

Sandiway Conservation Area – Supplementary Planning Document SPD5.12a



Conservation Area Management Plan – July 2016



Sandiway Conservation Area Conservation Area Management Plan

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1 Introduction

1.1. Context

- 1.1.1 Sandiway Conservation Area was designated on 2 December 1975 by Trafford Council. Boundary extensions were proposed in June 2015 and adopted July 2016 alongside the Management Plan.
- 1.1.2 A conservation area is an area *'of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.'*¹ Designation takes place primarily by local planning authorities under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 71 of the Act imposes a duty on the local planning authority to formulate and publish proposals for the preservation and enhancement of conservation areas. Proposals should be publicised and incorporate public comment.
- 1.1.3 Conservation Area designation recognises the unique quality of an area as a whole. It is not just the contribution of individual buildings and monuments, but also that of features such as topography, layout of roads, pathways, street furniture, open spaces, and hard and soft landscaping which assist in defining the character and appearance of an area. Conservation Areas identify the familiar and cherished local scene that creates a sense of place, community, distinctiveness and environment.
- 1.1.4 The extent to which a building positively shapes the character of a Conservation Area depends not just on their street elevations but also on their integrity as historic structures and the impact they have in three dimensions, perhaps in an interesting roofscape, or skyline. Back elevations can be important, as can side views from alleys and yards.²
- 1.1.5 If the Conservation Area is conserved and inappropriate alterations are prevented, the benefits will be enjoyed by the owners, occupiers and visitors to the area. It is in the public interest to preserve the area but preservation also benefits individuals as a pleasant environment helps to maintain property prices.
- 1.1.6 This Conservation Area Management Plan for Sandiway has been prepared in conjunction with a Conservation Area Appraisal that defined and recorded the special architectural and historic interest of Sandiway Conservation Area. The Appraisal reviewed the boundary of the Conservation Area and concluded that it should be extended to incorporate the lower end of Oldfield Road and a small area of housing on Burlington Road. A plan of the existing and new boundaries is included on Map 1.

¹ Section 69 (1) (a) Planning (Listed Buildings and Conservation Areas) Act 1990.

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

1.1.7 It is proposed that the residential dwellings in Sandiway Conservation Area be subject to an Article 4 direction, which controls development of the properties. A plan showing the buildings that may be affected is shown in Map 2. Under the Town and Country Planning (General Permitted Development Order) 2015, the classes of permitted development that may be withdrawn are: Schedule 2 Part 1 Class A, C and D and F and Part 2 Class A, as such planning permission must be obtained for:

- The enlargement, improvement or other alteration of a dwelling house. This includes all extensions, windows, doors, cladding, and dormers;
- Any other alterations to the roof of a dwelling house;
- The erection or construction of a porch outside any external door of a dwelling house;
- The provision within the curtilage of a dwelling house of a hard surface for any purpose incidental to the enjoyment of the dwelling house as such; and
- The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.

1.1.8 It is also proposed that the residential dwellings at nos. 1-11 and 13-21 Sandiway Road be subject to a reduced Article 4 direction, due to existing controls in place as Listed Buildings. Under the Town and Country Planning (General Permitted Development Order) 1995, the classes of permitted development that may be withdrawn are: Schedule 2 Part 1 Class F and Part 2 Class A, as such planning permission must be obtained for:

- The provision within the curtilage of a dwelling house of a hard surface for any purpose incidental to the enjoyment of the dwelling house as such; and
- The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.

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1.1.9 See policy 1 and appendix C for further detail of control measures in Conservation Areas. If an Article 4 direction is supported affected residents will be consulted individually prior to an Article 4 direction being put in place after the adoption of the Management Plan.

1.1.10 This Conservation Area Management Plan has been published by Trafford Council following the submission of a draft by Purcell.

1.1.11 The proposals set out by this Management Plan underwent a period of public consultation and were submitted for consideration at a public meeting in the area to which they relate.³ The local planning authority had regard to any views concerning the proposals expressed by persons attending the meeting or during the period of consultation.⁴

1.2. Significance Statement

1.2.1 The Conservation Area Appraisal states that Sandiway Conservation Area is significant *‘as an historic waypoint on the route between Manchester and Chester. This is demonstrated by the presence of two substantial coaching inns dating from the late 18th - /early 19th -*

³ Section 71 (2) Planning (Listed Buildings and Conservation Areas) Act 1990.

⁴ Section 71 (3) Planning (Listed Buildings and Conservation Areas) Act 1990.

centuries, which are still used as public houses today. The area is also important as it demonstrates the residential expansion of Altrincham and the suburbs of Manchester generally in the 19th- and 20th-centuries. The houses are all good quality and are set on attractive leafy streets.'

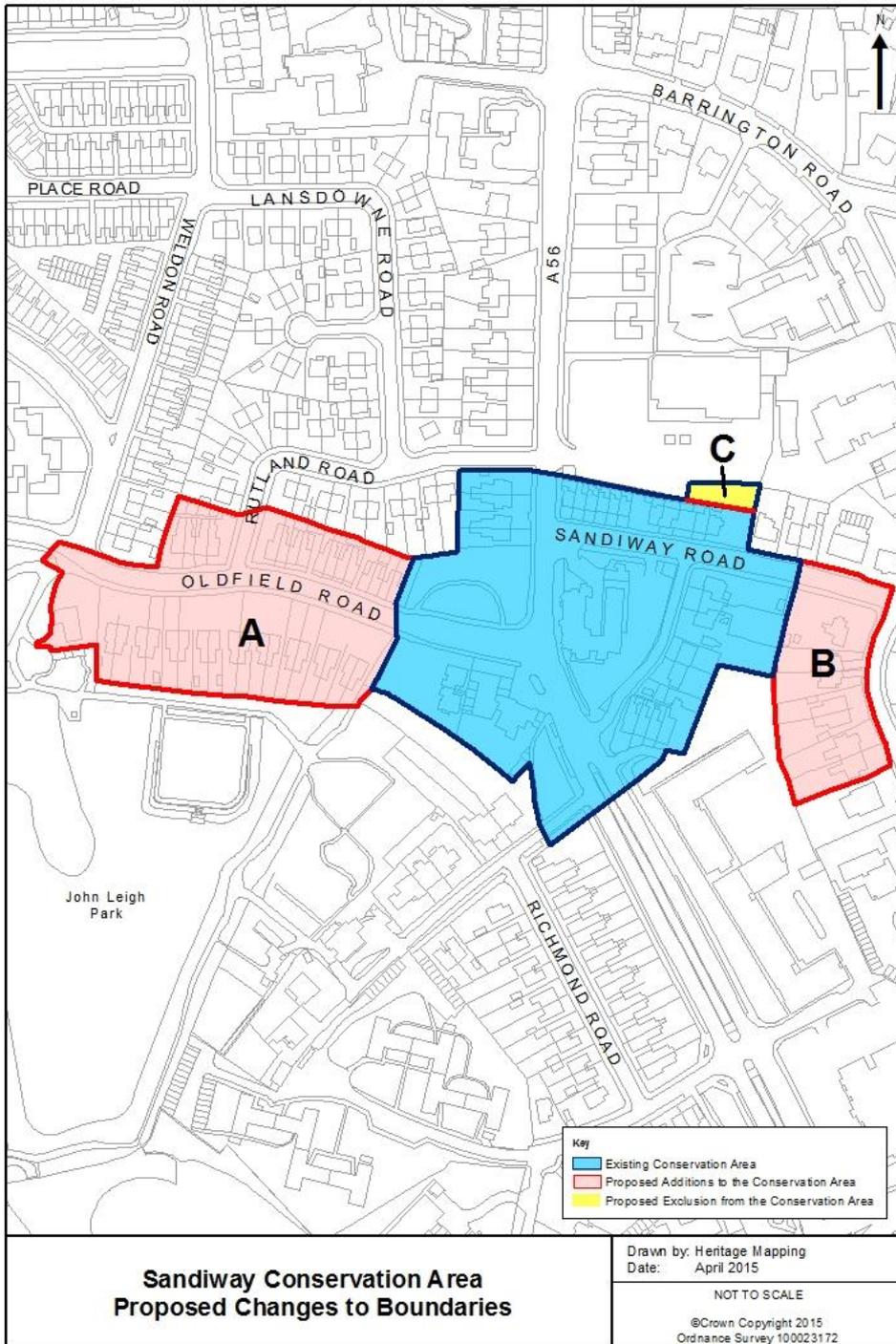
1.3. Purpose of a Conservation Area Management Plan

