or a use which can be classed under the primary function of the park are the only uses that would be deemed as appropriate for this site.

As part of the Heritage Lottery Bid that is currently being considered by the Heritage Lottery Fund, some thought has been given to the redevelopment of this area of the park (See Enhancement and Restoration of Buile Hill Park, proposal 18).

'Proposal 18: Seedley Park Entrance. Seedley Park entrance has lost its original impressive relationship with the central promenade due to the loss of the associated entrance lodge and planting which obscures the eastern end of the park. Clearance of this area, the reintroduction of ornate gates, and the return of the residential lodge will ensure the return of the original sense of entry and enhance the group value of the associated features of historic value within this area of the park.'

Any built development will need to reflect the setting of the park and the former building that was on this site. Further details are given below.

6.11 **Design issues - Layout**

An appropriate style and layout of residential development on this site would be as close to the original as possible. The following location plan and elevation drawings illustrate this. The photograph on page 9 (Photograph 3) also illustrates this.

Scale, massing and height

The building/s should be no greater than two stories in height, although flexibility could be applied if there is a high standard of design. Any development needs to be in accordance with the general principles of development within UDP policies.

Any development should give careful consideration to aspects such as privacy, daylight and car parking end ensuring maximum natural surveillance from adjacent housing.

The frontage of the building should reflect the original design and front towards Langworthy Road. However, again, flexibility could be applied if there is a high standard of design.

If the building is for residential use, appropriate side and rear boundaries will be required.

Landscaping

High quality landscaping that does not obscure natural surveillance over the building is an essential element of the development of this site. It should enhance both the marketability value of the site and complement the parks setting. As stated previously, a tree survey and arboriculturalists report will need to be submitted with any planning application that affects the trees on the site.

The design for this development should take the site as a whole and ensure that the boundary fencing/walls complement the historic status of the park.

