



The Devisdale Conservation Area

Conservation Area Management Plan
Consultation Draft
January 2016

The Devisdale Conservation Area Conservation Area Management Plan

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1 Introduction

1.1. Context

- 1.1.1 The Devisdale Conservation Area was designated on 4th July 1974 by Trafford Council comprising the open land of The Devisdale to the north-east, with predominantly residential areas to the south-west. The Conservation Area has not been extended since designation in 1974; however, four Character Zones have now been proposed, as have several extensions.
- 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 The Devisdale has been prepared in conjunction with a Conservation Area Appraisal that defined and recorded the special architectural and historic interest of The Devisdale Conservation Area.³ 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. The adopted revised boundaries are shown 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

³ Historic England (English Heritage), *Guidance on Conservation Area Appraisals*, (2005).

- 1.1.7 The Devisdale Conservation Area falls within an Area of Special Control: *'Stricter advertisement controls apply in these areas. There is a lower maximum height limit and a smaller maximum size of letters or characters on all advertisements displayed with "deemed consent". Some classes of advertisement, in particular general poster hoardings, may not be displayed at all.'*⁴
- 1.1.8 This draft Conservation Area Management Plan has been produced by Trafford Council following the submission of a draft by Purcell.
- 1.1.9 The proposals set out by this Management Plan shall undergo a period of public consultation and will be submitted for consideration at a public meeting in the area to which they relate.⁵ The local planning authority shall have regard to any views concerning the proposals expressed by persons attending the meeting or during the period of consultation.⁶

1.2. Significance Statement

- 1.2.1 The Conservation Area Appraisal states that The Devisdale Conservation Area is significant *'for its value as an historic area of enclosed land on the summit of Bowdon Hill. The topography and landscape of the area is important, and includes the wooded north slope of Bowdon Hill and the gentler west slope descending towards Dunham Massey. The associations with the Earl of Stamford are strong here, as the Conservation Area was laid out in the late 19th century as an appropriate social neighbourhood adjacent to Dunham Park. The residential properties are characterised by large plots, grand houses, magnificent gardens, sweeping drives, coach houses, tree-lined streets and a vast mix of revival architectural styles. The area is also characterised by gradients and associated views, and the open space of The Devisdale is much valued common land, used extensively today by pedestrians. The area also has high ecological and arboricultural value in particular.'*

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.'*⁷
- 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

⁴ Advertisements, Signage and Shop Fronts SPD (draft June 2015), para 2.5.

⁵ Section 71 (2) Planning (Listed Buildings and Conservation Areas) Act 1990.

⁶ Section 71 (3) Planning (Listed Buildings and Conservation Areas) Act 1990.

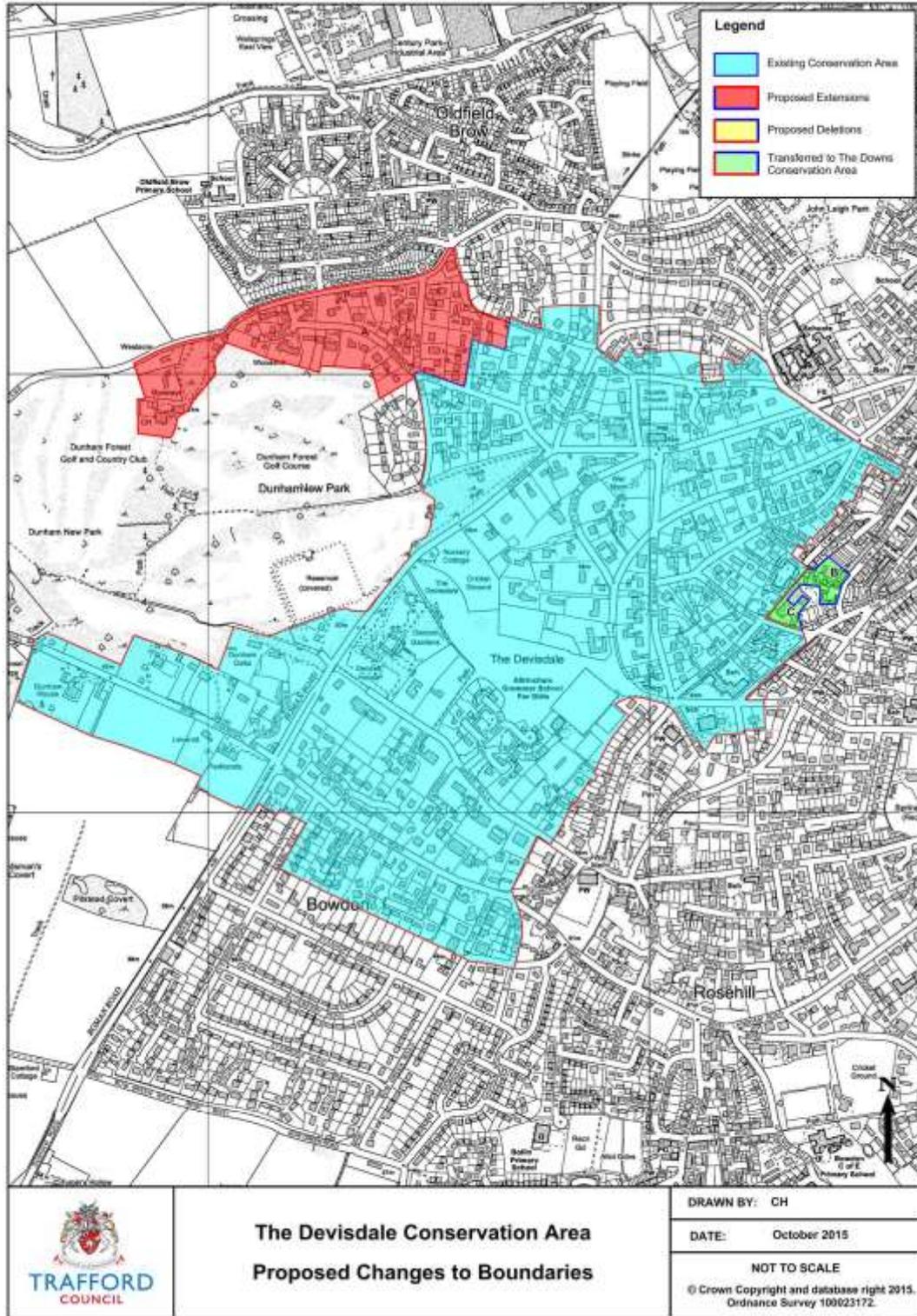
⁷ Section 71(1) Planning (Listed Buildings and Conservation Areas) Act 1990.

will enable the development of a robust policy framework for the future management of that area, against which applications can be considered.⁸

- 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 The Devisdale Conservation Area.⁹ 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 control 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.

⁸ Historic England (English Heritage), *Guidance on Conservation Area Appraisals*, (2006) para 2.8.

⁹ Historic England (English Heritage), *Guidance on Conservation Area Appraisals*, (2005).



Map 1: Conservation Area Boundary with extensions and reductions, adopted 2014

1.4. Methodology

- 1.4.1 This Management Plan builds on work carried out for the preparation of The Devisdale Conservation Area Appraisal. Several site surveys were carried out 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 September 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:

'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.'*¹⁰

- 1.5.3 In addition the Trafford Core Strategy, formally adopted on 25th January 2012, contains the following policy on the Historic Environment:
- Policy R1 – Historic Environment relating to designated and non-designated heritage assets.
 - Policy R2 – Natural Environment.
 - Policy L7 – Design

¹⁰ Department of Communities and Local Government, *National Planning Policy Framework*, (2012) para. 126 .

- 1.5.4 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.
- 1.5.5 The Council's planning policies and supplementary planning guidance are available on the council website and should be consulted in tandem with this Management Plan: <http://trafford.gov.uk/planning/planning.aspx>.