- 1.3.1 The National Planning Policy Framework (NPPF) stresses the need for local planning authorities to set out a positive strategy for the conservation and enjoyment of the historic environment. Local planning authorities are required to define and record the special characteristics of heritage assets within their area. This Management Plan fulfils the statutory duty placed on the local planning authority *'to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.'*⁵
- 1.3.2 Conservation Areas may be affected by direct physical change or by changes in their setting or in the uses of buildings or areas within it. A clear definition of those elements which contribute to the special architectural or historic interest of a place will enable the development of a robust policy framework for the future management of that area, against which applications can be considered.⁶
- 1.3.3 The purpose of the Appraisal that accompanies this Management Plan is, in accordance with the methodology recommended by Historic England, to define and record the special architectural and historic interest of Sandiway Conservation Area.⁷ This Management Plan should be read in conjunction with the Appraisal. It sets out actions to maintain and enhance the special character of the area, as defined in the Appraisal. These documents will support the positive and active management of the Conservation Area through the development management process, including support for appeals.
- 1.3.4 This Management Plan includes examples of historic buildings that have either been appropriately or inappropriately extended, repaired and / or otherwise altered. The positive examples set out in this document are a guide for what will be expected from developers and owners wanting to build new or make future changes to buildings in the Conservation Area. The poor examples set out in this document or other such like examples of buildings containing similar unsympathetic features will not be required to take retrospective action, unless such features or works constitute unauthorised development. For new planning applications it will not be acceptable to use inappropriate examples as a precedent to justify new proposals for development.

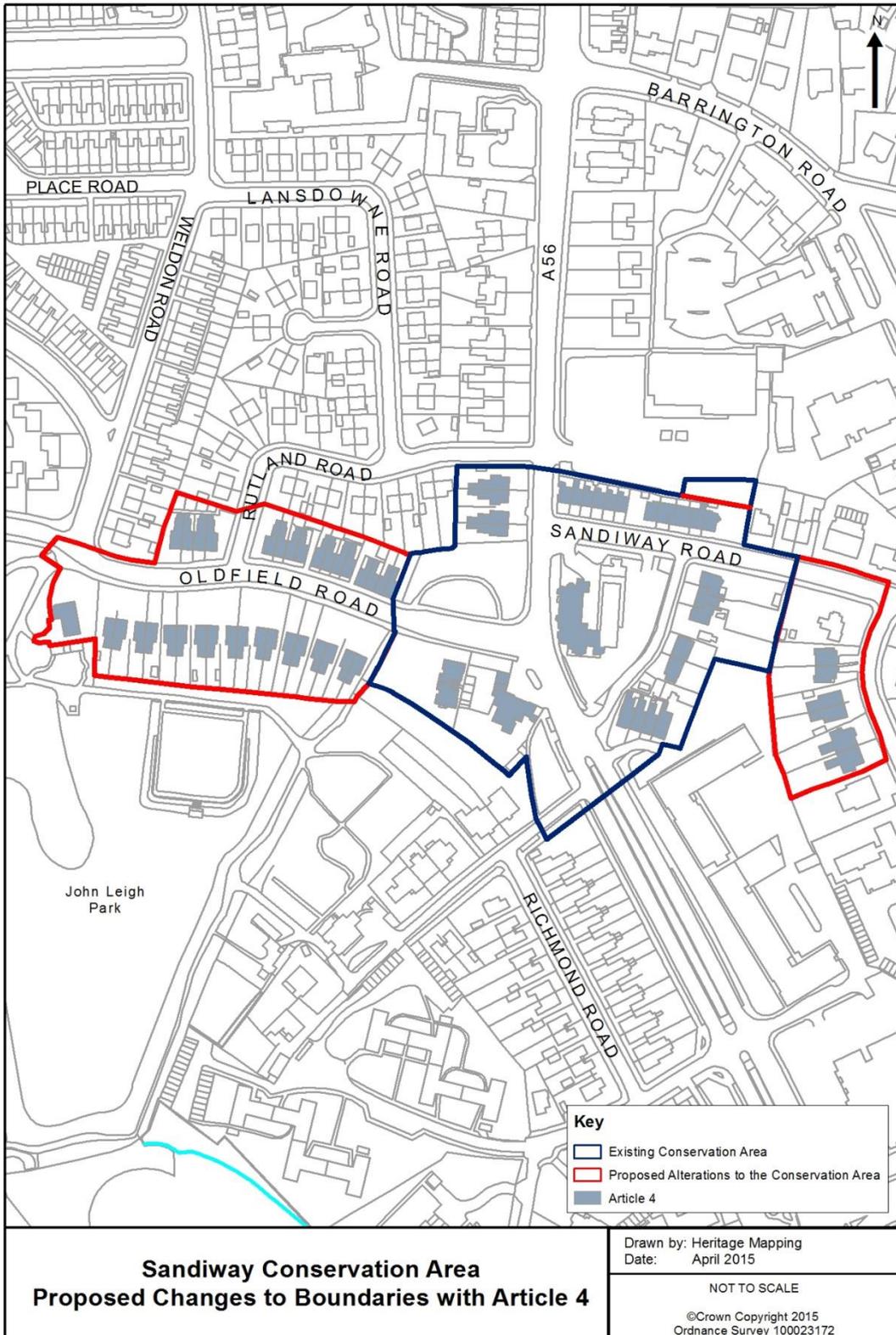
⁵ Section 71(1) Planning (Listed Buildings and Conservation Areas) Act 1990.

⁶ Historic England (English Heritage), *Guidance on Conservation Area Appraisals*, (2006) para 2.8.

⁷ Historic England (English Heritage), *Guidance on Conservation Area Appraisals*, (2005).



Map 1: Conservation Area Boundary with adopted extensions July 2016 labeled A and B, with a reduction of the boundary labeled as C.



Map 2: Plan showing the properties that are proposed to be subject to Article 4 Directions in Sandiway Conservation Area.

1.4. Methodology

- 1.4.1 This Management Plan builds on work carried out for the preparation of Sandiway Conservation Area Appraisal. Several site surveys were carried out in late 2014/early 2015 during the course of preparing the Appraisal, where photographs were taken and features of the Conservation Area noted. Historic research was carried out in local archives and a summary of the special interest of the Area was prepared.
- 1.4.2 For the Management Plan a more detailed site survey of the Conservation Area was carried out on 15th July 2015. Survey sheets were filled out for each area, which recorded building materials, shop fronts, upper floors, boundary treatments and rear extensions. Extensive photographs were taken and details of the public realm and streetscape noted and photographed.

1.5. Planning Policy Framework

- 1.5.1 This section outlines the legislative and national policy framework for Conservation Area Appraisals and Management Plans.
- 1.5.2 The NPPF (paragraph 126) states:
- 1.5.3 *'Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account;*
- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
 - *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
 - *the desirability of new development making a positive contribution to local character and distinctiveness;*
 - *and opportunities to draw on the contribution made by the historic environment to the character of a place.⁸*
- 1.5.4 The Enterprise and Regulatory Reform Act (2013) introduced measures to enable owners and local planning authorities to enter into non statutory Heritage Partnership Agreements to help them manage listed buildings more effectively. They will also remove the requirement for Conservation Area Consent, while retaining the offence of demolishing an unlisted building in a conservation area without permission.
- 1.5.5 The measures will reduce burdens by granting listed building consent automatically for certain categories of work or buildings through a system of national and local class

⁸ Department of Communities and Local Government, *National Planning Policy Framework*, (2012) para. 126 .

consents. They will also increase certainty and reduce the numbers of unnecessary consent applications by creating a certificate of lawfulness of proposed works to listed buildings.