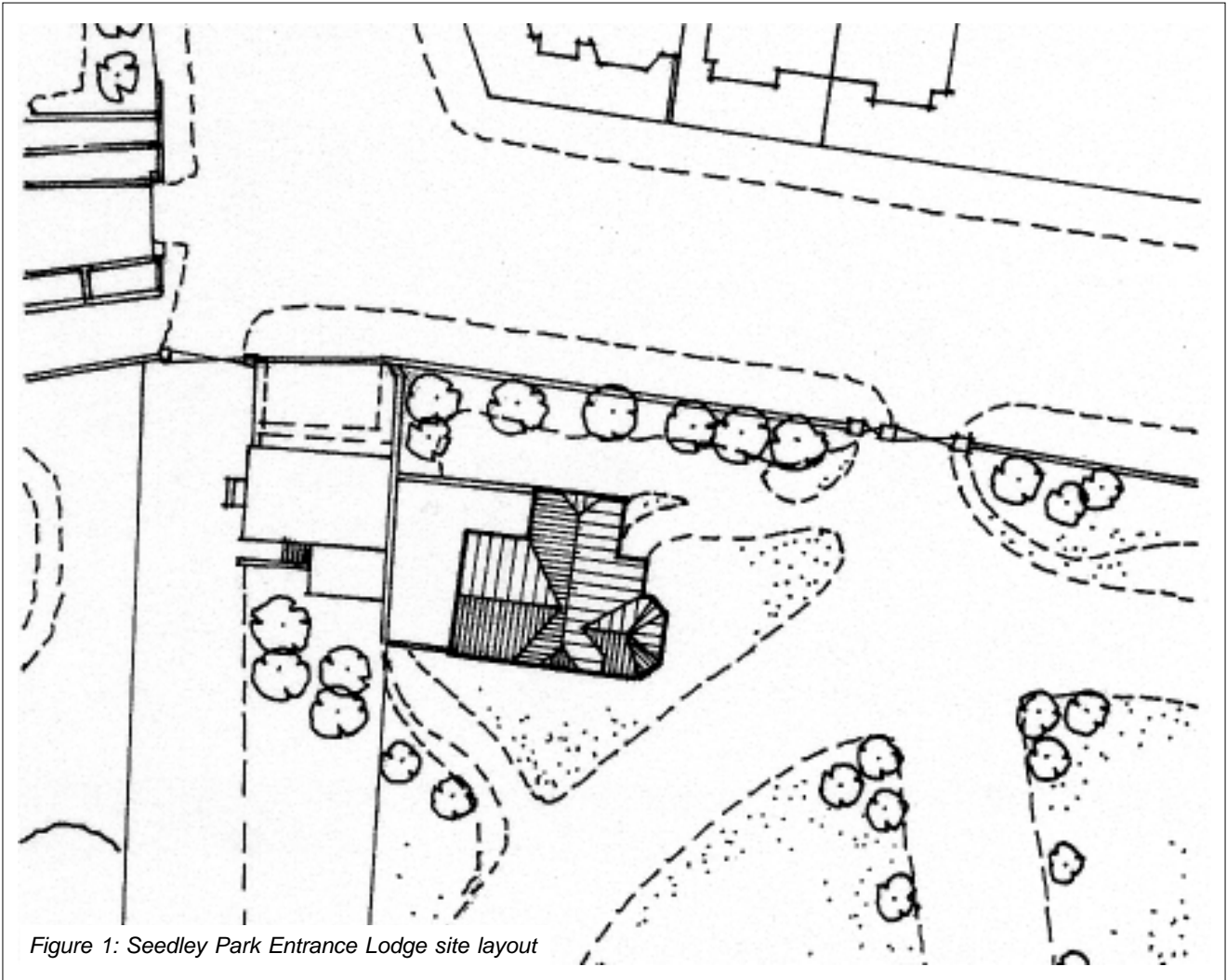


Figure 1: Seedley Park Entrance Lodge site layout



Figure 2: Seedley Park entrance lodge elevations 1

Figure 3: Seedley Park entrance lodge elevations 2

7.0 COURTYARD AREA

7.1 Site location

The Courtyard Area is located relatively central to the former Buile Hill Park section of the park. Vehicular access to the site is taken from Eccles Old Road (A576).

Plan D shows the boundary of the park with the courtyard area.

7.2 Site description

The Courtyard Area consists of the courtyard area of buildings, the office to the east of this, the toilets further north/northeast of the main courtyard area, the glasshouses (excluding Salford Consortium and the main conservatory to the south), and car parking area/access routes.

At present, Salford City Council are using the outbuildings and glasshouses as a depot and nursery for the maintenance of parks and open spaces in Salford. The office building is used as a parks office and meeting room to the east of the courtyard outbuildings. These uses will be relocated to Turnpike House at the time when redevelopment of this site occurs.

The following photographs show some of the site (Plan D shows where the photographs are taken from):



Photograph 5: Main courtyard area (1)



Photograph 6: Main courtyard area (2)



Photograph 7: Courtyard 2003:
Former vinery area



Photograph 8: Courtyard 2003:
Rear of courtyard buildings



Photograph 9: Courtyard 2003:
Access route and toilets/gardeners area

The site is approximately 0.98 hectares and is roughly rectangular in shape.

7.3 Surrounding uses

To the north and east of the buildings is parkland and footpaths.

To the south stands Salford Consortium and further south again, the conservatory building. Salford Consortium is a youth training facility and it is expected that the building shall remain.

The conservatory remains a significant feature of the park and has been partially restored. The current temporary supporting structure is highly intrusive but plans to improve the park include full restoration of this building.

To the west of the courtyard area stands the former Buile Hill Mansion for which it is thought the courtyard buildings were the outbuildings to this. Buile Hill Mansion is listed as Grade II. The Mansion was built around 1825 - 27. Any development would therefore be subject to listed building consent and detailed discussions with the Conservation Officer at the City Council (0161 793 3783).

It's most recent use was as a Museum. The mansion now stands empty and discussions are ongoing at present between Salford City Council and developers for the possible re-use of the building. No planning application has been received to date. Separate guidance for Buile Hill Mansion will be produced in due course.

7.4 **Site history**

The courtyard area of Buile Hill Park represent the out buildings built to service the Buile Hill Mansion. Records show that a courtyard formation of buildings were built by at least 1845. This places the buildings within the curtilage of the listed building of Buile Hill Mansion (see paragraph 5.8). It is however, uncertain, how much of the fabric of the outbuildings is preserved within the present surviving courtyard structure.

The park's office to the east of the out buildings is rendered on all but the northside which includes handmade brick; 1929 datestone over the south door; finial on the west gable and gable stack on the east. There is a building shown in this location on the 1845 map, with a possible extension in 1929.

7.5 **Site ownership**

The site is currently owned by Salford City Council and managed by the Environmental Services Directorate. Any scheme that is to be taken forward in this area will need to accord with the masterplan proposals. Environmental Services will lead on this process with the possibility of a private developer becoming involved.

7.6 **Access (more detail included in part A)**

There is excellent pedestrian and cycle access to the site through the park and surrounding streets.

There are good public transport links with main bus route corridors along Eccles Old Road and Langworthy Road.

There is also excellent access to the site by car, from Eccles Old Road. This forms an attractive entrance to the site.

A car parking option appraisal has been carried out for the site as a whole. At present, the preferred option is for the parking areas to the east and west of the courtyard area to be shared with any new development of Buile Hill Mansion. There will then also be alternative parking to the eastern boundary of the park. This site will need upgrading before users of the park will park their cars in this area.

The number of car parking spaces required can not be determined until a final use for the buildings has been agreed. Developers should refer to Appendix 1 of the Adopted Unitary Development Plan for Car Parking standards.

There are however, potential conflicts between pedestrian users and moving vehicles. It is essential that consideration to pedestrian flows and access by the disabled and other people with limited or impaired mobility is given in the early design stages of this site. The masterplan proposals include closing off the courtyard area to ensure it is a pedestrian only area and ensuring that there is a separate pedestrian access route into the site. This concept would be supported.

7.7 **Opportunities for the redevelopment of this site:**

- Accessibility: close proximity to Eccles Old Road/Langworthy Road/M602 and Manchester City Centre.
- Park setting - creates an attractive setting for development.
- Opportunity for a creative use of the space offering a commercial return.
- Courtyard and office buildings have a lot of potential for an attractive development.

7.8 Constraints:

A tree survey and arboriculturalists report will need to be submitted with any planning application that affects the trees on the site.