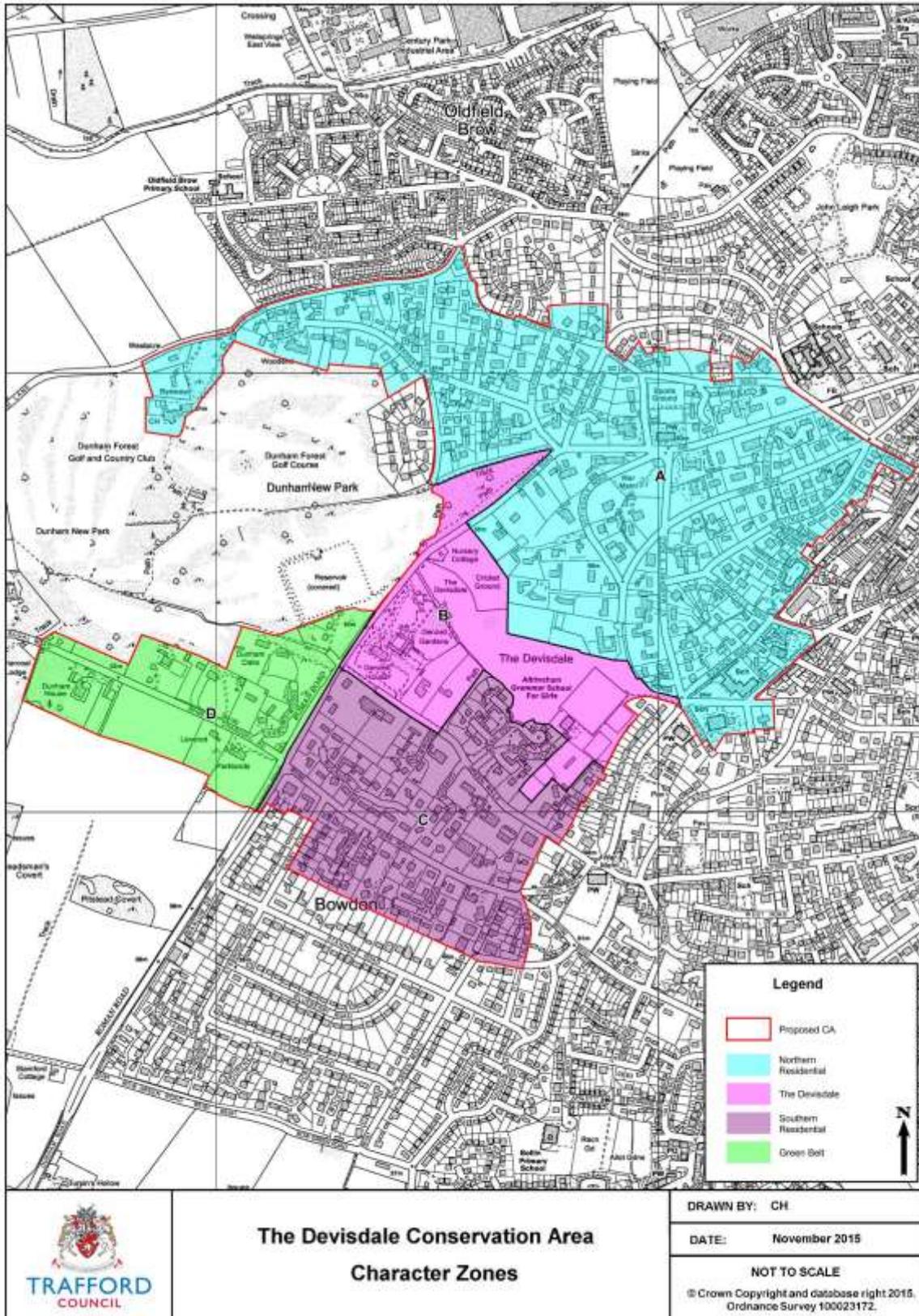
1.6. Conservation Area Policy Guidance

- 1.6.1 This appraisal has taken into consideration methodologies and advice outlined by Historic England (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 Devisdale Conservation Area. This design guidance should be used as a reference for building owners as to the suitable styles, materials, designs 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 and other new development. This document should be read in conjunction with The Devisdale Conservation Area Appraisal and the relevant supplementary planning guides.
- 2.1.2 The Devisdale is comprised of four distinct Character Zones, centred on the historic open area of The Devisdale, at the summit of Bowdon Hill. This mainly residential area is significant for its grand houses, its tree-lined streets, wide open vistas and gradients and its high-quality architecture, related to development in the late 19th century by the Earl of Stamford.
- 2.1.3 The main pressures and problems within the Conservation Area relate to the style, scale and density of new development within existing plot boundaries, alterations to boundary treatments, retention of mature planting schemes and the design of street furniture.



Map 2 – The four character areas within The Devisdale Conservation Area

2.2. Building types and uses

- 2.2.1 The Conservation Area is comprised of four distinct Character Zones; the northern residential zone, The Devisdale, the southern residential area and the Green Belt land.
- 2.2.2 The Conservation Area is characterised as an affluent residential suburb, often with houses set back from the street behind low stone walls and dense mature planning schemes. Prior to development in the 19th century, the area was largely undeveloped land. To the north, the majority of the residential properties are mid to late-19th century although many individual properties have been replaced in the late 20th century and 21st century. To the south, the properties are newer, replacing individual houses but also representing several modern housing developments.
- 2.2.3 To the west, the grounds of the late 19th century Denzell House and gardens merge into this public space. This has been in public ownership since 1936 and has been in various uses since then, including an adult education centre, part of Altrincham Hospital, retirement home and offices.
- 2.2.4 Further west is an area of Green Belt, which is incorporated into the Conservation Area due to the large detached houses that are characteristic of the area as a whole.
- 2.2.5 The majority of properties in the area are residential. However, there are also several churches, a golf club, a lawn tennis club and residential care homes. St Ann's Hospital was a previous use within the area but has since been converted into apartments.
- 2.2.6 There are several unoccupied properties within the Conservation Area including Woodside on Green Walk, the Iranian Consulate on Charcoal Road, a new-build on Bradgate Road and some structures (such as Tower Cottage) within the boundary of Denzell House.
- 2.2.7 In the centre of the Conservation Area is The Devisdale; a large open area of common land at the heart of the Conservation Area, used by pedestrians and sometime for events. It is popular with dog walkers and recreational users but has also been used for civic events. It was the home of the Bowdon Wakes in the 18th century, the Altrincham Agricultural Show from 1896-1966 and the Diamond Jubilee celebrations in 2012. It has been home to the Bowdon Lawn Tennis Club from the end of the 19th century until today and a cricket club until the 1980s.
- 2.2.8 The park has been public since 1938.

2.3. Architectural styles and details

- 2.3.1 The architecture found within the Conservation Area is a varied mix of revival styles, popular in the Victorian and Edwardian periods. These include Italianate, Gothic, Jacobethan and Arts & Craft styles.

Character Zone A

- 2.3.2 Character Zone A, centred around Dunham Road, Bradgate Road and St Margaret's Road cannot be defined by a single architectural style and instead is characterised by a variety of individual houses, each designed differently. Historic features commonly seen within the Character Zone include polychromatic brickwork, decorative black and white timber detailing, string courses, hood moulds to window and door openings, dormer windows and small attic windows on gable ends, decorative eaves brackets and dentilated cornices, decorative ridge tiles, terracotta finials, decorative brick chimney stacks, date inscriptions and boundary walls.
- 2.3.3 Arts & Crafts details are a recurrent feature. This style is often characterised by an eclectic mix of architectural details and materials. The use of rendered brickwork, pebbledash, tile hung walls and black and white half-timbering are typical features. Arts & Crafts architecture is characterised by asymmetrical facades, multiple gables interrupting roof lines and low pitched roofs, varied window sizes and styles, casements and leaded lights, timber sashes, bay and oriel windows, textured materials, stained glass and vernacular or local details. There is one thatched Arts & Crafts style property within the Character Zone at Bird Song on Bradgate Road.
- 2.3.4 Italianate architecture is a popular form of Victorian Neo-Classical architecture. It makes use of rounded arched openings, decorative eaves cornices, deep bracketed eaves, multiple pitched roofs presenting portico style gable ends, verandas with balustrades and porches with pediments. Often these properties are rendered and painted in pale colours. Some examples within the Character Zone require high level maintenance to keep rainwater goods clear and to remove vegetation.
- 2.3.5 Late Victorian Gothic architecture is also commonly found within this area. This style is based on early English medieval architecture and is identified by the use of pointed arched openings, polychromatic brickwork, stone window surrounds with tracery, steeply pitched and multi-pitched roofs, gable ends, decorative ridge tiles and finials, spires and turrets.
- 2.3.6 Commonly used brick bonds include English Garden Bond, Header Bond, Flemish and variants of Flemish Stretcher Bond.
- 2.3.7 Windows within the Character Area vary but can usually be categorised into several styles. The oldest windows in the area are Georgian in style and are sash windows. They make use of 8 over 8, or 6 over 6 rectangular panes, with fine glazing bars. Later Victorian sash windows are usually 2 or 4 panes, with larger areas of glazing and less slender bars. Another type is associated with the Jacobethan revival architecture and makes use of stone mullion and transom windows, with leaded casements. Leaded timber casements are also associated with the Arts & Crafts style houses. The sash windows are generally timber framed. There is a common theme of replacements and 20th-21st century houses, making use of uPVC units. These may be casements or they may seek to imitate the original sash windows. Replacements in uPVC are generally inappropriate due to the use of modern

materials and intrusive design with thicker frames or applied glazing bars and double glazing which produces double reflections.

