

17. Historic Environment

HE1 – Historic Environment

HE1.1 Development shall be designed to preserve and where possible enhance the significance of heritage assets and their settings, and make a positive contribution to local character, distinctiveness and sense of place.

HE1.2 The Council will encourage development proposals that find appropriate new and sustainable uses for heritage assets or retain them in viable uses consistent with their conservation.

HE1.3 Any development that would cause harm to the significance of a heritage asset or its setting will be considered in accordance with the development plan and national policy, and where relevant the statutory duties in the Planning Acts together with case law. It must be convincingly demonstrated that the harm cannot reasonably be avoided and public benefits arising from the development are sufficient to outweigh the harm caused.

Justification

Trafford's historic environment makes a major contribution to the attractiveness, character and local distinctiveness of the Borough. The many heritage assets both designated and undesignated include buildings, monuments, archaeology, structures, parks, views, vistas, landscapes, sites and places of significance that contribute to the high quality of the historic environment.

A positive strategy is needed to ensure the significance, character, appearance and setting of these heritage assets is sustained and enhanced; protecting them from inappropriate development, and putting them to a viable use wherever possible.

National guidance sets out a holistic approach to the management of the historic environment and heritage assets through the planning system, defining all of the attributes making up landscapes and townscapes, for it is the accumulation of these which combine to make one place distinct from another. Such an approach enables the value of whole areas to be appreciated.

There are a range of heritage values taking account of the diverse ways in which people value the historic environment as part of their cultural and natural heritage.

Heritage assets in the Borough contribute to the unique character and quality of the historic built environment. These sites and buildings are an irreplaceable record of the Borough, which can contribute to our learning and understanding of the past including its social and economic history, and are also a resource for the future. It is therefore essential that we seek to preserve and where appropriate, enhance these special buildings and sites, in line with national and regional planning policy guidance.

There is an opportunity for greater understanding, protection and enhancement of the distinctive characteristics within Trafford through the identification of locally significant historic buildings, structures and designed landscapes. The Greater Manchester Historic Landscape Characterisation Study may provide a useful, but not exhaustive, basis for this process.

Trafford's Urban Historic Landscape Characterisation Report was carried out by the Greater Manchester Archaeological Unit in July 2008. The report provides evidence of existing heritage assets in the Borough and sets out an overview of Trafford's Historic Character as it has evolved over the centuries. It identifies several character types that are considered to be of historical significance. These include the following:

- Open Field Type. The main areas identified of this type are in Warburton and Davenport Green;
- Historic Settlement Core which covers parts of Warburton, Dunham Town, Partington and Carrington. Altrincham shows areas of historic settlement core as a previous type but although there is some preservation of historic street layouts and building plots its present type is “commercial”;
- Planned estates, although not very old, are also important to consider in terms of visual impact on a landscape scale as they are designed with a characteristic plan form; and
- Chemical works are identified as a sub type under Industrial. The chemical works at Carrington Moss is of a significant size to be a good example of this character type and could be deemed to be of historic interest and its features identified and retained.

It is also recognised that society is constantly developing and, as a result, historic assets are always under threat. Whilst it is acknowledged that social and economic development is essential for the Borough, it is important to ensure that this respects the Borough’s distinctive historic character and contributes to its sense of place.

This policy seeks to ensure that all the Borough’s heritage assets are safeguarded for the future, where possible enhanced and that change is appropriately managed.

Public access to the historic environment, both intellectual and physical, plays strongly into the local sense of place and place-making policy. In line with national guidance local communities should have access to their local heritage evidence base.

National Guidance states that development must conserve heritage assets in a manner appropriate to their significance. Significance is defined as “the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic.” The degree of harm rather than the scale needs to be established in order to categorise the significance of harm in line with national planning guidance. The extent of such an appraisal should be proportionate to the asset’s importance and no more than is sufficient to understand the impact of the proposal on its significance and will vary on a site by site basis.



HE2 – Conservation areas

HE2.1 Trafford’s Conservation Areas are identified on the policies map. Within these areas the Council will:

- a) Review Conservation Area Appraisals and Management Plans, and update where necessary;**
- b) Require, where development involves alteration or demolition, that it takes account of the relative significance of the building, structure or site affected, and the contribution it makes to the significance of the Conservation Area as a whole, including the public benefits of the proposal;**
- c) Seek the retention and re-use of existing buildings and structures;**
- d) Require, where development is to follow demolition, that detailed planning permission for the proposed redevelopment shall be obtained and the implementation of that proposal secured before the existing building or structure is demolished ;**
- e) Require developers to demonstrate how the proposed development will preserve or enhance the significance of buildings, structures and/or sites and of**

- the wider Conservation Area, and their setting taking account of relevant Supplementary Planning Documents, and**
- f) Serve Article 4 directions where required**

HE2.2 As appropriate, the Council will designate additional areas of the Borough for Conservation Area status.