1.5.6 In addition the Trafford Core Strategy, formally adopted on 25th January 2012, contains the following policy relevant to the Borough's Conservation Areas:

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

1.5.7 A number of policies and proposals of the Revised Unitary Development Plan adopted in 2006 are currently 'saved', such as ENV21 Conservation Areas and ENV22 Conservation Area Designation, until they are replaced by the Land Allocations Development Plan Document.

1.5.8 All borough planning policies and supplementary planning guidance is available on the council website and should be consulted in tandem with this Management Plan: <http://trafford.gov.uk/planning/planning.aspx>

1.6. Conservation Area Policy Guidance

1.6.1 This appraisal has taken into consideration methodologies and advice outlined by Historic England (formerly English Heritage) in the following publications:

- Measuring and Assessing Change in Conservation Areas, (2005);
- Guidance on Conservation Area Appraisals, (2006);
- Guidance on the Management of Conservation Areas, (2006);
- Understanding Place: An Introduction, (2010);
- Understanding Place: Historic Area Assessments in a Planning and Development Context, (2010);
- Understanding Place: Historic Area Assessments: Principles and Practice, (2010);
- Understanding Place: Conservation Area Designation, Appraisal and Management, (2011);
- Understanding Place: Character and Context in Local Planning, (2011);
- Streets for All: North West, (2006); and
- Conservation Principles, Policies and Guidance, (2008).

2. Design Analysis and Guidance

2.1. Introduction

- 2.1.1 This section is intended to define the key original characteristics of the historic buildings and structures in the Sandiway Conservation Area. This design guidance should be used as a reference for building owners as to the suitable styles, materials and advertisements that should be used within the Conservation Area. It will also be used by Trafford Council to determine the outcome of applications for changes to the properties. This document should be read in conjunction with the Sandiway Conservation Area Appraisal and should follow the principles set out in PG14 Advertisements and PG17 Shop Fronts (and any superseding adopted guidance).
- 2.1.2 The Conservation Area Appraisal identified a significant feature to be the leafy suburban character of the residential properties in contrast with the public and commercial function of the historic coaching inns along the busy road. Design analysis below is set out in sections looking at the architecture of the Conservation Area, building materials, scale, massing, open spaces, advertisements, rear elevations, boundaries and public realm.
- 2.1.3 The heritage significance and character of Sandiway has been eroded by the loss of boundary treatments and gardens, inappropriate modern development, cumulative alterations to residential properties and poorly maintained/extended public houses. The utilitarian nature of the public realm, heavy traffic and intrusive signage also has an adverse impact on the Conservation Area. This robust guidance for the historic environment within the Sandiway Conservation Area has been produced in order to improve the character and appearance.

2.2. Architectural Styles and features

- 2.2.1 Sandiway Conservation Area is characterised by two prominent coaching inns on the main highway surrounded by the small scale domestic properties on the surrounding roads. The grand but somewhat rundown appearance of the public houses contrasts with the charming appearance of the cottages to the east and the high-quality villas to the west, set back in well planted gardens. The development of the villas and terraces dates from the beginning of the 19th century to the early 20th century and give a unified appearance to the residential streets, with contiguous features, low stone walls and leafy gardens.
- 2.2.2 The George and Dragon is 18th century in date and is defined by Georgian Classical detailing on the original northern block and a later, more stately, addition to the south. This architectural style makes use of symmetrical facades, ordered proportions and hierarchical decorative schemes. Features include sash windows, columns, pediments, fanlights and bow windows. The original rear courtyard and stables have been filled with a large modern hotel block and the boundary walls to the courtyard have been removed, creating a wide open space. The George and Dragon has bay and bow windows, timber sashes, second floor dormers, a dentilled gable and rendered entrance portico. The southern bay is a later addition in a neo-Classical style.



The original elevation of the George and Dragon, late 18th century in date

- 2.2.3 The Wheatsheaf is a later 18th century structure with an early 20th century half-timbered façade in the Cheshire Vernacular style. The Wheatsheaf retains a cobbled front courtyard and is a focal point of the Conservation Area when approaching from the north. The Wheatsheaf is an L-shaped block of two storeys with extensions to the front and side of main wing. The building has a carriage entrance, two pane sashes and faux-leaded lights on ground floor. Decorative timber work uses a quatrefoil motif.
- 2.2.4 The two public houses are the oldest buildings in the Conservation Area and are characterised by layers of alteration, extensions and historical reproduction, masking the original structures to some extent.
- 2.2.5 Oldfield Road is a leafy green street with good quality Victorian and Edwardian housing set within garden plots. This architectural style is defined by the use of a variety of different building materials and vernacular features such as stone lintels, stained glass and half-timbering. Gothic features such as pointed arches can be seen at Nos. 44-50 while those houses on the south side are more Art & Crafts in style; making use of timber, render and leaded lights.
- 2.2.6 On the north side of Oldfield Road are short terraced houses that face onto the street with small front garden areas. Those to the east (Nos. 18 to 42 even) are older and more Georgian in appearance with round-arched shared entrances, string course and a symmetrical façade. Properties at Nos. 28 to 42 are plain Victorian houses with a shared porch running along the terrace, projecting ground floor windows and recessed entrances. The majority of these have replacement uPVC windows, small front gardens and low stone walls.
- 2.2.7 The Victorian terrace to the west (Nos. 44-50 even) make use of simple gothic details with canted bay windows and doors within recessed, pointed-arched porches, painted stone cills and key stones. On these properties the stone elements always appear to have been painted to contrast with the red brickwork. Many of these houses retain their original doors in timber with leaded panes and fanlight (for example nos. 48 and 50).
- 2.2.8 On the south side of Oldfield Road are pairs of semi-detached houses (Nos. 1 to 35 odd) from the early 20th century in an Edwardian architectural style with generous front gardens and driveways. Each pair has a slightly different design but common features include arched porches, canted bays and stained glass to the top of windows. Some houses have

uPVC windows and reproduction stained glass in the original design. Variations include pebble-dash, half-timbering and a mixture of buff and red brick.

- 2.2.9 Nos. 1 to 35 are particularly interesting for their windows and glazing. The upper floors make use of single pane (one over one) sash windows while on the ground floor the bay window is made up of five rectangular panes below five square panes of leaded stained glass to an Edwardian floral design. In some cases the original windows survive (Nos. 29 and 31) but other have been replaced with an inappropriate uPVC window (Nos. 33 and 35 for example). Others have simple leaded glazing (Nos. 25 to 27), which may be an early replacement or an original simpler design. Houses at Nos. 15 and 13 have inappropriate replacement uPVC windows but have attempted to be sympathetic to the character and appearance by replicating the original stained glass design.
- 2.2.10 On the south side of Oldfield Road several of the doors are later replacements but it appears the original door has a single timber panel beneath two glazed panels, surmounted by three square glazed panels in a Queen Anne style (for example Nos. 15, 19, 23, 25, 27, 31, 33 and 35). Some alteration and replacement has occurred as several have new glazing and some have no glazing in the central two panels (this is possibly more authentic).
- 2.2.11 Large individual properties include The Grove and the Lodge formerly associated with Oldfield Hall (demolished). The Lodge is early 19th century and built in a restrained Classical style.