Many of the buildings are in a poor state of repair and considerable work will need to be undertaken to restore them. There is a general presumption in favour of the preservation of the listed buildings, with very limited exceptions. Listed building consent will be required for alterations to the buildings.

The historic listing of the park as a whole and listed building status means that any development of this site will need to reflect this historic importance.

The redevelopment of this area should be in accordance with the masterplan proposals.

7.9 Acceptable uses/encouraged uses:

As part of the Heritage Lottery Bid that is currently being considered by the Heritage Lottery Fund, considerable thought has been given to the redevelopment of this area of the park. Detailed proposals are being put forward to create a Heritage Centre in this area (See Enhancement and Restoration of Buile Hill Park, proposal 19, 47, 48, 55 and 57).

Proposal 19: Vinery. Elements of the original vinery exist within the central depot. It is proposed to recreate this structure and return it to its original use as an initial stage of the re-development of this central area as a Heritage Centre

Proposal 47: Depot Entrance. It is proposed that information, signage and the creation of a dedicated pedestrian footway are installed to facilitate movement into this area from the drive. This improvement will afford better integration of the proposed Heritage Centre within the overall park.

Proposal 48: Toilets. The toilet blocks to the north of the depot are well-located but in poor condition. Repair of the structure and refurbishment of interiors will provide valuable and hygienic amenities for park users.

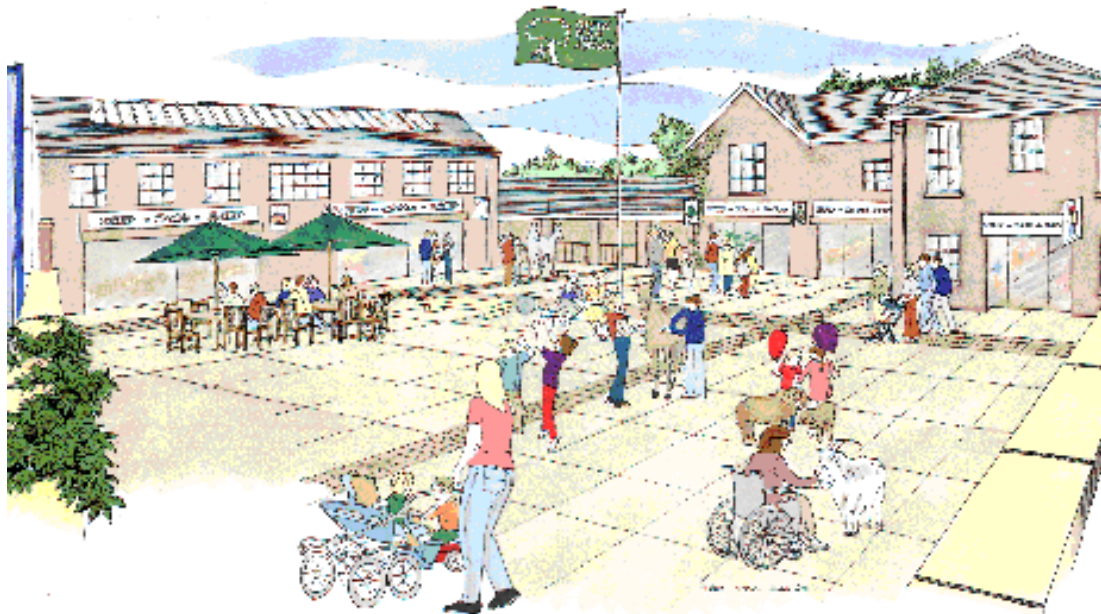


Figure 4 Artists impression of the proposed Heritage Centre

Proposal 55: The Heritage Centre. The present garages and storehouses within the outbuildings located within the central facilities area will be converted to a pedestrianised courtyard. A dedicated Heritage Interpretation Centre and a small animal "pet facility" will be introduced with franchises made available for a cafeteria and related craft shops. Training opportunities and new business start up assistance will be made available. Goods made on the premises can be sold, or exhibits displayed. The addition of a dedicated Heritage Interpretation Centre will considerably strengthen the opportunity to find out about the heritage and recreation provision within the park and allow visitors to enjoy their drinks and snacks in a high quality all weather location.

Proposal 57: Animal Environments. Visitors will be able to touch certain animals as they walk around the courtyard of the Heritage Centre and the garden of the cafeteria. They will be able to view reptiles, fish and birds during their walk around the conservatory. They may find butterflies and insects in amongst the plants.

The Heritage Centre is part of many proposals for the park that relies on both Heritage Lottery Funding and private developer interest. This proposal has particular merit as it should encourage local people to make better use of their recreational space, it reflects the historic value of the buildings and will create local employment opportunities.

If this development were not to take place, the use of the buildings would need to relate to the function of its setting within the park.

7.10 Design issues

The design of this area should reflect its listed building status and as stated, any alterations will be subject to listed building consent. Only a design of high quality that enhances the existing area will be deemed acceptable on this site.

Landscaping

High quality landscaping is an essential element of the development of this site. It should enhance both the marketability value of the site and complement the parks setting.

Any trees on the site will be subject to a tree survey and arboriculturalists report will need to be submitted with any planning application that affects the trees on the site.