- 2.3.8 While the majority of the houses in the Character Zone are late Victorian, this area also contains some early 18th century and early 19th century structures, such as 325-327 Oldfield Road, and The Beeches and Downs Cottage on Woodville Road. These buildings have simpler detailing and make use of classical proportions, with sash windows and pedimented entrances. The 20th century pebbledash on Downs Cottage is inappropriate.
- 2.3.9 The Character Zone also contains 20th and 21st century development. These vary in architectural style, with some seeking to clearly reflect the previous building on the site, while others are more modern in appearance. Modern development often takes design cues from its historic surroundings, for example copying the asymmetrical façades. Conversions of outbuildings and coach houses also make use of historic features.
- 2.3.10 The individual properties, replacing older houses on large villa plots are largely successful, due to their respect for the character of the Conservation Area. However, in some cases, small housing estates have been constructed on the site of single dwellings, which are less appropriate in their design and layout. Inappropriate examples include Dunham Lawn on Bradgate Road and Hill Rise on Bonville Road.
- 2.3.11 The level of maintenance of the properties within Character Zone A is good overall and there are few examples of inappropriate alterations to the structures. However, the cumulative impact of minor unsympathetic changes somewhat diminishes character, for example the addition of uPVC windows, satellite dishes and plastic rainwater goods. There is some loss of historic detailing such as ridge tiles, bargeboards and finials, and decorative ironwork such as balcony rails or balustrades.



Italianate architecture at Beech Bank, Groby Road



Arts & Crafts style properties in Character Zone A



Turrets, dogtooth brickwork, rounded arches and decorative slate patterns are all local features of the area



St Margaret's church on Dunham Road



Hill Rise is a modern cul-de-sac, with simple architectural detailing

Character Zone B

- 2.3.12 Character Zone B is comprised of The Devisdale (a large open area of common land), Denzell House and gardens, several individual villas and Altrincham Girls Grammar School. It is bound by Dunham Road to the west and the northern side of Green Walk to the south.
- 2.3.13 There is no unifying architectural style within Character Zone B, as the ages and designs of the buildings are disparate. Denzell House is Grade II* and was built in the Jacobethan architectural style. This is a historical revival style, making use of Tudor, Jacobean and Elizabethan details such as ogee gables, stone mullion and transom windows, decorative chimney stacks, oriel windows and parapets. Ancillary buildings within the grounds of Denzell House are vernacular in style, built as picturesque additions to the landscape using local and traditional materials.
- 2.3.14 Devisdale Grange takes the form of a large replacement structure on an original plot but has been built to contain a number of separate dwellings. Architecturally, it has a high level of detailing that is in keeping with the character and appearance of the Conservation Area. It makes use of half-timbering, polychromatic brickwork, large chimneys and an asymmetrical façade.

- 2.3.15 The condition and retention level of historic features within this Character Zone is good but minor alterations such as uPVC windows and plastic rainwater goods should be resisted where possible to reduce the impact on significance. The condition of the ancillary buildings within the grounds of Denzell House, such as Tower Cottage, is poor.



Denzell House within Character Zone B

Character Zone C

- 2.3.16 Historic properties within Character Zone C centre on the south side of Green Walk. Four of these are listed; Erlesdene (Grade II), Oakley (Grade II), Hilston House (Grade II) and Denehill and the Old Vicarage (Grade II). The Italianate architectural style is popular on the Victorian properties but there is no dominant architectural style.
- 2.3.17 The combination of styles used on the individual villas includes Italianate, Gothic, Jacobethan and Arts & Crafts. Historic features that can commonly be seen in the Character Zone include Gothic pointed arches, asymmetrical façades, decorative chimney stacks, vernacular materials, polychromatic brickwork, decorative stone details and multi-pitched roof lines.
- 2.3.18 Windows vary as within Character Zone C, but are generally timber sash windows, timber framed casements and large bay windows. UPVC has been used as a modern replacement in many cases but is considered to be inappropriate for the use of modern materials and their intrusive aesthetic appearance.
- 2.3.19 Modern replacement development on the site of original Victorian houses is generally positive and seeks to preserve the character and appearance of the Conservation Area through appropriate detailing and materials. Single replacement dwellings are more appropriate than apartment complexes but both are accepted due to the substantial size of the plots. Large developments along Green Walk are built in stone and heavily influenced by historic architectural styles. Additional development within the historic grounds is often harmful as it increases density within historic plots but has generally been acceptable in terms of architectural style, often mirroring the existing house.

- 2.3.20 Character Zone C also contains a substantial proportion of modern 20th and 21st century development that has had an impact on the street layout of the area. Stylistically, the modern developments display a combination of styles that reflect Italianate, Classical, Victorian Gothic, and Arts & Crafts architecture.
- 2.3.21 Green Courts is a 1970s development on the southern extent of The Devisdale. The 30 detached houses in small plots are built as cul-de-sacs around a central grassed area with mature trees. The architecture makes use of typical mid-20th century details such as clean, simple lines, functional details and modern materials i.e. concrete. While the materials and architecture of the housing estate are not necessarily in keeping with its surroundings, the retention of large open spaces and trees is sympathetic. Development, including replacement dwellings and infill additions will be resisted due to the overall harmony of the estate and the contribution it makes to the Conservation Area.
- 2.3.22 Local features within the area include polychromatic brickwork, multiple gables, stone windows, tracery, arched door openings, decorative bracketed eaves, terracotta ridge tiles and decorative chimney stacks.
- 2.3.23 Character Zone C has been subject to a higher level of change than the other Zones and has lost a degree of historic character. Historic features have been lost and character diminished by unsympathetic repairs and additions such as uPVC windows, satellite dishes, and plastic rainwater goods.

Character Zone D

- 2.3.24 Character Zone D is comprised of the properties on either side of Charcoal Road. The properties are secluded and set back behind boundaries and extensive mature planting. The buildings are residential in character and generally exhibit the Arts & Crafts architectural style, making use of historical revival features and vernacular materials.
- 2.3.25 A common feature of the revival styles (such as Tudor and Elizabethan) is the variety of window styles. Houses have leaded lights, dormers, oriel windows, timber casements and bay windows.
- 2.3.26 Dutch gables relating to Jacobean architecture can also be seen and the Queen Anne style is used on Parklands, which has ornately carved window surrounds, stained glass windows and balustrade parapets to the bay windows.
- 2.3.27 Common features include half-timbering, casement windows, string courses, hoodmolds to window and door openings, decorative ridge tiles, terracotta finials, decorative brick chimney stacks, bellcotes and spires and date inscriptions.
- 2.3.28 Modern development on Charcoal Road (Beech Trees for example) takes design cues from the historic properties in the area, mirroring style and scale.



The Downs Cottage (Grade II), Georgian house with an intrusive modern render



Beauré, Bowdon Road, intrusive 20th century development on an historic plot. The use of reflective glazing is particularly inappropriate.

2.4. Building materials

Character Zone A

- 2.4.1 The predominant building materials in Character Zone A are sandstone and brick. A variety of coloured bricks are used, including red, local brown brick and pale cream Bowdon brick. Sandstone is also a recurrent feature and is used for construction and decoration i.e. stone quoins, window and door surrounds, for example 22 Gorsey Lane and Hillcarr, St Margaret's Road.



Gothic architecture with plate tracery and arched openings. Note the decorative slates and a high quality use of the local brown bricks.

- 2.4.2 The properties also make use of Edwardian and late Victorian domestic stained glass. This generally takes the form of coloured and textured glass set within lead comes in geometrical patterns. It can be found in door and fanlights, and in the top panes of windows.
- 2.4.3 Roofs are a combination of Welsh slate and clay tile, and there are examples of terracotta ridge tiles and decorative finials and chimney pots. In some cases, the

slates or tiles make use of Arts & Crafts details including decorative patterns i.e. fishscale and diminishing courses.

Character Zone B

- 2.4.4 In Character Area B the prominent building material is brick in a variety of colours. However, Denzell House makes use of coursed rough-faced stonework and the recently built house at Four Beeches is in sandstone. The majority of materials are traditional, such as red and brown brick, with slate and tile roofs. Window frames are generally timber but some replacement uPVC has been used, which is considered to be an inappropriate modern material.

Character Zone C

- 2.4.5 The prominent building materials used within the Character Zone mirror those found elsewhere within the Conservation Area. These include bricks in various colours, properties with a mix of brick and sandstone, and some Arts & Crafts style rendering and half-timbering.
- 2.4.6 Roofs are a combination of Welsh slate and tile; there are examples of terracotta ridge tiles and decorative finials and chimney pots.
- 2.4.7 Green Court is a later 20th century development that makes use of modern materials such as concrete arches and lintels, uPVC windows and modern machine-made brick. Other areas of modern development also make use of modern, mass-produced materials and are not in keeping with the rest of the Conservation Area.