Victorian houses on the north side of Oldfield Road, nos. 44-50



Example of the late Georgian style houses on the north side of Oldfield Road, nos. 20-26



Example of the houses on the south side of Oldfield Road. No.13 (left) has modern stained glass



Original doors along Oldfield Road at nos. 48-58



Original windows with leaded glazing and stained glass at nos. 1-3

- 2.2.12 The two rows of cottages (numbers 1-11 and 13-21) at the western end of Sandiway Road are the only listed buildings within the Conservation Area. They are of a good quality late Georgian to early Victorian design from c.1830s-40. Nos. 1-11 are cottages that retain many original features such as sash and casement windows, timber doors and fanlights. The cottages are characterful and have a simple symmetry that is repeated along the principle elevation. Details include matching 16 pane painted timber sash windows, colourful painted timber doors with radial fanlights above and regular chimney stacks. Later light-weight porch additions are inappropriate.
- 2.2.13 Nos. 13-21 are the neighbouring terrace of a slightly later date and a larger scale, with yellow stock bricks laid on end to the front elevation. The ground floor windows are 12 pane sashes with flat hoods and stone cills and the first floor are nine pane sashes with stone lintels and cills. The front doorways have neo-classical fanlights.



Example of the cottages on Sandiway Road. Note the inappropriate asphalt-covered porch and the loss of the front garden.



Cottages at 13-21 Sandiway Road

2.2.14 Sandiway Place is bounded by the modern hotel development to the west but houses running along the eastern side of the street (Nos. 14-20) are of good quality late Georgian and early Victorian designs. These houses provide a sense of continuity from Sandiway Road and make use of a similar palette of materials. Houses to the north (Nos. 16 to 20) have canted bay windows at ground floor level, square headed 6-over-6 and 3-over-6 sash windows. These sash windows are particularly fine due to their slim glazing bars, a typical feature of windows prior to 1840. The traditional doors design is of two timber panels below two glazed panels. Above is a 9 pane fanlight.

2.2.15 Further south, Edale House (c.1850s), has red brick in Flemish bond to its front elevation with sharp gauged brickwork to window lintels and modern UPVC windows. The windows have attempted to imitate original 4-pane sash windows but are unsuccessful due to their thick glazing bars and highly reflective surface. The neighbouring Rose Lea (c.1840s) is also constructed in red brick laid in Flemish Bond with gauged brickwork above original 4-pane sash windows. It is somewhat marred by a modern porch and 20th-century garage to the side. An intrusive industrial grade chimney/vent has been installed on the side elevation of Edale House.



Edale House and Rose Lea showing good quality buildings with some inappropriate alterations and loss of boundary walls.

- 2.2.16 Burlington Road is an addition to the Conservation Area and is characterised as a tree lined suburban street, making use of local details commonly seen within Altrincham. The well planted front gardens and High Victorian style houses are typical of the residential properties being produced in the late 19th century. The properties are substantial semi-detached houses with a high level of decorative features such as half-timbering, striking polychromatic brick work and stone lintels. The original basement level has been converted into a living space or garage in several cases, resulting in the loss of gardens.



Example of the houses along Burlington Road, showing the leafy character of the street but also the inappropriate introduction of basement garages.

- 2.2.17 The Sandiway Cottages are different in character to the rest of the Conservation Area as they have been built along a private drive and do not directly face onto the main street. The houses are early 19th century and particularly attractive within their setting of mature trees and a reinstated cobbled road, adding to historic character. The cottages are secluded and retain late-Georgian detailing. The houses are constructed in red brick, with round headed arched entrances.

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Cottages within a green setting with replacement stone setts

- 2.2.18 Along Manchester Road (A56) at the northern edge of the Conservation Area are two pairs of semi-detached houses. These are two storeys tall, with attic dormer windows. The houses face directly onto Manchester Road and retain their original front doors and most have original 2 and 3 pane sash windows. The northernmost house has double height bay windows, as opposed to single height on its neighbour. The doors are round headed with keystones and there are bracketed projecting cills to the smaller first-floor windows.

- 2.2.19 Finally, there is only one modern development within the Conservation Area but it dominates its surroundings. The hotel block to the rear of the George and Dragon dates to the 1960s and is inappropriate for its setting in terms of design and massing. The hotel is architecturally uninteresting and has an adverse impact on the Conservation Area.

2.3. Building materials

- 2.3.1 Brick is the main building material of the Conservation Area and is used on all buildings. Red brick is prevalent but stock, buff and local brick is also used for rear elevations or for decoration. Stone can be found in some locations, used for window lintels and keystones. Windows are generally timber sashes but uPVC has been used for replacements in many cases. This is inappropriate due to the use of modern materials; the thickness of the glazing bars and the highly reflective surface the double glazing and modern glass creates. Roofs are pitched and clad in slate and there are some decorative ridge tiles and chimney pots.
- 2.3.2 The two public houses along the A56 make use of different materials; The Wheatsheaf represents the Cheshire Vernacular with applied timber framing and rendered panels, while the George and Dragon make use of polite architectural features, including a rendered façade. Both have slate roofs and timber sash windows although there are some uPVC casement windows in the attic of the George and Dragon.
- 2.3.3 The terraces along Sandiway Road retain their details and are consistent in scale and use of building material. The properties have timber sash windows, timber doors with fanlights, simple detailing and a restrained palette of materials. Nos. 1-11 are built in red brick whilst Nos. 13-21 are built in yellow stock bricks laid on end. The houses have stone lintels and cills and slates laid in diminishing courses.
- 2.3.4 The properties along Sandiway Place have a similar palate of materials to those on Sandiway Road; at the north end the houses are built in yellow stock brick, with timber sash windows and timber doors with glazed panels. Those further south are built in red brick with gauged brickwork but have some inappropriate modern uPVC windows and additions in modern materials.
- 2.3.5 The small terrace of Sandiway Cottages makes use of Georgian materials such as red brick in Flemish bond with gauged brickwork to window lintels. Timber sashes, slate roofs and a reinstated cobble driveway.
- 2.3.6 The two houses on Manchester Road are early 20th century and have timber front doors and windows and are brick built with slate roofs.
- 2.3.7 Oldfield Road is characterised by small terraces and semi-detached villas in red brick (some buff brick) with slate roofs. Building materials include timber sash windows (extensive replacement with uPVC), low stone boundary walls, stone cills, some painted stonework, early pebble-dash, fanlights and stained glass.

- 2.3.8 The substantial High Victorian houses along Burlington Road make use of brown and red brick, rendering with half-timbering to gables, stone gateposts and polychromatic brick detailing.
- 2.3.9 Modern development within the Conservation Area is limited to the 1960s hotel block, which does not make use of local details or materials. A dark blue brick is used for the main building and its high rendered walls to the south are intrusive. Large single pane windows add to the inappropriate appearance.



The Wheatsheaf displaying a decorative Cheshire Vernacular. Note the cobbled forecourt



The palette of materials used across the Conservation Area include slate roofs and red brick, half-timbering, stained glass and leaded-lights, timber windows, clay chimney pots. Pebble-dash can be found along Oldfield Road but is not common.

2.4. Scale and massing

- 2.4.1 The scale of Sandiway Conservation Area is predominantly diminutive due to the small 19th century cottage terraces and domestic-scale suburban villas. Most properties are two storeys, with some additional half storeys within attic spaces. Some attics have been converted to residential use with skylights that have a minor adverse impact on the appearance of the Conservation Area. The Grove and the Lodge on Oldfield Road are more substantial properties within the Conservation Area but are set back within mature grounds and do not dominate their surroundings.
- 2.4.2 The two larger historic buildings within the Conservation Area (the public houses) are also two to two-and-a-half storeys. The other exception is the modern hotel block, which is out of place within the Conservation Area for its intrusively large and bulky massing of three storeys.