8.0 BUILE HILL ENTRANCE LODGE

8.1 Site location

The former entrance lodge is located at the main entrance to the park, off Eccles Old Road (A576).

Plan E shows the boundary of the former Buile Hill Entrance Lodge.

8.2 Site description

No built structure exists on this site at present and the site is now a landscaped area with low terracing. Adjacent to the site, is an information board for the park.

Photograph 10 shows the site in its current condition:

The site is approximately 0.05ha hectares and is roughly rectangular in shape.

8.3 Surrounding uses

To the south and east of the site is parkland with a car park nearby.

To the north of the site is Eccles Old Road with Buile Hill High School across the road to the northwest and a school playing field directly opposite.

To the west of the site is parkland and footpaths.

The (former) entrance lodge is adjacent to the only vehicular access to the park.

8.4 Site history

There are no clear details as to the history of this site. The lodge was built between 1815 and 1845. It was demolished between 1930 and 1955.

8.5 Site ownership

The site is currently owned by Salford City Council and managed by the Environmental Services Directorate.

8.6 Access (more detail included in part A)

This site is the only designated vehicle access into the park and is located directly off Eccles Old Road.

There is good public transport to the site with a main bus corridor along Eccles Old Road.

There is adequate parking on the site with a parking area to the east and west of the courtyard area. This may, however, be shared with the new development of Buile Hill Mansion. There is also alternative parking to the eastern boundary of the park. This sites needs upgrading before users of the park will park their cars in this area.

Pedestrian and cycle access is excellent through the same entrance from Eccles Old Road and through a number of other entrances around the park. However, as part of the redevelopment of this lodge, careful consideration needs to be given to the conflicts between pedestrians and vehicle movement into and around the site.



Photograph 10: Buile Hill Entrance Lodge site 2003

8.7 Site constraints

A tree survey and arboriculturalists report will need to be submitted with any planning application that affects the trees on the site.

The site is within the curtilage of Buile Hill Mansion and therefore has Grade II listed building status.

8.8 Acceptable uses

As part of the Heritage Lottery Bid that is currently being considered by the Heritage Lottery Fund, consideration has been given to the redevelopment of this site. (See Enhancement and Restoration of Buile Hill Park, proposal 17).

Proposal 17: Buile Hill Entrance. The only designated vehicle access into the park. It has an open form and pleasant banking to either side but lacks adequate announcement of the scale and importance of the park. The intention is to reintroduce substantial gates and the former entrance lodge which once stood here. The lodge can function as a control point for park access and surveillance. The options for drivers entering the park will be clarified by sensitive signing and a road layout which directs visitors towards the car park.

The redevelopment of this site will be for the uses stated above only.

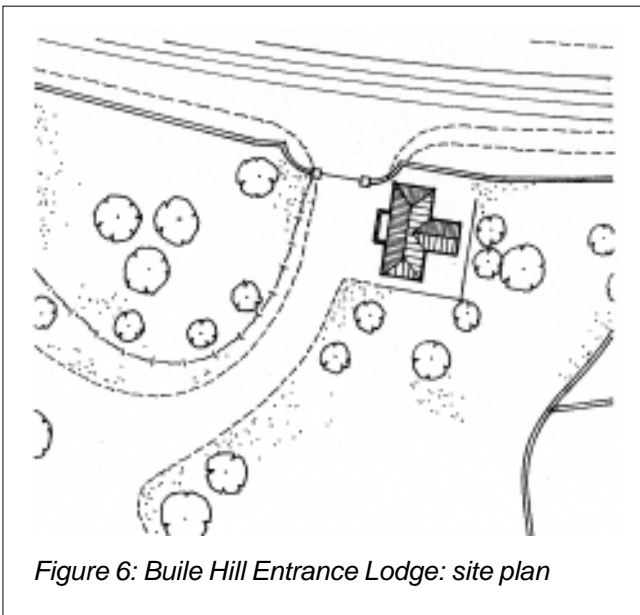
8.9 Design issues

It is expected that the redevelopment of this site should be in a manner as close to the original design as possible. The following sketches show the front elevation of the building and it's layout.

The building should not be more than one storey in height.