Character Zone D

- 2.4.8 In Character Area D the predominant building material is brick, in various red and brown tones. Some buildings are partly rendered and make use of half-timbering in black and white. Roofs are a combination of Welsh slate and clay tile.



Typical materials include local brown brick, decorative Welsh slate, timber windows and stone details, Morningside, Highgate Road



The historic Denzell House and more modern addition on the site, both making use of coursed, rough-faced stonework



Classical plasterwork, decorative chimney pots and window details



Cream Bowdon brick and Italianate detailing



Arts & Crafts detailing and simple coloured and leaded glazing

2.5. Scale, massing and views

Character Zone A

- 2.5.1 Character Zone A is characterised by residential properties, combining large detached Victorian villas with more modest 20th to 21st century semi-detached and apartment buildings. Some of the large villas are on a grand scale but have been converted into apartments.
- 2.5.2 The scale of the largest villas is often two principle floors, with smaller additional attic and basement floors. The smaller individual properties can also be between 2 to 4 storeys but on a smaller scale.
- 2.5.3 Modern development on the site of previous villas often reflects the scale and massing of the previous property but the addition of ancillary structures or houses on the original single plot can be a detrimental change in density and harmful to character.
- 2.5.4 Views along St Margaret's Road are significant, as are those along Suffolk Road, Groby Road, Bonville Road and Bradgate Road. Views south along Catherine Street,

Devisdale Road, Oldfield Road and Parkfield Road are also important. The views are generally linear and are characterised by low boundary walls, tree canopies and foliage. Views along Dunham Road illustrate the rise and fall of Bowdon Hill.

Character Zone B

- 2.5.5 Within Character Zone B the scale and massing is varied, ranging from the stately Denzell house, to the diminutive ancillary buildings in the grounds. The Bowdon Lawn Tennis Club is a 21st century replacement of the earlier structure, retaining its style and scale, while the Altrincham Girls Grammar School Sixth Form Centre is large and jarring in scale.
- 2.5.6 There are two replacement houses on the sites of the original properties (Woodside and Four Beeches), which are 20th and 21st century respectively. These houses are overly large in scale.
- 2.5.7 Views within this Character Zone are limited and one of the key characteristics is the privacy of the residential dwellings. The Devisdale also has a strong sense of privacy for a public space, as it is not visible from the roads and is only accessible to vehicles through Denzell House. Views across the common space are important, enhanced by the topography.

Character Zone C

- 2.5.8 Character Zone C is characterised by properties in residential use in a variety of ages, sizes and styles. The historic properties along Green Walk are set within large private plots of land, set back from the street, but have in some cases been replaced with larger apartments. These can be of up to five storeys in height, including lower ground floors and attics.
- 2.5.9 Park Road has a denser grain of development, with modern additions laid out in cul-de-sacs to the north and south. The modern houses are generally smaller and of a lower scale, in two or three storeys.
- 2.5.10 Green Courts also contrasts with the historic development of the Character Zone (large individual plots) for its increased density of housing; as a residential development of the 1970s. However, the element of privacy, winding roads and open space is in keeping.
- 2.5.11 Views along Park Road are significant within this Character Zone and the topography of the landscape is noticeable. Views are also of interest along Green Walk, which has a secluded, historic character.

Character Zone D

- 2.5.12 Character Zone D is separated from the remainder of the Conservation Area by the busy Dunham Road and is very different in character due to the strong rural setting. The scale and massing is consistent, as the properties are all large individual villas, set within substantial grounds. Properties are generally two large storeys, with additional attic and basement floors.

- 2.5.13 Two 20th century bungalows within the Character Zone are smaller in scale and do not reflect the historic nature of the Conservation Area.
- 2.5.14 Key views within this area look out across the rural landscape beyond the Conservation Area, towards agricultural land and Dunham Massey Park. Views along Charcoal Road and Dunham Road are also significant, with attractive linear views.



Low boundary walls, exotic supplementary planting and glimpses of substantial houses set back within individual plots are typical features of the area



New development may take design cues from existing buildings, but is often inappropriately large in scale and set forward within the plot, such as this unnamed house on Bradgate Road



Development along Park Road is smaller in scale but retains historic details such as the low boundary walls

2.6. Green spaces, trees and landscaping

Character Zone A

- 2.6.1 Character Zone A has few open spaces but this lack of public space is made up for by the extensive mature trees and dense hedges and planting within the private gardens. The planned streets were laid out in the mid to late 19th century with an eye to creating leafy, private suburbs for Manchester's wealthy elite. The mature gardens to the front of the properties, the low stone walls with planting above, dense boundary planting and tree-lined streets and winding driveways up to the

hidden house are all characteristic of the area. Back gardens are generally not visible.

- 2.6.2 The erosion and loss of historic gardens is an ongoing concern and has a negative impact on the character and appearance of the Conservation Area. The requirement for ancillary structures such as garages, cycle storage, hardstanding and parking associated with new development is detrimental as it reduces the private nature of the grounds and results in the loss of historic planting schemes.
- 2.6.3 The War Memorial Garden on St Margaret's Road is one public open space and provides an attractive counterpoint to St Margaret's Church opposite. The area is a positive contributor to the Character Zone and is planted with some significant mature trees. The sports ground on Booth Road, to the rear of the St Margaret's Church is another open space.
- 2.6.4 Two wooded areas, one to the west of Dunham Road and one to the north of Dunham Forest Golf Club are also within the Character Zone.
- 2.6.5 The leafy, secluded character of the Character Zone is highly significant and should be preserved, reinforced and enhanced where possible. Many trees are individually significant and a scheme of replanting will be required for those in public spaces as they reach the end of their life.

Character Zone B

- 2.6.6 The Devisdale is the heart of the Conservation Area and is characterised by a significant open space of community amenity, associated with both historic and contemporary recreation. The space is characterised by large mature, woodland tree species and a vast variety of wildlife habitats from woodland to meadow.
- 2.6.7 The Devisdale has the status of a Site of Biological Importance (Grade C) and is a Local Nature Conservation Site, due to the diversity of its habitats. The quality and variety of trees in the area is a key local detail.
- 2.6.8 Denzell House and gardens is connected to The Devisdale via a public path but contrasts strongly to the common land to the east. The Denzell gardens are formally landscaped terraces and lawns, as part of the 19th century property. The gardens have varied planting, lawns edge by mature trees, a wide variety of species, flowering shrubs, flower borders, pond and a sunken garden.
- 2.6.9 The woodland to the north of Dunham Road was historically planted with large rhododendrons and mature oak trees but is now heavily overgrown and minimally maintained. Self-seeding sycamores and overgrown ivy dominate the area although some areas have been cleared to increase biodiversity. It has a very different character to the neat suburban areas elsewhere within the Character Zone.
- 2.6.10 The sports grounds of the Altrincham Girls Grammar School are modern in appearance, with metal mesh fencing and Astro turf surfaces. However, this adds to the open spaces in the Character Zone.

- 2.6.11 The formally planted shrubs and trees within Character Zone B (and across the Conservation Area as a whole) related to the original scheme created by Lord Stamford and include exotic and ornamental garden species, alongside large scale planting of woodland species.

Character Zone C

- 2.6.12 Character Zone C is largely residential in character and the majority of green spaces relate to large private gardens. Individual villas set within mature grounds, with dense shrubbery and tree-lined boundaries.
- 2.6.13 Green Walk is a significant green space due to the historic planting schemes along here. Sycamores, Beech, Pine and Limes here all date to the late 19th century scheme by the Earl of Stamford. The road becomes pedestrianised at the western end as an original part of the historic road, linking Green Walk to Dunham Road and beyond to Dunham Massey Hall.
- 2.6.14 There are no public open spaces within this Character Zone and back gardens are hidden from view. There is mature planting and trees along the length of Green Walk and Park Road, including numerous hedgerows of holly, laurel and fir.
- 2.6.15 Modern development to the south-west has significantly less open, green space due to the density of development. This area therefore has a very different character to the rest of the Conservation Area, which is somewhat detrimental.
- 2.6.16 Green Courts is an exception, as a 1970s development with an open, green character. The cul-de-sac development has unmarked roads that wind between the four areas of housing, around a central open space with mature trees. Green Courts is adjacent to The Devisdale but is associated more closely with Green Walk to the south.