- 2.4.3 The houses along Sandiway Road are in domestic use and modest in scale, with simple detailing and attractive symmetry. Those along Burlington Road are substantial residential dwellings and are almost four storeys in height in locations where the basement has been inappropriately excavated for garages.



The George and Dragon in the foreground, with the 1960s hotel to the rear



The two larger Edwardian houses on the Manchester Road. Some boundary treatments have been lost to create driveways.



The 1960s hotel, now a Premier Inn

2.5. Green and open spaces

- 2.5.1 Sandiway Conservation Area has two green spaces and additional open space associated with the George and Dragon and The Wheatsheaf.
- 2.5.2 To the south of the Conservation Area on the corner of The Mount is a triangular green area, formerly occupied by a pair of mid-19th century brick houses fronting the main road. It retains a low stone boundary wall. On the north-west side of the A56 junction is a small public park with a large number of mature trees. This site was also formerly used for housing. These sites should be retained as open space as there are few green public amenity spaces within the Conservation Area.
- 2.5.3 The cobbled area to the front of The Wheatsheaf is appropriate for its setting and relates to its use as a coaching inn. While the George and Dragon does retain some attractive and mature tree planting, the open area to the south of the public house has lost its boundary treatments and is out of character due to its utilitarian use of hard standing. The planting

and seating area has potential to become an attractive active frontage if improvements could be made.

- 2.5.4 Gardens on the residential streets within the Conservation Area vary in size from small front areas to substantial grounds. The character is generally leafy and mature, with some tree-lined streets and a high proportion of supplementary boundary planting to screen properties. In some cases, these gardens have been eroded over time through the loss of boundary treatments and conversion to driveways and garages. The most substantial front gardens are found on the south side of Oldfield Road and along Burlington Road.
- 2.5.5 Trees to the west along Oldfield Road are part of the historic planting scheme of the Oldfield Hall estate. In this area the adjacent John Leigh Park also adds to the green and open setting of the Conservation Area.



The largest green space within the Conservation Area on the corner of Manchester Road and Oldfield Road.



Entrance to the John Leigh Park

2.6. Advertisements and signage

- 2.6.1 There are few commercial premises within the Conservation Area and signage is only likely to be associated with the two public houses, the Hotel and a bed and breakfast on Manchester Road.

- 2.6.2 Much of the current advertisements within the Conservation Area are modern and do not respect its historic surroundings. Advertisements and signage relating to the George and Dragon and the Premier Inn are bright, bold and do not respect historic character. Signage associated with The Wheatsheaf is more subtle but temporary banners can be intrusive. The bed and breakfast signage is relatively unobtrusive.



An eclectic mix of signage, poor public realm and intrusive additions to the buildings create a cluttered and unsightly streetscape

2.7. Vacancy

- 2.7.1 There is very little vacancy or under-use of buildings within the Conservation Area due to the residential nature of the properties. The hotel is a well-known national brand and makes good use of the George and Dragon. The Wheatsheaf also appears to be well used and there are no empty houses within the Conservation Area.

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2.8. Rear elevations

- 2.8.1 Rear elevations are typically much plainer than the front elevation. The houses along Sandiway Road and the north side of Oldfield Road have only small utilitarian yards to the rear, with single or double storey outriggers attached to the building and some additional outbuildings. Those to the south of Oldfield Road and elsewhere within the Conservation Area have larger rear gardens and have rear elevations of a less utilitarian nature.
- 2.8.2 Rear elevations within Sandiway Conservation Area are relatively well maintained. The backs of individual and semi-detached residential properties are in an acceptable condition but there is significant pressure for development including single storey extensions. Some examples of harmful additions such as ducting and pipework can be seen. Elsewhere, the rear of terraces along the north of Oldfield Road and along Sandiway Road are less well maintained, with some painted elevations.



The rear of properties on the north side of Oldfield Road

- 2.8.3 The extension and conversion of outbuildings and single storey outriggers may be acceptable but full height and width extensions are considered to be inappropriate as they would obscure the rear elevation. Roof extensions on the rear elevation may be acceptable providing they are not visible from the principle streetscape.



The rear elevations of cottages at 1-11 Sandiway Road beyond a substantial brick wall. Note that some cottages have been painted.

2.9. Boundary treatments

- 2.9.1 The boundary treatments of Sandiway Conservation Area are important features that add to significance. The attractive setting of the buildings behind low stone walls, the use of stone gateposts and planting all add to the sense of Victorian residential streets. Railings are not a feature generally seen within the Conservation Area and should not be introduced.
- 2.9.2 Local boundary treatments commonly found within the Conservation Area include low stone walls, arch-headed stone gateposts and supplementary planting. Some brick walls do exist but these are out of character. An interesting local detail is the use of upturned flagstones along Oldfield Road to create a boundary wall.
- 2.9.3 Boundary treatments on Sandiway Place and Sandiway Road are less obvious and there is some scope for variation, for example timber picket fences, planting and low stone walls. Brick or reconstituted stone is inappropriate in these locations.

- 2.9.4 The loss of boundary treatments to the south of the George and Dragon has an adverse impact on the character and appearance of the Conservation Area, creating a wide open space not seen elsewhere.
- 2.9.5 The majority of boundary walls along Sandiway Road are low stone walls and hedge planting. However further along the street there are some brick walls in a poor condition.
- 2.9.6 Along Sandiway Place the original low boundary wall has been retained at Rose Lea but has been removed in front of Edale House. This has been replaced with high-quality stone setts but the loss of the boundary wall remains harmful to significance.
- 2.9.7 On Burlington Road stone gateposts and front gardens do survive in some cases but many have been dug out to create driveways to basement garages which are inappropriate as it damages the original proportions of the front elevation.



Boundary treatment of upturned slabs along Oldfield Road



Example of the gateposts and low stone boundary walls seen across the Conservation Area

2.10. Public Realm

- 2.10.1 The public realm within Sandiway Conservation Area is not appropriate to its historic setting. The hard landscaping is modern, having replaced historic surfaces over time, with most of the roads, pavement and car parking in tarmac. Generally, the public realm does not respect the scale or character of its setting.
- 2.10.2 The Conservation Area is also finished with modern street furniture such as utilitarian lighting columns, concrete slab pavements, incongruous signage and pay and display parking machines. Signage is particularly cluttered along the A56 and around the modern hotel.
- 2.10.3 The A56 is a busy road that cuts the Conservation Area in half. There is no crossing point for pedestrians and the traffic islands, signage, bus shelters and bollards all detract from significance.

- 2.10.4 Positive aspects of the public realm include recently reinstated stone setts to the front of Sandiway Cottages, a recently installed post box at junction of Sandiway Place and Church Street and the cobbles on The Wheatsheaf forecourt.
- 2.10.5 The entrance to John Leigh Park is on the boundary of the Conservation Area and is a positive aspect of the public realm, with interesting fluted stone gateposts and railings.
- 2.10.6 Key views are those along the main A56, with either public house as a focal point, depending on the direction of travel. Views of the cottages along Sandiway Road are significant while the modern hotel development mars the original structures and streets surrounding it.