Landscaping

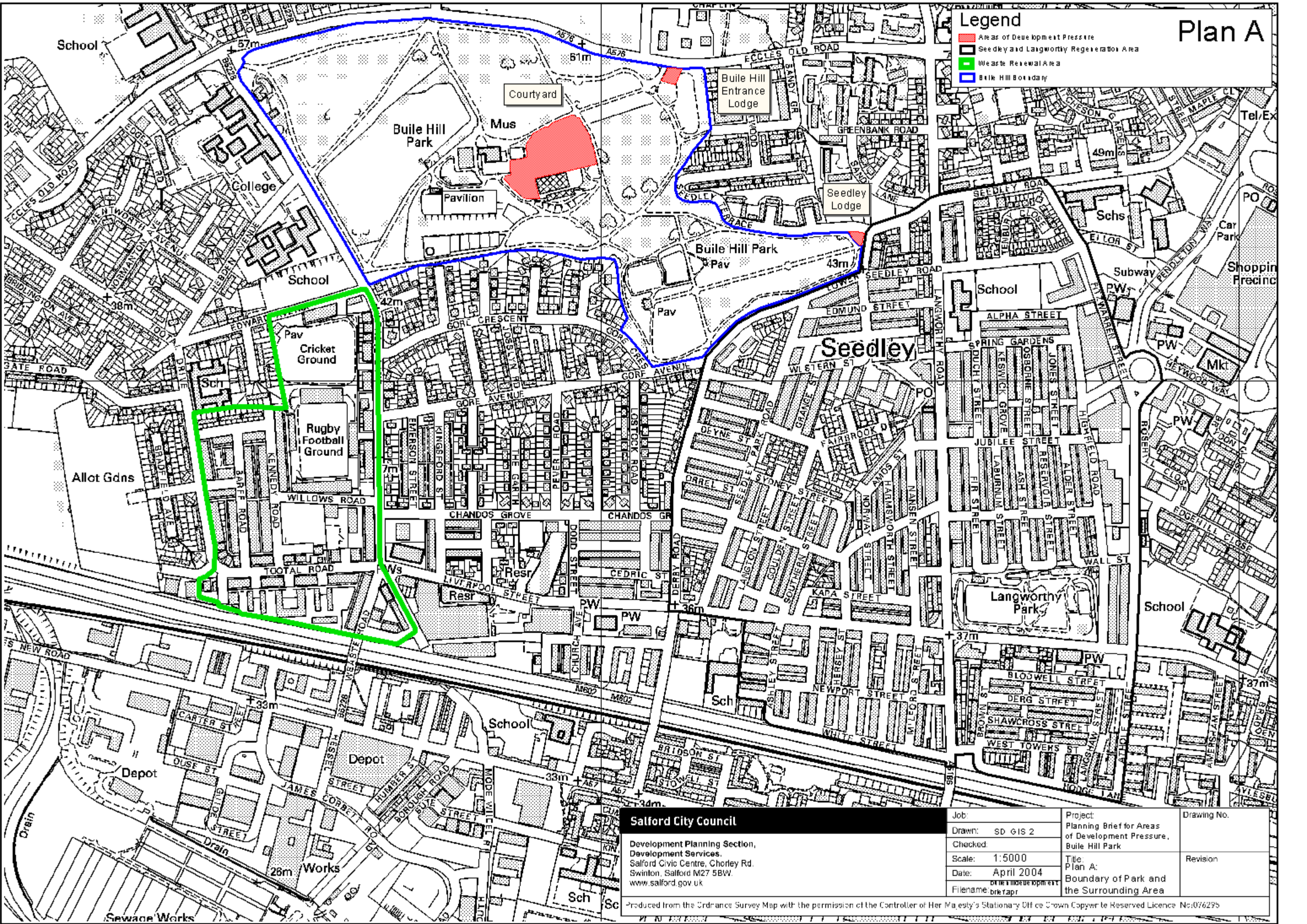
High quality landscaping that does not obscure natural surveillance of the building is an essential element of the development of this site. It should enhance the parks setting and provide an appropriately attractive entrance that reflects the status of the park.



Plan A

Legend

- Areas of Development Pressure
- Seedley and Langworthy Regeneration Area
- Waste Reversal Area
- Buile Hill Boundary



Salford City Council

Development Planning Section,
Development Services,
Salford Civic Centre, Chorley Rd.
Swinton, Salford M27 5BW.
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Job:
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Checked:
Scale: 1:5000
Date: April 2004
Filename: salford\development\plan a\plan a.rvt


Project:
Planning Brief for Areas
of Development Pressure,
Buile Hill Park
Title:
Plan A:
Boundary of Park and
the Surrounding Area

Drawing No.