Justification

There are 21 Conservation Areas within the Borough. These contain a major part of the Borough's built heritage and make a significant contribution to the attractiveness and prosperity of the Borough.

The Council wishes to retain the character and quality of these areas. Particular buildings of quality are identified as "positive contributors" in the Conservation Area Appraisals (CAAs). New development should seek to preserve or enhance the significance of buildings, structures, gardens, landscapes, open spaces and/or sites and the wider Conservation Area. The Management Plans (MPs) for each of these Conservation Areas (CAs) set out specific requirements for development.

Trafford Grove (Stretford), Church Road (Urmston), Barnfield (Urmston) and Hale Barns are potential areas for new Conservation Area designation.

Three of the Conservation Areas are currently identified on the Heritage at Risk (HAR) Register, as maintained by Historic England. These areas are George Street, Barton Upon Irwell and Empress. Historic England has prioritised HAR for some time now and has set out in a strategy (2011-15) the actions it will take to reduce the number of assets at risk. Where possible, future funding opportunities will be targeted towards assets on the "at risk" list(s) prepared by Historic England and/or the Council.

HE3 – Heritage assets

- HE3.1 The Council will seek to identify, preserve and enhance the heritage assets and their settings of Trafford's historic environment through the development of a Heritage Strategy, the maintenance of the Historic Environment Record (HER), an up to date Heritage at Risk Register, the preparation of a local list, supplementary planning documents, masterplans or development briefs, as appropriate and in addition, those heritage assets identified through the planning process, HER or Trafford's Historic Landscape Characterisation (HLC). The Council will also serve Article 4 directions where required.**

Justification

National guidance makes clear the importance for Local Authorities to provide and maintain a Historic Environmental Record.

The Greater Manchester Historic Environment Record (HER) is a database comprising records of heritage assets, investigative events, sources, landscape and character data. The database sits on a geographic information system, and is linked to a substantial paper and digital image archive, and supported by the expert knowledge of Greater Manchester Archaeological Advisory Service (GMAAS) staff. It is used for objective decision making in the planning process, provides an evidence base for local authority spatial strategies, and is a key educational, research and public information tool.

The HER should be used to assess the extent, significance and condition of known heritage assets and the contribution that they may make to future development in the area. It should also be used to help predict the likelihood that new heritage assets, particularly sites of historic and archaeological interest, will be discovered, including through the development process.

Listed buildings are available to view on Historic England's website. There are over 250 listed buildings in Trafford and it is important that any alterations to listed buildings respect the significance of the building. Listed building consent is required for any alteration which affects the special interest of the building or structure.



Three Registered Parks and Gardens are located within the borough and face different pressures to the Borough's other Heritage Assets. Dunham Park has become a very popular tourist attraction and the pressures associated with this in terms of visitor related development needs to be carefully managed to ensure the historic character is not lost. Sale and Brooklands Cemetery is falling into a state of disrepair. However the area contains the graves of many famous people including JP Joule and the husband of Emily Pankhurst making it an area of historic interest and importance. Stamford Park is another well used asset that needs refurbishment but care is needed to ensure this is in line with its historic design.

A number of other parks and gardens are considered to be non-designated heritage assets including John Leigh Park which borders Sandiway Conservation Area and is significant for its historic parkland.

Watch Hill is Trafford's only Scheduled Monument. The Monument includes a motte and bailey castle on a triangular promontory formed by the bank of the River Bollin on the south side and the steep side of a gorge on the north side. The Council will have regard to its status as a site of national importance when determining whether development proposals will impact on the Monument and/or the setting of this significant archaeological asset.

Trafford's Local List recognises those parts of the historic environment which are not worthy of statutory designation, but nonetheless make a significant contribution to the character and local distinctiveness of the borough.

Criteria has been developed for assessing non designated heritage assets which takes account of the range of heritage assets in Trafford, recognising that "local distinctiveness may lie as much in the commonplace or everyday as it does in the rare and spectacular" (Historic England- Good Practice Guide for Local Listing, May 2016). The criteria provide a sound basis for identification and represent the varied historic environment in Trafford. Categories include any non -designated heritage asset such as a building, structure, monument, site, place, route, area or landscape identified as having a degree of significance because of its heritage interest.

For a heritage asset to be considered for the Local List it must not already be statutorily designated as a listed building, scheduled monument or registered park or garden. Those non designated heritage assets located within Conservation Areas are identified as positive contributors within the accompanying Conservation Areas Appraisals and Management Plans.