Character Zone D

- 2.6.17 Character Zone D includes a section of wooded land and some reservoir buildings to the north. The area is partially within Green Belt land and has a rural character, strengthened by the proximity of Dunham estate parkland. Individual properties along the road have extensive mature planting schemes.
- 2.6.18 There are no public open spaces within this Character Zone but the rural landscape of the Green Belt and the areas of woodland create a very open character. There is a small section of agricultural land within the Character Zone.



Junction of St Margaret's Road with Bowdon Road, showing the open nature of the streets and the key linear views



Views along the tree-lined, winding driveways within the Conservation Area are a typical feature



The War Memorial garden on St Margaret's Road is a significant open space



Tree-lined streets (Booth Road) with minimal signage and road markings are common



Sports grounds behind St Margaret's church



Woodland to the north of Dunham Road was formally laid-out in the late 19th century but has since become overgrown



The open space of The Devisdale, a popular recreational space



The formal gardens of Denzell House



The open spaces associated with Green Courts

2.7. Shop fronts, advertising and signage

- 2.7.1 There are no shops within the Conservation Area, in any of the Character Zones.
- 2.7.2 There is limited signage or advertisements within the Conservation Area. Signage related to 'for sale' or 'to let' signs are generally intrusive due to their density and design. Other signs such as the Lawn Tennis Club, the Grammar School and the Golf Course are appropriate as being of painted timber. Road signage is dealt with within the public realm section below.



For Sale signage is intrusive as it jars with the secluded suburban character of the area, Consort Place on Green Walk

2.8. Boundary Treatments

Character Zone A

- 2.8.1 Character Zone A has a wide variety of boundary treatments. The most common is low, rough-faced stone walling, of 3-5 courses, with planting. The oldest treatments are the high stone boundary walls, with arched stone doorways, which are an historic treatment associated with the covenants put on the land by the Earl of Stamford in the late 19th century. These survive on Bradgate Road and Devisdale Road. The low stone walls within this Character Zone are the unifying and defining feature of the area, and should be preserved. Even when plots have been subdivided and the original house lost, these boundary walls have been retained.
- 2.8.2 Some historic upstanding slabs can be seen, for example on Highgate Road. These are an interesting local detail and should be retained. Other treatments such as timber fencing, low brick walls with metal railings, brick walls with decorative brickwork, modern timber fences and modern brick walls are all considered to be inappropriate as they replace the original stone wall treatment.
- 2.8.3 The most distinctive features of the historic boundaries are the stone gate piers. Often, the gate piers (and stone boundary wall) have survived, even when the house beyond has not. It is unlikely that these were designed to support a gate, and certainly not one that restricts views to the house beyond. If new or replacement gates are to be installed, these should be proportional to, and not exceed the height of, the original gateposts and should be traditional in design and materials such as timber. Substantial modern gates, either solid or pierced are considered inappropriate for this reason. Ornate iron-work is also considered to be detrimental to significance although a simple iron design may be considered.
- 2.8.4 Supplementary planting above the low boundary walls is a common feature within this Character Zone. Often, a traditional hedge plant such as holly or laurel is seen but more exotic plants are also used, such as rhododendrons, monkey puzzle and azaleas.
- 2.8.5 Timber fencing such as chestnut paling can be a traditional boundary treatment but is often in a poor condition in this Character Zone. Piecemeal repair is intrusive to

the visual harmony of the area. Modern timber fencing is not an appropriate boundary treatment.

- 2.8.6 The boundary treatments generally suffer from a lack of maintenance and are often seen in a poor condition. This is due to weathering, water damage (from road splash-back), tree root damage and a lack of routine maintenance. The arched entrances and gates are often in a very poor condition. A concern is that owners are unaware of their obligations. This is particularly the case on modern housing estates that retain their surrounding boundary treatment but no single house has responsibility for them.

Character Zone B

- 2.8.7 Character Zone B is largely characterised by heavily planted woodland, open common land and sports pitches. Metal mesh fencing is found to the east, associated with the Grammar School and sports clubs. The Devisdale is bound by a barrier of dense and often heavily overgrown planting, including mature trees and shrubs.
- 2.8.8 Boundaries within the Character Zone are quite fluid, as pedestrian footpaths move between the formal and informal spaces of The Devisdale and Denzell gardens. The entrances to The Devisdale are historic passageways, from Groby Road, St. Margaret's Road and Green Walk. These limited entrances further illustrate the private nature of the open space within.
- 2.8.9 The historic residential properties within the Character Zone mirror the boundary treatments of those in Character Zone A; for example low stone boundary walls and supplementary planting above. Stone gate piers and dense mature tree planting are a common feature. The entrance to Denzell gardens on Dunham Road is a formal entrance and is characterised by a sweeping carriage drive, bound by low rusticated stone walls and gate piers. The low stone wall and supplementary planting continues along Dunham Road to the south-west, creating an impermeable barrier along this route.

Character Zone C

- 2.8.10 Character Zone C has a wide variety of boundary treatments. Those to the historic properties, particularly along Green Walk, mirror those within Character Zones A and B, with low stone boundary walls, supplementary planting, stone gate piers and mature tree cover. Where modern properties have replaced historic ones, the stone gate piers from the former property have often been retained, which is preferred to the removal of these traditional gate posts.
- 2.8.11 Appropriate boundary treatments to the less dense modern development on Park Road includes stone walls with planting above, laurel hedges and fir trees. Black metal railings above the stone walls, timber panelled fencing and modern brick walls are not considered to be appropriate treatments for the area. The use of lawns with no physical boundary division between properties is inappropriate as it is not a traditional feature of the Conservation Area.

- 2.8.12 In this Character Zone, it is crucial that the original plot boundaries are maintained when new development takes place. This is to retain the historic appearance of the Conservation Area. The loss of historic gate piers is a particular concern and these should be retained and not substantially widened to allow for access. Solid or overly large gates should also not be added to the boundary of properties as this restricts the historic views towards the individual houses.

Character Zone D

- 2.8.13 Appropriate boundary treatments in this area include chestnut paling fences and low stone walls with planting above. Modern timber post and rail fences, timber board fences, brick walls, and metal railings are not traditional features and are therefore inappropriate.
- 2.8.14 Historic timber fencing (chestnut paling) in this area has been retained and has often been repaired and replaced when needed, keeping it in a good condition.



Piecemeal boundary treatments on Bowdon Road



Typical boundary treatments at The Larches, St Margaret's Road. The modern gates are inappropriate



High historic boundary wall. Note also the historic lamppost with swan neck addition, and the mature tree close to the boundary



Low stone boundary wall with laurel planting above in Character Zone A



Original gate pier to North Woodville. This has been painted and is showing signs of erosion due to low level water damage.



Ornate gate piers show the scale of variety within the Conservation Area, Inglewood, St Margaret's Road



Timber panel fencing in Character Zone A that is inappropriate in style and in a poor condition



Large historic residential plots are harmed by inappropriately ornate modern railings, and excessive hard-standing



Traditional chestnut paling to the north of Dunham Road



Historic timber gate on Bradgate Road



Original arched entrances to properties can be seen across the Conservation Area



The Devisdale is bound by dense mature planting, giving it an enclosed and private character

2.9. Public Realm

Character Zone A

- 2.9.1 Within Character Zone A, pedestrian passageways are a common feature of significance. These can be cobbled or gravelled and lined with a variety of treatments such as stone wall, timber fences or concrete fences, often with planting.
- 2.9.2 The public realm of Character Zone A is characterised by a variety of materials, both modern and historic, including tarmac, concrete paving slabs and cobbles. Patch repairs along Groby Road, St Margaret's Road, Bradgate Road and Bonville Road are a common site, which are detrimental to character as they are unattractive and intrusive to the coherence of the public realm. Electricity sub-stations and service cabinets are fairly intrusive within the area.
- 2.9.3 Swan neck lampposts are found in Character Zone A, with only the columns of the swan necks being historic in character (the iron post is historic; the metal swan neck is later).
- 2.9.4 Historic tree planting has caused mature tree roots to damage boundary walls and the pavement along Devisdale Road, causing the tarmac to rupture. Cobbles can be found along Groby Road, Catherine Road and an area of Harrington Road.
- 2.9.5 Road and traffic signage within this area is limited, avoiding clutter. Some historic street signage can be seen (Devisdale Road) but most is modern.
- 2.9.6 Excessive and illegal car parking along Booth Road and Hartley Road at school pick up times disrupts traffic flow and negatively affects the character of the area.

- 2.9.7 Victorian post boxes survive within the Conservation Area on Groby Road and Bradgate Road.