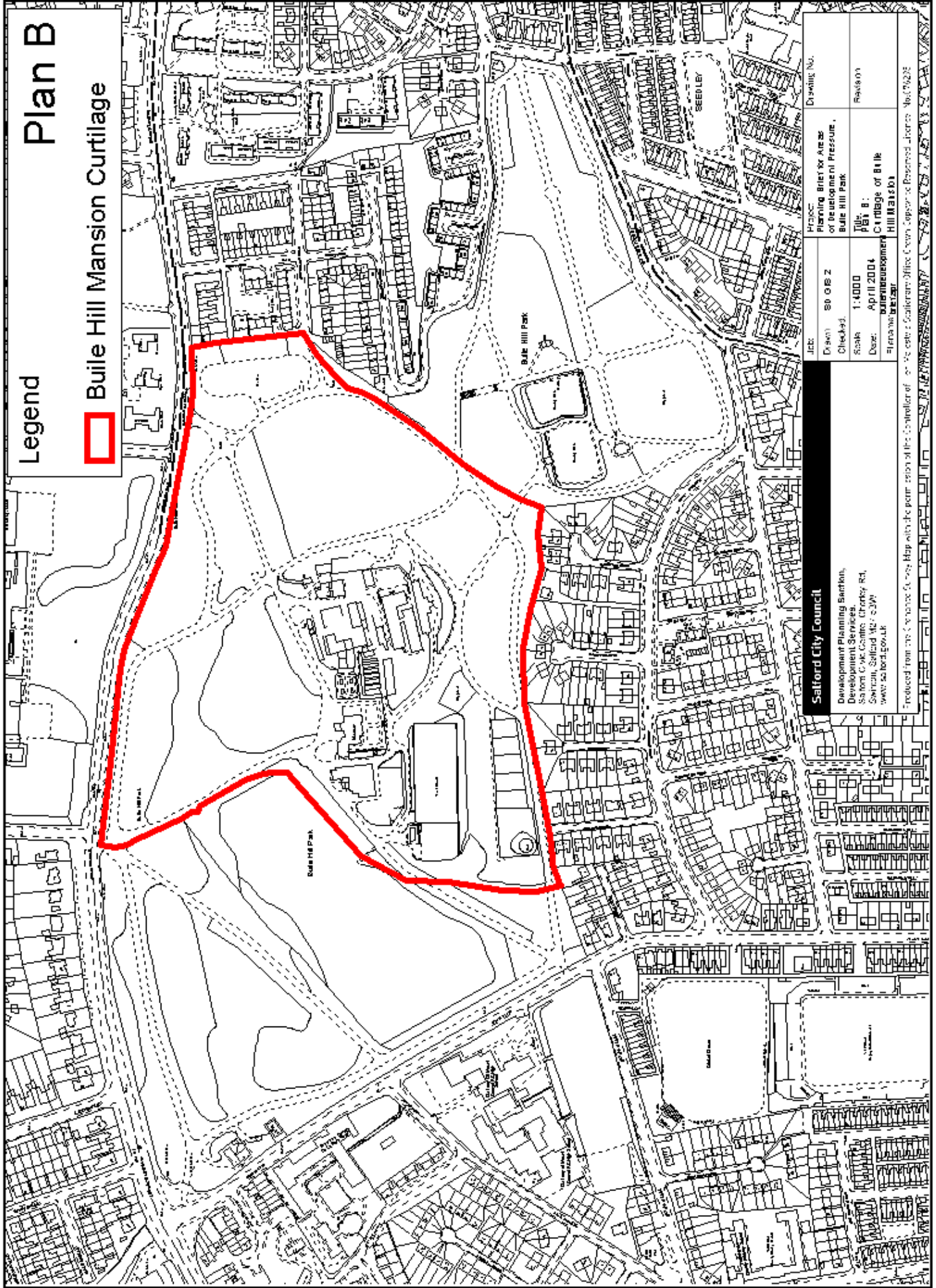
Revision

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Legend

 Buile Hill Mansion Curtilage

Plan B



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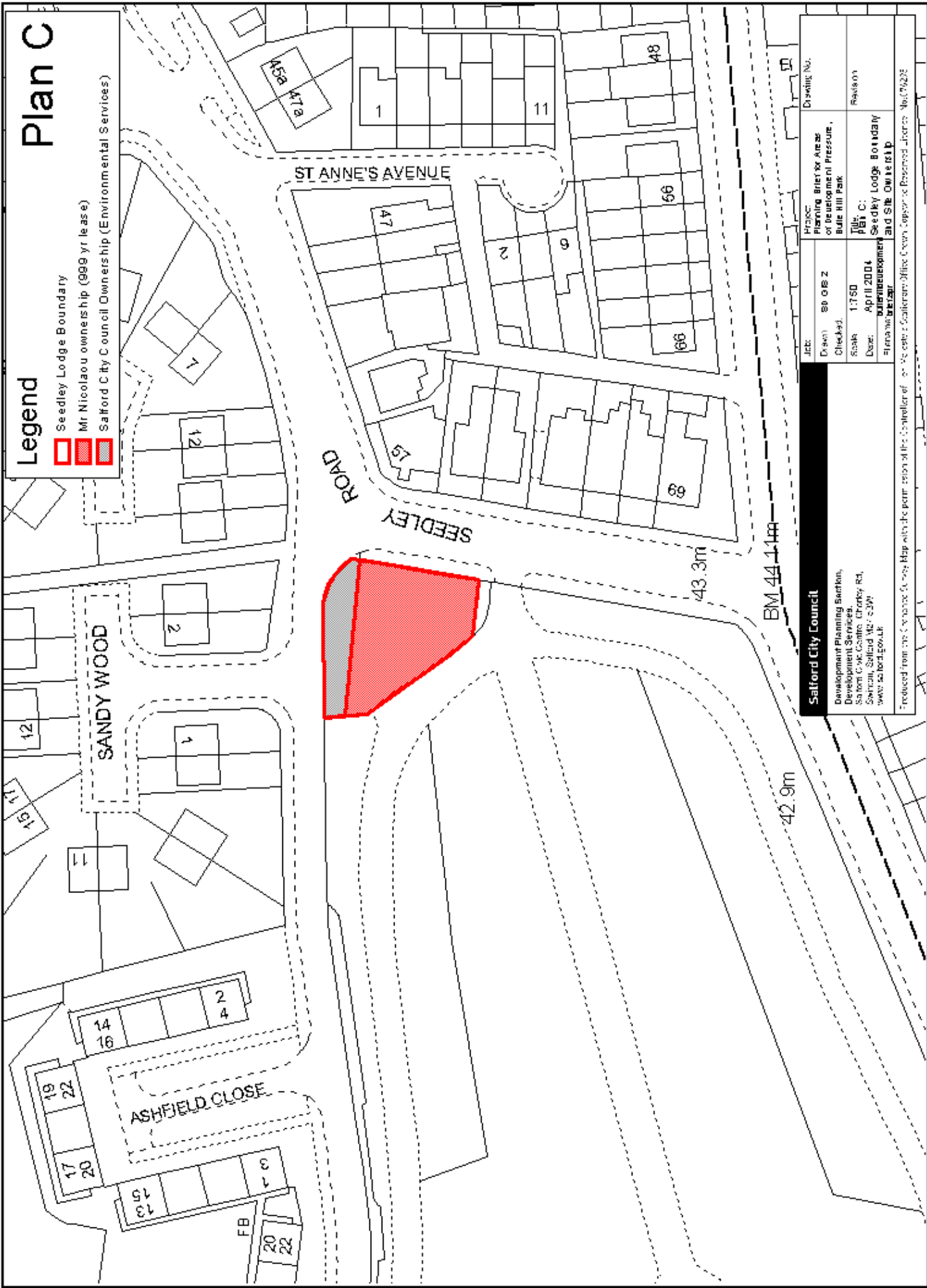
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Drawn:	Checked:	Project:	Planning Brief for Area of Development Pressure, Buile Hill Park
Scale:	1:4000	July 8:	Review
Date:	April 2004	Curtilage of Buile Hill Mansion	
Approved by: [Signature]			