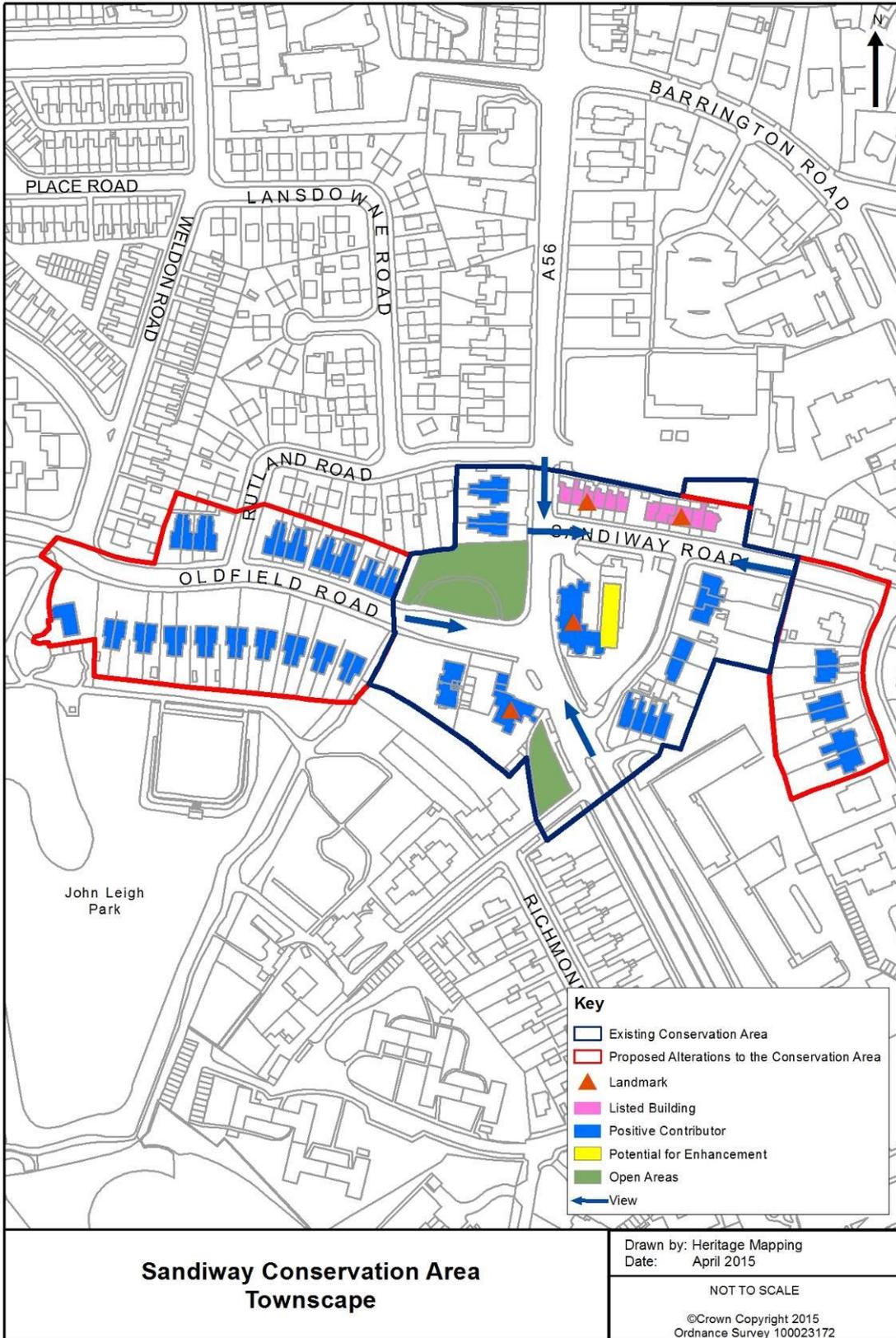
Intrusive signage and busy traffic along the A56, cutting through the Conservation Area



Key view from the A56 along Sandiway Road . Note the hotel signage to the right.

2.11. New development

- 2.11.1 There are no vacant plots within the Conservation Area that are potential sites for new development and the minor green spaces that exist should be preserved.
- 2.11.2 The central hotel site is a negative element of the Conservation Area and represents an opportunity to create something more in keeping with character. This potential for enhancement should be discussed with owners and residents.



Map 3 – Townscape analysis

3. Conservation Area Management Policies

3.1. Conservation Principles and Philosophy

- 3.1.1 Heritage assets are an irreplaceable resource. The key aim for the protection of the Sandiway Conservation Area must be the preservation and enhancement of its character, appearance and special architectural interest.
- 3.1.2 Sandiway is characterised by the dichotomy of the compact residential streets of late Georgian and early Victorian houses to the east and west, and the busy main road with two former coaching inns at its core. The crossroads around these two public houses feels spacious because of the open green spaces, though this feeling is marred by the busy A56 cutting through the area. In contrast, the streets leading away from the main road are characterised by leafy, suburban houses and diminutive rows of cottages, which define the Conservation Area. The 1960s hotel development rises intrusively above ridgelines and is out of scale with the other properties.
- 3.1.3 The condition of the Conservation Area contrasts strongly between the neat houses and cottages, and the deteriorating fabric of the George and Dragon and The Wheatsheaf public houses. Issues that have an adverse impact on the Conservation Area relate to the loss of original boundary treatments and front gardens, the insertion of uPVC windows, non-traditional doors and basement garages, utilitarian public realm, intrusive 20th century development and inappropriate signage.
- 3.1.4 The policies below seek to preserve the key historic elements which define the appearance and history of the site. The policies set the parameters for future change to the Conservation Area, allowing some flexibility in materials used, while insisting on the correct design of replacement features in order to gradually bring back the coherence of the area that is an essential part of what makes the area special.

3.2. Adoption and enforcement

Aims

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

Policy 1

The Article 4 Direction would be consulted upon, and if agreed, put in place for the houses identified on Map 2. Under the Town and Country Planning (General Permitted Development

Order) 2015, the classes of permitted development that will be withdrawn from are: Schedule 2 Part 1 Class A, C and D and F and Part 2 Class A, as such planning permission must be obtained for:

- *The enlargement, improvement or other alteration of a dwelling house. This includes all extensions, windows, doors, cladding, and dormers;*
- *Any other alterations to the roof of a dwelling house;*
- *The erection or construction of a porch outside any external door of a dwelling house;*
- *The provision within the curtilage of a dwelling house of a hard surface for any purpose incidental to the enjoyment of the dwelling house as such; and*
- *The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.*

Additionally, classes of permitted development Part 1 Class F and Part 2 Class A would be withdrawn from dwelling houses at nos. 1-11 and 13-21 Sandiway Road. As such planning permission must be obtained for:

- *The provision within the curtilage of a dwelling house of a hard surface for any purpose incidental to the enjoyment of the dwelling house as such; and*
- *The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.*

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

Policy 2

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

Policy 3

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

Policy 4

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

Policy 5

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

3.3. Design, Materials and Techniques

Sections 2.2 and 2.3 provide further detail relating to the following policies.

Aims

- To ensure a consistent and historically appropriate use of traditional building materials and local details throughout the Conservation Area, preserving the sense of visual harmony and ensuring that historic fabric does not become irreversibly damaged or lost through the use of inappropriate materials and techniques.
- To ensure the character of the buildings in the Conservation Area is preserved through the continued use of an appropriate palette of materials.

Policy 6

Brick walls should not be painted or rendered, unless this was a feature of the original design. Where repairs are needed to the brickwork this should be done with like-for-like replacements. The predominant building material for properties is to be red, buff or brown brick, depending on the original colour palette.

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

Policy 7

Lime mortar matching the colour of the existing pointing and render must be used for any repointing or rendering works. Cement mortars are damaging and should not be used.

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Policy 8

Repair work should be carried out using like-for-like materials and using the appropriate traditional technique.

Policy 9

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

Policy 10

Half-timbered elements should be repainted white with black timber where such features are part of an historic design, such as The Wheatsheaf public house.

Policy 11

Principal roofs should be replaced with the original roofing material; this will generally be Welsh slate with clay ridge tiles. Chimneys should be well-maintained and chimney pots preserved or replaced on a like-for-like basis.

Policy 12

Where original timber doors and windows survive these should be retained. If refurbishment is required this should be done in a like-for-like manner and replacing the minimum fabric necessary to make the repair. If thermal upgrading is required, secondary glazing with a frame that follows the glazing bars of the external window should be used.