Character Zone B

- 2.9.8 There are no significant roads within Character Zone B, as most lead only to residential developments. They are of tarmac with concrete kerbs and tarmac pavements. Some timber 'kissing' gates and timber benches are attractive local features that should be retained. Bins are the main public realm intrusion but are coloured green or black in an attempt to blend in.
- 2.9.9 Fencing is disparate and ranges from timber post and rail fencing to heavy-duty wire mesh (around the Grammar School sports ground). Street lighting varies in style, and some are more appropriate than others. The steel poles and lamps along the path leading from St. Margaret's Road past the sports ground to the Sixth Form centre for example are very urban in character and could be replaced with a shorter column.
- 2.9.10 The woodland north of Dunham Road is overgrown but retains informal pathways used by pedestrians. There are no bins, benches or street lighting in this woodland area.

Character Zone C

- 2.9.11 Character Zone C is formed around the two main streets in this area; Park Road and Green Walk. The smaller roads leading off from these are generally 20th century cul-de-sac developments.
- 2.9.12 Pavements and roads are generally tarmac with concrete kerbs, although one exception is an area on the corner of Park Road and Church Brow that is landscaped with cobbles and grass. Street lighting makes use of metal lampposts, painted black and some concrete posts.
- 2.9.13 Green Courts is a later 20th century, single phase housing development. There are no traffic signs or road markings, creating an unspoilt landscape that mirrors the green spaces of the surrounding streets. Original concrete lampposts that match the properties survive but have been extended with metal posts in some instances. Stone setts appear to have been used in some areas, with modern setts used for driveways.
- 2.9.14 Traffic and road signage is minimal but those that do exist are modern in design. The coloured road markings along Park Road are highly visible and more prominent than in other zones of the Conservation Area. This is likely to be due to the high level of traffic making use of this road.

Character Zone D

- 2.9.15 Character Zone D contains two major roads, Charcoal Road and Dunham Road, both of which are tarmacked. Kerbstones are a combination of concrete and stone. Stone kerbs should be retained as an historic local feature. Charcoal Road has

some areas of cobblestones extended from driveways onto the pavement and retains historic drain covers with fan-like grates.

- 2.9.16 There is little road signage within this area and the street lamps vary in style, with examples of modern metal lampposts and concrete lampposts.

Conservation Area as a whole

- 2.9.17 Overall, the street furniture within the Conservation Area is piecemeal and lacking a coherent strategy. Parking is problematic, particularly around the schools and solutions to the heavy traffic are needed. Road markings are more intrusive than necessary and vary in thickness. A more coherent repair strategy is required to avoid unsympathetic patch repairs in the future.
- 2.9.18 Throughout the Conservation Area, street lighting is varied in style, which is detrimental to the cohesion of the area. Modern metal lampposts, concrete lampposts and swan neck lampposts are all found, with only the columns of the swan necks being historic in character (the iron post is historic, the metal swan neck is later). There is scope to replace street lighting in the area with a scheme that is appropriate to historic character.
- 2.9.19 An overarching street furniture theme or design could be implemented to enhance the public realm of the Conservation Area.
- 2.9.20 There is some graffiti in Zones A and D on the brick and stone boundary walls.



Tall modern lamp posts within Character Zone A are somewhat intrusive



Original Victorian post box on Groby Road



Parking on narrow residential roads is visually intrusive



Historic lamppost with modern swan neck on Devisdale Road. Note also the historic arched entrance.



The heavily trafficked Dunham Road is cut off from the Conservation Area by dense planting on either side



Traffic signage on Park Road is cluttered and unnecessary

2.10. New development and opportunities

Character Zone A

- 2.10.1 Character Zone A can be characterised as an area where a fairly high proportion of the original Victorian properties have been demolished to allow for individual plots to be redeveloped. This may have happened several times in the past on the same site and there is now a substantial amount of late 20th and early 21st century development that does not make a positive contribution to the Conservation Area.

This is partly due to the substantial scale of the development, the use of modern materials, the density of building and the design used. Inappropriate late 20th century development at the northern end of Bentinck Road for example has concrete roof tiles, painted brickwork and tall hedges, which is out of character.

- 2.10.2 The erosion and loss of historic gardens is also connected to modern redevelopment and has a negative impact on the character and appearance of the Conservation Area. The requirement for ancillary structures such as garages, cycle storage, hardstanding and parking can be detrimental to the large landscaped grounds.
- 2.10.3 The modern buildings not identified as positive contributors could be considered for demolition and redevelopment. This would bring the opportunity of producing something of high-quality that would enhance the character and appearance of the Conservation Area. New development will need to be carefully designed to reflect the historic architecture of the Conservation Area in terms of design, materials, scale and massing.
- 2.10.4 Large individual houses are often no longer suitable for modern living requirements and could be considered for conversion to apartments, providing the exterior of the structure is not negatively altered.
- 2.10.5 The division of existing large properties into smaller units is a common characteristic of this and the other Character Zones, and may continue to be an acceptable solution to vacancy of larger houses. However, new development of this type must ensure that the original plot boundaries and treatments are retained, and that there are no detrimental effects to the exteriors of the properties.
- 2.10.6 The sub-division of individual housing plots into smaller housing estates, with each house maintaining their own garden, is considered to be inappropriate as the historic plan form is lost. This commonly occurred within the Conservation Area in the 20th century but is not considered appropriate due to its impact on the character and appearance of the Conservation Area.

Character Zone B

- 2.10.7 Character Zone B has limited opportunities for new development due to the high historic significance and communal value of The Devisdale, and the protection placed upon this as a valuable open space. Encroachment into this open space has happened in the past, with sports pitches, the Green Courts development and through invasion of self-seeding plants/trees. However, the surviving open space should be protected and retained. Other areas including the woodland to the north of Dunham Road and the area between The Devisdale and St Margaret's Road are protected open space and should be retained as such.
- 2.10.8 The ancillary buildings within Denzell gardens are vacant and in a poor state of repair. There is an opportunity to refurbish these (or replace the modern structures). Positive contributors should not be demolished. Extensions to existing historic structures will need to make clear reference to the original architectural style and should be of high quality. Extensions should also be subservient to the

original building and should not be dominant in scale or massing. Impact on the Conservation Area and listed buildings should be assessed on a case by case basis.

- 2.10.9 The area contains few residential properties and few opportunities for redevelopment or new development. However, Woodside on Green Walk is currently vacant and falling into dereliction. This is an early to mid-20th century example of garden infill, of no particular interest, and there is an opportunity to replace with something of high-quality.

Character Zone C

- 2.10.10 Development in the 20th century has resulted in a much denser and suburban grain that leaves little room for further development. There is the possibility that properties which do not make a positive contribution to the Conservation Area could be considered for demolition and redevelopment.
- 2.10.11 Within Character Zone C much new development has taken the form of additional structures within the boundary of historic plots. This has increased the density of development in these areas and should generally not be considered an opportunity for development in the future as additional new development within plot boundaries negatively alters the character of the area.

Character Zone D

- 2.10.12 Within Character Zone D there are several 20th and 21st century properties that are not considered to be positive contributors and could be considered for demolition and redevelopment.
- 2.10.13 The former Iranian Consulate has fallen into a state of disrepair and is affected by vandalism and fly tipping. The structure has now become unstable and may require demolition. Any replacement on the site should respect the historic architectural styles present within the Conservation Area and should respect its rural setting. A single dwelling replacement would be looked favourably upon due to the nature of surrounding properties. Sub-division of the plot is inappropriate in terms of the historic development of the Conservation Area and would have a harmful impact on the character of the Conservation Area.

Vacancy and alterations

- 2.10.14 There are four vacant properties within the Conservation Area, the Iranian Consulate on Charcoal Road, a large new build on Bradgate Road (currently not named and with no number), Tower Cottage and associated outbuildings in the grounds of Denzell House and Woodside on Green Walk
- 2.10.15 Some of these are just vacant, while others are falling into a state of dereliction and are at risk of vandalism.
- 2.10.16 The Conservation Area is not generally characterised by incremental change or alterations to existing properties, as owners take a certain amount of pride in the historic nature of their properties. Modern development usually takes the form of

new development within the boundaries of existing plots, extensions to historic properties to provide further residential accommodation and into areas of undeveloped land.

- 2.10.17 However, there is some evidence of minor alterations that impact on the Conservation Area as a whole; for example loss of architectural details during repairs, the installation of large security gates, satellite dishes and uPVC windows.
- 2.10.18 The construction of 'executive-style' housing developments with security gates, buzzers and cul-de-sac layouts are intrusive and overly large in scale. These detract from the historic character due to their overly ornate, suburban aesthetic, high density and hard landscaping.



Devisdale Court, an example of a modern cul-de-sac development within Character Zone A, with high density development using modern materials and designs



Modern replacement within an historic site in Character Zone A. The historic arched entrance has been retained.