Plan C

Legend

-  Seedley Lodge Boundary
-  Mr Nicolau ownership (999 yr lease)
-  Salford City Council Ownership (Environmental Services)



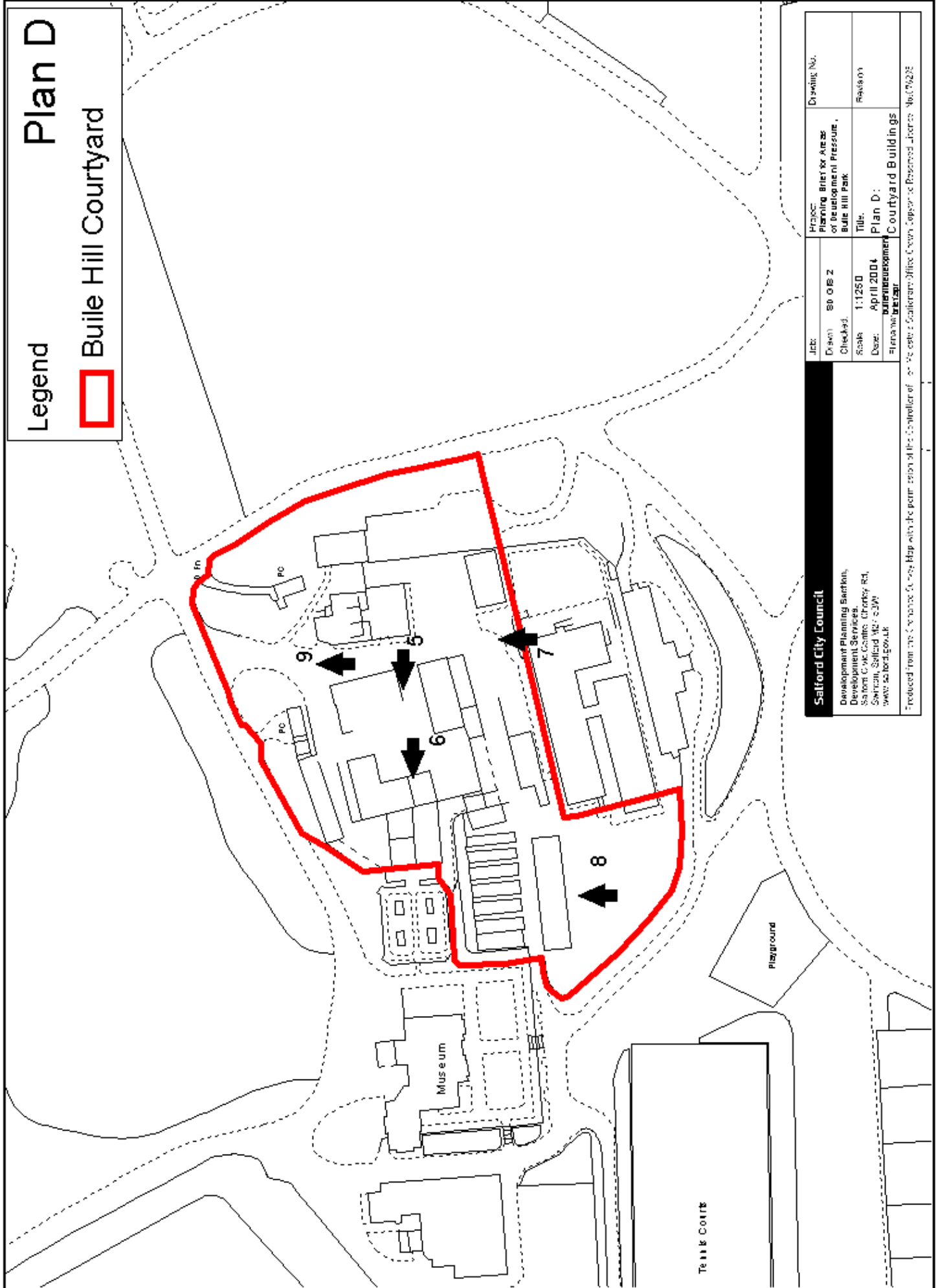
Salford City Council		Project: Planning Brief for Areas of Development Pressure, Built Hill Park	
Development Planning Section, Development Services, Salford City Centre, Crankley Rd, Salford, Salford M7 2JW, www.salford.gov.uk		Drawn: SB 018 2	Drawing No.
		Checked:	
		Scale: 1:150	File C:
		Date: April 2014	Seedley Lodge Boundary and Site Ownership
		Prepared by: [Name]	Revision:
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Plan D