Policy 13

Replacement of doors or windows should be in timber. Other materials such as aluminium may be permitted only if it can be demonstrated that a design can be found which matches the form of the original window design for that particular property or is of an appropriate door design to match the historic style of that particular property, and the replacement represents a significant improvement over the existing windows and doors. Where windows are replaced, they should respect the size and form of the original opening(s) and glazing bars, and be of an appropriate traditional design. Replacement doors and windows should not detract from the established character of the building.

Policy 14

Replacing single glazing with double glazing is acceptable only if the windows require replacing and there is no material change to appearance i.e. making use of slim line/conservation double glazing. Historic glazing should be retained where possible. UPVC plastic windows and standard double glazing is not considered acceptable.

Policy 15

Original porches (recessed or projecting) should be repaired, refurbished or replaced on a like-for-like basis, replacing the minimum fabric necessary. New porches will not be permitted on buildings where originally there was no porch.

Policy 16

Maintenance should be carried out regularly to ensure vegetation is not damaging brick or stonework and rainwater goods are clear, to avoid deterioration to fabric.

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Policy 17

Established architectural detailing and features such as stained glass or gauged brickwork are not to be removed or replaced, unless on a like-for-like basis. All replacement features to the front of properties must conform to the original design of the property, as described in the design guidance above.

Policy 18

Ducting, ventilation and other functional features should not be installed on the front or side elevations of properties. Additions to rear and ancillary street elevations should be unobtrusive to protect the visual amenity of the Conservation Area.

3.4. Green and open spaces

Section 2.5 provides further detail relating to the following policies.

Aims

- To preserve the attractive green spaces, mature trees and planting within the Conservation Area.

Policy 19

The open spaces within the Conservation Area, including the two green spaces along the A56 and the entrance to John Leigh Park on Oldfield Road, should be retained as open spaces and should be properly maintained.

Policy 20

Where funding permits, Trafford Council should prepare a tree management strategy and implement it throughout the public realm of the Conservation Area, taking into consideration Tree Preservation Orders. Trees within the Conservation Area are subject to control measures, as outlined in Appendix C.

3.5. Advertisements, signage and commercial properties

Section 2.6 provides further detail relating to the following policies.

Aims

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

Policy 21

Large advertising hoardings or large format banners will not be permitted within the Sandiway Conservation Area due to the significant visual impact this would have on its surroundings. However, hoardings advertising key regeneration or housing developments may be acceptable in sensitive areas, subject to appropriate detailing. Large format banners will only be permitted where a building is to be scaffolded for building or related work, and that such scaffolding covers an entire elevation. No commercial advertisements will be permissible on these.

Policy 22

Small format banner advertisements are only acceptable for temporary periods to draw attention to specific events or activities within the borough. This also applies to the public houses within the Conservation Area. The siting of advertisement banners upon listed buildings will however be strongly resisted.

Policy 23

Vinyl, window stickers and A-boards should not be permitted within the Sandiway Conservation Area if they are not considered to cause substantial injury to amenity by reason of their scale and impact on significance.

Policy 24

Proposals for new and amended signage within the Sandiway Conservation Area should reflect the traditional and historic character of the area and the scale of the surrounding buildings. Excessive amounts of signage will result in a cluttered streetscape and detract from the building and wider area. Proposals with excessive amounts of signage will not be supported.

3.6. Boundary Treatments

Section 2.9 provides further detail relating to the following policies.

Aims

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

Policy 25

The characteristic low-level stone boundary walls to residential dwellings are to be retained. Replacement boundary walls are to extend no higher than the original boundary walls. Supplementary planting above these walls is preferred.

Policy 26

Original gateposts are to be retained. Replacement gateposts are not to exceed the height of the original gateposts. If the original needs to be replaced copies of original gateposts are encouraged as acceptable replacements. Gate openings are not to be widened or re-positioned unless it can be proven that access is unsafe. Where gate openings are to be widened or re-positioned on the grounds of highways safety Trafford Council will require the applicant to submit a highway consultant's report to demonstrate highway safety implications.

Policy 27

Any repairs to boundary treatments should be carried out to a good standard using traditional techniques and materials.

Policy 28

Boundary treatments (and front gardens) should not be removed to create additional hardstanding or parking. Any replacement boundary walls should not extend any higher than the original boundary walls. Supplementary planting is strongly encouraged.

Policy 29

The reinstatement of boundary treatments that have previously been removed is encouraged. This includes residential properties and others such as the George and Dragon.

3.7. Streetscape and Public Realm

Section 2.10 provides further detail relating to the following policies.

Aims

- To enhance the character and appearance of the Conservation Area by ensuring road surfaces and street furniture are appropriate for their historic setting.
- To enhance key pedestrian routes and reduce the impact of heavy traffic within the Conservation Area.
- To retain historic features which add interest to the character of the area.
- To preserve key views within the Conservation Area

Policy 30

Surviving historic stone setts and paving must be preserved and kept in good condition. Reinstatement and repair is also encouraged, a good example of which is the access to Sandiway Cottages.

Policy 31

Where funding permits areas of damaged road or pavement surface should be repaired, and a cohesive strategy should be sought and implemented regarding maintenance, road markings, signage, pay and display machines and on-road parking.

Policy 32

Discordant lighting columns and different levels of lighting are found throughout the Conservation Area and will be replaced using reduced light levels “warm white” LED lighting. When necessary to replace lighting columns, they should be of the appropriate height to meet recommended safety levels for the type of street but where possible be in a style sympathetic to the historic character of the area. Where resources allow, historic iron lampposts that require replacement may be replaced with Victorian repro ‘post top’ luminaires. These replacements will be assessed on a case by case basis. Street furniture appropriate to its setting should be used; in traditional or bespoke designs and materials.

Policy 33

Utility companies and other contractors should be made aware of the importance of the streetscape of the Conservation Area to avoid unsympathetic repairs and poor reinstatement following repairs. Any new proposals for IT infrastructure such as cabinets, masts, columns and the like should not be sited on or adjacent to prominent buildings, positive contributors or within identified important views and vistas.

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Policy 34

Narrow ‘conservation’ style primrose yellow lines in low profile should be introduced where possible.

Policy 35

Historic pedestrian routes at the crossroads within Sandiway Conservation Area should be improved. Traffic calming measures or a pedestrian crossing at this location should be investigated and sought as funding allows.

Policy 36

A traffic survey should be carried out to understand volumes and traffic patterns in order to preserve the historic character of the Conservation Area. Traffic movement should be controlled in favour of pedestrians.

Policy 37

Key views should be preserved, particularly those to and from the public houses along the A56 and those along the cottages on Sandiway Road.

Policy 38

Supplementary planting is to be maintained and positioned so as not to damage boundary walls.

3.8. Demolition, extensions and New Development

Section 2.11 provides further detail relating to the following policies.

Aims

- To encourage regeneration and investment that will enhance the character and appearance of the Conservation Area.
- To ensure new development within the Conservation Area is appropriate for its setting, is of high quality and innovative in design.
- To ensure that commercial property owners (such as public houses) maintain their properties in a way that preserves the architectural integrity and quality of the Conservation Area.
- To preserve potential significant archaeology within the Conservation Area.

Policy 39

Extensions to the public houses The George and Dragon and The Wheatsheaf should be high-quality and in-keeping with the character of the building and their historic surroundings. Additions and installations on the exterior of properties should not be visible from principle elevations. However, rear elevations are simpler in detail and additions should be carefully detailed to avoid harming significance. Satellite dishes, fire escapes, ventilation, ducting and air conditioning units should be unobtrusive and only installed if absolutely necessary.

Policy 40

Smoking shelters and outdoor seating associated with the public houses will need to be carefully detailed to avoid harm to the Conservation Area. Smoking shelters are unlikely to be acceptable on prominent elevations. Modern materials are unlikely to be suitable within the historic setting and traditional materials such as timber are preferred.