Inappropriate modern development on Bentinck Road



Westfield on St Margaret's Road is a modern development on an historic plot that is unsympathetic to its surroundings



Large modern house on Bentinck Road, with acceptable metal-gated entrance



Late Victorian dwelling with large modern 'turret' addition in a matching style, on Bentinck Road



Late 20th century development making use of simple classical details that do not fit in with the architecture of the Conservation Area at 6 Highgate Road



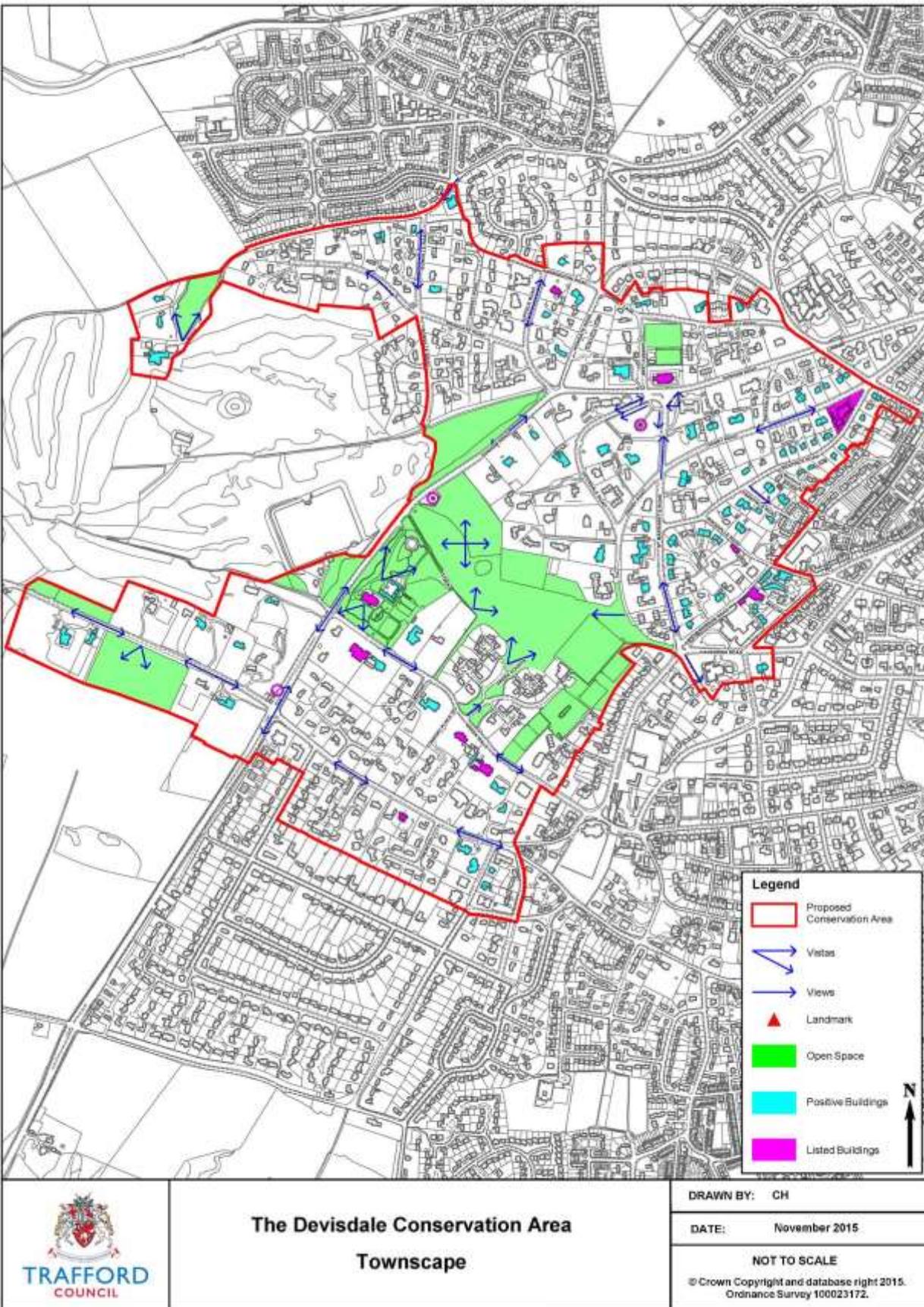
Example of the 1970s cul-de-sac housing within Green Courts

Inappropriate development

2.10.19 Inappropriate development within The Devisdale Conservation Area i.e. that, which will have a negative impact on the ability to appreciate its architectural history and special interest, is defined as:

- The significant loss of gardens or grounds in favour of hardstanding or parking. Where buildings are set further forwards in their plot such development will not be permitted. Buildings within a larger plot and/or set further back from their front boundaries will have greater flexibility but still need to respect a sympathetic balance of hard surface area to garden.
- The removal and/or alterations to historic boundary walls, gate posts and/or gate openings.
- Front extension which will make the building more prominent from the road where there are presently glimpsed or partial views. Where there is a unified front building line across a collection of buildings, front extension would not be appropriate, including porches or verandas where there were none originally.

- Side and/or rear extension which will significantly reduce the intervening space between the existing building and plot boundary.
- The increase of roof heights which is not in keeping with the building's wider context.
- The subdivision of an existing plot into multiple plots and infill development will generally not be permitted due to the impact on the spacious character of the Conservation Area and the prevalence of surviving historic plots throughout the Conservation Area.
- The demolition and replacement of a building identified in the Conservation Area Appraisal as a listed building or positive contributor. However, this is not an exhaustive list of buildings inappropriate for demolition. Applications will therefore be considered on a case-by-case basis.
- Alteration, re-building or new development which is stylistically inappropriate and/or comprises an inappropriate palette of materials.
- Basement development work which will significantly alter the proportions of a building's exterior (with the additional of light wells or semi-sunken extensions, for example).



Map 4 - 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 Devisdale Conservation Area must be the preservation and enhancement of its character, appearance and special architectural interest.
- 3.1.2 The Conservation Area is characterised as a mid to late 19th century wealthy suburb, of large individual villas on spacious plots with distinctive boundary treatments. Pressure for new residential accommodation in the 20th century has seen the replacement of single dwellings with cul-de-sacs, executive-style developments, large extensions or the sub-division of houses into apartments. This pressure for development continues today and it is crucial that the replacement or extension of existing historic properties is of an appropriate quality of design, and are sympathetic to their historic surroundings. In order to preserve the special architectural and historic interest of the Conservation Area, an assessment of significance and guidance on future management has been undertaken.
- 3.1.3 The ensuing policies therefore set out parameters to manage future change to the Conservation Area. It is not the intention to prohibit change; the policies will stipulate appropriate materials, methods, and designs which will conserve the special character of the Conservation Area where change is proposed.

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 ensure that building owners and local estate agents are fully aware of the Conservation Area and their responsibilities.
- To ensure the policies and guidance contained within this plan remain up-to-date.

Policy 1

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 2

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

Policy 3

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 4

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, 2.3, 2.4 and 2.5 of this Management Plan provide further detail relating to the following policies.

Aims

- To ensure that historic fabric does not become irreversibly damaged or lost through the use of inappropriate materials and techniques.
- To preserve the architectural integrity and quality of the Conservation Area.
- To ensure the varied character of the buildings in the Conservation Area is preserved through the continued use of an appropriate palette of materials and features.

Policy 5

Ensure that adaptations to 21st century uses are sensitive to the historic character and appearance of the building; balancing the need for new facilities with the retention of original features, detailing and decorative materials.

Policy 6

Each proposal for change is to 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

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

Policy 8

Brick walls should not be painted or rendered unless this is the historic finish i.e. Italianate style houses in Character Zone A. Where repairs are needed to the brickwork this should be done with like-for-like replacements. The predominant building material is to be red, cream or brown brick, with contrasting coloured details.

Policy 9

Lime mortar matching the colour and material composition of the existing pointing and render should be used for any repointing or rerendering works to historic buildings and boundary walls.

Policy 10

Half-timbered elements should be repainted white with black timber where such features are part of the original design. Decorative plasterwork associated with the half-timbering should be repaired on a like-for-like basis.

Policy 11

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

Policy 12

Roofs should be repaired with the original roofing material; this will either be in Welsh or Westmorland slate or clay tiles. Decorative slates (for example in polygonal or fishscale designs) should be replaced like-for-like.

Policy 13

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 14

If the replacement of doors or windows is proposed, whether the existing is of timber or uPVC, any further replacements should be in timber and should represent a significant improvement over the existing. 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.

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Policy 15

Where it is necessary to replace original windows, the replacement of 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 16

Roof lights should not to be installed in locations that impact on the aesthetic value of the principal elevation or streetscape and should not be disproportionately large compared to the established fenestration. Conservation roof lights should be installed rather than standard roof lights.