Legend



Buile Hill Courtyard



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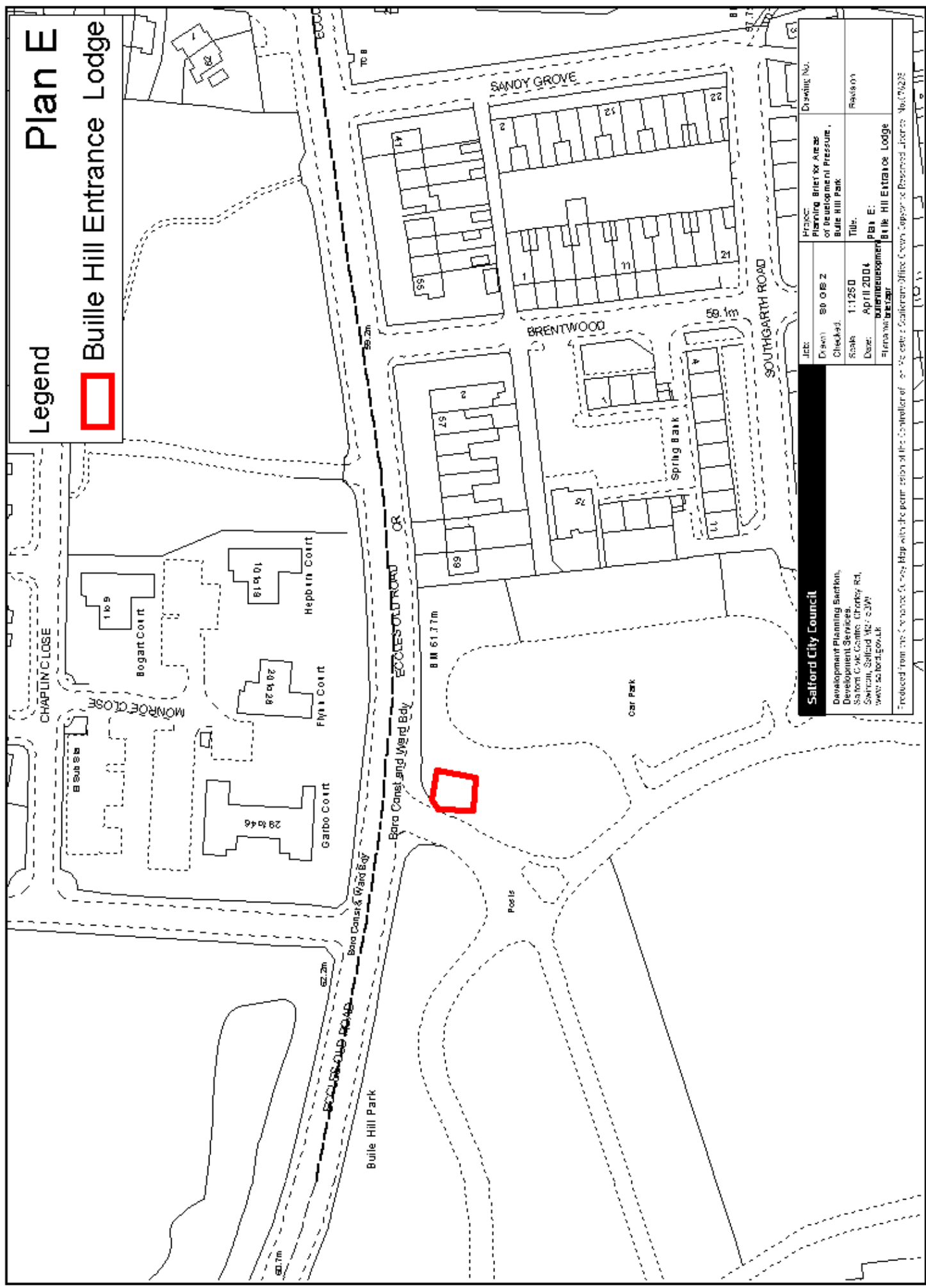
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Scale:	1:1250	Project:	Courtyard Buildings	Revision:	

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Plan E

Buille Hill Entrance Lodge

Legend



Job:		Process:		Drawing No:	
Development Brief for Areas of Development Pressure, Buile Hill Park		Drawn: 50 018 2		13	
Checked:		Scale:		Revision	
Scale: 1:1250		Date: April 2004		Plan E:	
Date: April 2004		Prepared by: [Signature]		Buile Hill Entrance Lodge	
Prepared by: [Signature]		Checked by: [Signature]		Approved by: [Signature]	
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