Policy 41

Rear elevations to residential properties including outriggers and rear yards are significant and should be preserved. Two storey extensions to the rear of buildings are unlikely to be permitted. Single storey extensions may be acceptable with regard to its established style by respecting the building's established features, form, proportions and materials. Any proposed extensions should be high-quality and in-keeping with the character of the surrounding historic rear elevations.

Policy 42

Extensions which alter the form and massing of roofs of residential dwellings will not be permitted. Loft conversions may be permitted only if conservation rooflights are used and/or are restricted to the rear elevations of properties.

Policy 43

The 1960s hotel development to the rear of the George and Dragon is intrusive and out of keeping with the character and appearance of the Conservation Area. If proposals for change to this building are put forward in the future, all opportunities for improving the building or

replacing it with a more sympathetic alternative should be taken. An interim solution of planted screening should be considered.

Policy 44

Any new development should take inspiration from the established architectural styles within the Conservation Area. Appropriate features, materials and detailing are to be integrated into the design (see 2.2 of this Management Plan and the extended discussion in the accompanying Appraisal). Modern design is not prohibited within the Conservation Area but should be sympathetic to its historic context; have regard to appropriate siting, of a high standard; of an appropriate scale and proportions; and use appropriate, high-quality materials.

Policy 45

Demolition is only likely to be permitted if it involves the replacement of a property that has not been defined as a positive contributor (see map 3 above) to the Conservation Area, or is a listed building. The design of any replacement building must reflect the character and appearance of the Conservation Area.

Policy 46

Solar panels should be discreetly located on secondary elevations. The installation of solar panels on principal elevations visible from the highway is discouraged as it would be detrimental to the aesthetic value of the streetscape

Policy 47

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

4. Implementation and Review

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

Appendix A: Bibliography

National Planning Guidelines

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

Historic England

- Listed Buildings: <https://www.historicengland.org.uk/advice/hpg/has/listed-buildings/> (accessed 9 June 2015)
- Measuring and Assessing Change in Conservation Areas, (2005) Guidance on Conservation Area Appraisals, (2006)
- Guidance on the Management of Conservation Areas, (2006)
- Understanding Place: An Introduction, (2010)
- Understanding Place: Historic Area Assessments in a Planning and Development Context, (2010)
- Understanding Place: Historic Area Assessments: Principles and Practice, (2010)
- Understanding Place: Conservation Area Designation, Appraisal and Management, (2011)
- Understanding Place: Character and Context in Local Planning, (2011)
- Streets for All: North West, (2006)
- Conservation Principles Policies and Guidance, (2008)

Appendix B: Contacts

Trafford Council Contacts

General development management enquiries concerning the Sandiway Conservation Area should be referred to Planning and Development. Telephone: 0161 912 3149

Enquiries relating to trees within the Conservation Area should be addressed to the Local Planning Authority's Arboricultural Officer. Telephone: 0161 912 3199

Enquiries relating to accessing Historic Environment Records, archaeological planning advice, and charges, where appropriate, should be addressed to the Greater Manchester Archaeological Advisory Service, University of Salford, Centre for Applied Archaeology, Joule House, Salford M5 4WT gmaas@salford.ac.uk

National Organisations

Historic England (formerly English Heritage)

North West Office, 3rd Floor Canada House, 3 Chepstow Street, Manchester, M1 5FW
Telephone: 0161 242 1416. <http://www.historicengland.org.uk/>. email: northwest@HistoricEngland.org.uk

Victorian Society

The Victorian Society
1 Priory Gardens Bedford Park London W4 1TT
Telephone: 020 8994 1019 www.victorian-society.org.uk email: admin@victorian-society.org.uk

Georgian Group

6 Fitzroy Square, London W1T 5DX
Telephone: 087 1750 2936 www.georgiangroup.org.uk email: info@georgiangroup.org.uk

Twentieth Century Society

70 Cowcross Street London EC1M 6EJ
Telephone: 020 7250 3857 www.c20society.org.uk email: coordinator@c20society.org.uk

Institute of Historic Building Conservation

Jubilee House, High Street, Tisbury, Wiltshire SP3 6HA
Telephone: 01747 873133 www.ihbc.org.uk email: admin@ihbc.org.uk

Appendix C: Control Measures Brought About By Designation

In determining applications for development in conservation areas, local planning authorities must pay special attention *'to the desirability of preserving or enhancing the character or appearance of that area'*.⁹ This requirement, as set out in legislation, is also reflected in national and local policy.

When applied to designated heritage assets such as listed buildings legislation and national policy may take precedence over policies in local Conservation Area Management Plans.

In order to protect and enhance conservation areas any changes that take place must do so in a way that encourages positive conservation and management. Statutory control measures are designed to prevent development that may have a negative or cumulative effect on the character and appearance of an area and include the following:

- Planning permission is usually required to totally or substantially demolish buildings or structures including walls, gate piers, gates, chimneys, fence or railings within a conservation area.
- The extent of 'permitted' development is reduced for commercial and residential properties restricting such things as cladding, extensions to the side of the original dwelling or the installation of satellite dishes. Further control measures such as Article 4 directions may be placed upon an area. These may be served to further restrict permitted development rights, for example, elements or alterations such as windows, doors, chimneys, boundary walls and gate posts and restrict certain types of extensions.
- Trees with a stem diameter of 75mm or greater, measured at 1.5 metres from soil level, enjoy a measure of protection if they stand in a designated conservation area. The Council requires six weeks written notice of any proposed felling or pruning of such trees, other than the removal of dead wood and the felling of dead and/or dangerous trees, which do not require notification. In the case of the removal of undesirable trees to allow superior trees to flourish, known as 'selective thinning', the requirement is relaxed to allow the removal of trees of stem diameter up to 100mm to be removed without giving the Council prior notice.
- Should the notified tree work be unacceptable to the Council, the latter will make a Tree Preservation Order during the six week notification period, thus ensuring continuity of protection. Local Authorities cannot insist upon a replacement for a tree lawfully felled within a conservation area, unless the tree is also protected by a Tree Preservation Order.

Certain categories of advertisement which have deemed consent under the Advertisement Regulations are restricted in areas of special control.

⁹ Section 72 (1) Planning (Listed Buildings and Conservation Areas) Act 1990.

Appendix D: Glossary of Architectural Terms

Barge Boards

Timber boards fixed below the eaves of a cornice. They have a practical use in covering and protecting the rafters.

Cill

The horizontal member at the bottom of a window or door to which vertical members are attached.

Coping

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

Crown Glass Bullseye Panes

A type of hand-blown glass common between the 17th and 19th centuries. The glass took the shape of a flat disk, which could be cut to size; the glass is thicker and more opaque towards the centre, creating an effect known as a bullseye.

Designated Heritage Asset (NPPF, Annex 2 definition)

A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park or Garden, Registered Battlefield or Conservation Area designated as such under the relevant legislation.

Heritage Asset (NPPF, Annex 2 definition)

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and non-designated heritage assets identified by the local planning authority (including local listing).

Horns (Sash Windows)

A moulded section projecting beyond the outer meeting-rail joint of a sash window frame. They restrict the weight being put on the frames, and are a feature of sash windows from the mid-19th century when larger sheets of glass began to be used. Their use in modern sash windows is largely decorative.

Lime Mortar/Render

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

Lintel

A horizontal beam or stone bridging an opening, usually above a door or window. It can be a structural load bearing component, a decorative feature, or a combination of the two.

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

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

Outrigger

A local term used to describe a single storey outbuilding attached to the rear of a dwellinghouse. They were typically half the width of the house with a monopitched roof and originally served as storage or as WCs.

Quoin

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

Reconstituted Stone

A man-made imitation stone made from crushed stone embedded in mortar, cement or plaster. The surface can be finished to simulate different types of stone.

Sash Window

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

String Course

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

Side Hung/Top Hung Casements

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