Sites of archaeological importance are non-designated heritage assets. There may be potential for further discovery of non-designated heritage assets with archaeological interest and GMAAS will be consulted on all planning applications on sites of archaeological importance.

HE4 – The historic environment and new development

- HE4.1 All new development must consider surrounding building styles, landscapes and historic distinctiveness, taking into account any potential harm resulting from cumulative impact of successive alterations over time.**
- HE4.2 Developers must demonstrate how their development will preserve the significance of, complement and enhance heritage assets and their settings. This includes development involving the demolition or alteration of a heritage asset.**
- HE4.3 Consideration of all options to avoid and mitigate harm to a heritage asset must be demonstrated. Buildings and structures should be retained and re-used as a first priority. However, if harm is unavoidable then appropriate mitigation/compensation measures will need to be agreed by the LPA.**
- HE4.4 Changes of use to a heritage asset will be supported where it can be demonstrated that the proposed use would not harm its significance.**
- HE4.5 Proposals which seek to re-use or modify a heritage asset by improving its environmental performance and/or improve accessibility in accordance with their significance will be considered favourably unless this is outweighed by harm to the significance of the heritage asset.**
- HE4.6 The Council will seek to work with utility providers and other partners/ external organisations in order to upgrade utilities, street furniture, public realm and new technologies such as charging points whilst preserving the character and local distinctiveness of the area.**
- HE4.7 Accordingly, developers will be required to demonstrate how their development will preserve or enhance the following heritage assets and their settings in relation to their significance:**
- a) listed buildings;**
 - b) sites included on the Historic England Register of Historic Parks and Gardens of Special Historic Interest;**
 - c) Scheduled Monuments;**
 - d) sites of archaeological significance;**
 - e) the character of prominent or historic skylines or landmarks, including those running from Dunham New Park to Oldfield Road, Altrincham and from the A56 through Bowdon and any other historic skylines, identified through the Conservation Appraisals, Local List, historic landscape characterisations, SPDs or masterplanning work;**
 - f) other non-designated heritage assets of significance that have been identified on Trafford’s Local List, through Trafford’s Urban Historic Landscape Characterisation Report or through the planning process;**
 - g) heritage at risk and the reuse of buildings.**
- HE4.8 Development will be encouraged where significance is enhanced or revealed and makes a positive contribution to local character, distinctiveness and sense of place.**
- HE4.9 In areas of archaeological importance developers will be required to:**
- a) Identify the presence or absence of remains of archaeological significance and take into account the potential for new finds; and**
 - b) Set out a framework for dealing with investigation, recording and preservation of any remains.**

HE4.10 Proposals for signage and lighting affecting a heritage asset will be permitted where they are sympathetic in scale, proportions, design details and materials and where they do not significantly harm the character and appearance of a Conservation Area or identified Heritage Asset.

HE4.11 The character of prominent skylines, particularly those running from Dunham New Park to Oldfield Road, Altrincham and from the A56 through Bowdon and any other historic skylines or landmarks identified through Conservation Appraisals, Council Design SPD or during the planning process must be protected.

Justification

It is important new development should be designed to respect the setting of heritage assets and should consider design principles of scale, height, massing, alignment landscaping, views, vistas, public realm/open spaces, materials and boundary treatments. The architectural style of new development should be of a high quality but not necessarily be a facsimile of existing heritage assets, however new development must form a harmonious group with its neighbours. The generally flat topography of Trafford means that long distant views of historic skylines or landmarks are possible over a considerable distance. Developers will need to demonstrate that views of architectural reference points are protected or revealed.

The cumulative impact of incremental small-scale changes to windows, boundaries and through upgrading of technologies has had an effect on the appearance of heritage assets, their character, identity and the distinctiveness of Trafford's historic environment e.g. The Linotype Conservation Area. Therefore this needs to be considered across all development. Where a development will comprise works to a designated or non-designated heritage asset then building recording may be required. Building recording may comprise detailed archaeological survey or a photographic record, depending upon the significance of the heritage asset and the nature of the works proposed. The survey must be undertaken by a suitably experienced professional.

Unsympathetic advertisements can compromise the quality of the historic environment particularly in the Conservation Areas of Altrincham Town Centre. Signage and lighting must be sensitive to the character of Conservation Areas and Heritage Assets and not contribute to an unacceptable escalation of competitive signage and levels of illumination. For example, large poster boarding and/or large 24 hour illuminated digital advertising are unlikely to be appropriate in Conservation Areas. Additional guidance is provided in the Conservation Area Management Plans and Advertisements SPD.

Q16. Do you agree with the draft Historic Environment policies HE1 – HE4? If not, please explain why (providing supporting evidence where appropriate).