Policy 17

Owners are expected to have a duty of care to keep buildings and their component features in good condition.

Policy 18

Established architectural detailing and features are not to be removed or replaced, unless on a like-for-like basis. All replacement features should conform to the original design of the property, as described in the design guidance above.

Policy 19

Solar panels and any other functional features, such as satellite dishes and air conditioning units, should be discreetly located on secondary elevations. The installation of these elements on principal elevations visible from the highway is discouraged as it would be detrimental to the aesthetic value of the streetscape.

3.4. Vacancy and under-use

Sections 2.10 of this Management Plan provides further detail relating to the following policies.

Aims

- To preserve the historic character and appearance of the Conservation Area as an affluent residential suburb.
- To ensure the vacancy of buildings is addressed to avoid deterioration of fabric and harm to aesthetic significance.

Policy 20

Where properties are adversely affecting the amenity of the Conservation Area, the Council should use its powers under Section 215 of the Town and Country Planning Act 1990 to require action from property owners to remedy the external condition of the premises. Enforcement action should be taken to require the improvements to be carried out if necessary.

Policy 21

Trafford Council should work with owners of vacant priority sites within The Devisdale in order to come to appropriate solutions for the future of the buildings. Priority sites include the four vacant properties set out within 2.10.11.

Policy 22

Proposals for the internal sub-division of larger properties into apartments or town houses will be considered, providing the external appearance of the building and the plot is not adversely affected.

3.5. Green spaces, trees and landscapes

Section 2.4 and 2.6 of this Management Plan provides further detail relating to the following policies.

Aims

- To preserve and enhance the secluded and green nature of the Conservation Area, and the legacy of the Victorian planting schemes, which are crucial to its significance.
- To preserve and improve the biodiversity of the natural environment within the Conservation Area.
- To preserve key views within the Conservation Area

Policy 23

Mature trees should be retained as their loss greatly diminishes character as well as wildlife habitats. Trees, shrubs and exotic planting schemes associated with the Earl of Stamford's estate are of high significance.

Policy 24

Trees and Victorian planting schemes within private gardens are of equal significance as those lining the streets. Existing planting schemes should not be removed to create additional hard standing or space for ancillary facilities. Mature trees should not be removed from individual plots where the house is being replaced. Tree Preservation Orders and Conservation Area legislation should both be used to prevent the loss of important trees.

Policy 25

The significant mature trees, shrubs and hedges along Dunham Road, Charcoal Road, within Dunham New Park, Denzell gardens and The Devisdale should be retained. Where resources allow, a replacement planting program should be considered in areas where there are many mature trees that could die or require felling in the future. Where resources allow, a full landscape appraisal should be carried out, in recognition of the importance of the trees and the legacy of the Victorian planting scheme.

Policy 26

The condition of woodland areas, for example to the north of Dunham Road, should be improved with better management.

Policy 27

Where resources allow, a tree management strategy should be prepared and implemented throughout the Conservation Area, taking into consideration Tree Preservation Orders.

Policy 28

The open spaces within the Conservation Area, including the Memorial Garden, sports grounds, the Dunham Road woodland, The Devisdale and Denzell gardens, are to be maintained and conserved.

Policy 29

Where resources allow, an ecological survey should be carried out to identify protected species within the Conservation Area, identify areas of risk to wildlife and habitats and consider opportunities to enhance biodiversity.

Policy 30

Key views should be preserved. These include linear views along St Margaret's Road, Suffolk Road, Dunham Road, Groby Road, Bonville Road, Bradgate Road, Catherine Street, Devisdale Road, Oldfield Road, Park Road and Parkfield Road. Views across The Devisdale are highly important. Views towards Dunham Massey Park from Charcoal Lane are also important. Development which will negatively impact on these should not be permitted.

3.6. Boundary Treatments

Section 2.8 of this Management Plan provides further detail relating to the following policies.

Aims

- To ensure the consistent character of the Conservation Area is preserved.
- To preserve and enhance the significant low stone boundary walls and associated planting, which are characteristic of the Conservation Area.
- To avoid low-quality boundary treatments that have an undesirable effect on the character of the Conservation Area and to avoid the removal of boundary treatments that add to the character and appearance of the Conservation Area.

Policy 31

The characteristic historic low-level front and other principal boundary walls should be retained. Any replacement boundary walls should not extend any higher than the original boundary walls. Supplementary planting is encouraged but trees should not be planted too close to the boundary walls to avoid damage by roots.

Policy 32

Original gateposts should be retained where possible and should not be painted or rendered. Removal is harmful to the Character and appearance of the Conservation Area and is not acceptable.

Policy 33

Replacement gateposts should not exceed the height of the original gateposts and should be of a traditional design. Replacement gates should be proportionate to the gateposts.

Policy 34

Gate openings should not 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 highway safety, Trafford Council will require the applicant to submit a highway consultant's report to demonstrate highway safety implications.

Policy 35

Boundary treatments and front gardens should not be removed to create additional hardstanding, garaging or parking. In particular, the extensive and secluded gardens to historic individual properties should not be removed. The reinstatement of lost treatments and gardens will be looked upon favourably.

Policy 36

Existing plots should not be sub-divided into smaller plots to create housing estates. New development should make use of the footprint of existing buildings only, respecting the existing boundary treatments and layout.

Policy 37

Timber fencing is used in some areas as a traditional means of enclosure. Chestnut paling and other traditional forms of fencing should be repaired on a like-for-like basis. Replacement with a more ornate treatment or a modern form of fencing is unacceptable.

Policy 38

Pointing to boundary walls should be minimal and of traditional lime mortar.

Policy 39

Original stone arched garden entrances and solid gates should be retained and conserved to ensure they remain in a good condition.

Policy 40

Modern treatment such as high brick walls, modern timber panel fencing and tall metal railings are not acceptable.

3.7. Streetscape and Public Realm

Sections 2.9 of this Management Plan provides further detail relating to the following policies.

Aims

- To enhance the character and appearance of the Conservation Area by creating a coherent street furniture scheme that is appropriate for its historic setting.
- To enhance key pedestrian routes and reduce the impact of heavy traffic and parking within the Conservation Area.
- To retain historic features which add interest to the character of the area.

Policy 41

Historic pedestrian routes should be preserved, particularly the four entrances into The Devisdale, the pedestrianised area of Green Walk and paths through the woodland to the north of Dunham Road. Boundary treatments and planting along these should be maintained.

Policy 42

Where funding permits, areas of damaged road or pavement surface should be repaired, and a strategy is to be sought and implemented regarding maintenance, road markings, signage and on-road parking. Narrow 'conservation' style primrose yellow lines of low profile should be introduced or the lines removed altogether when appropriate.

Policy 43

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.

Policy 44

Street furniture appropriate to its setting should be used; in traditional or bespoke designs and materials. Where resources allow, a 'street clutter' audit could be produced to help understand the issues. This will allow varieties in quality and style to be identified and allow consolidation

where possible. Every effort should be made to retain and restore historic street furniture rather than replace it i.e. Victorian post boxes.

Policy 45

Historic kerbstones and cobbled setts should be retained and kept in good condition. Reinstatement is also encouraged where funding permits.

Policy 46

Discordant lighting columns and different levels of lighting are found throughout the Conservation Area and in residential roads will be replaced as necessary using a standard 6m high tubular column but with reduced light levels to “warm white” LED lighting. 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.

Policy 47

Lighting for sports pitches within the Conservation Area should not spill over into surrounding residential areas. Lighting from the Bowdon Lawn Tennis Club or Grammar School should not be visible from The Devisdale or surrounding housing estates. Lighting columns should be lower than surrounding planting and should make use of energy-efficient LEDs with warm bulbs

Policy 48

Where resources allow, a traffic survey should be carried out to understand speeds, volumes and traffic patterns in order to preserve the historic character of the Conservation Area, particularly along Booth Road and Hartley Road. Traffic movement should be controlled in favour of pedestrians. Thought should be given to the locations of on-street parking, the effectiveness of current traffic calming measures and their impact on the appearance on the Conservation Area.

3.8. Demolition, extensions and new development

Section 2.10 of this Management Plan provides further detail relating to the following policies.

Aims

- To retain the character of the built environment within each character area and the wider Conservation Area.
- To encourage a high quality of design for new development that will enhance the character and appearance of the Conservation Area.
- To preserve potential significance archaeology within the Conservation Area.

Policy 49

Any new development should be of high quality and 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; of a high standard; of an appropriate scale; and use appropriate, high-quality materials.

Policy 50

Extension of an existing building should have regard to its established style by echoing the building's established features, form, proportions and materials.

Policy 51

The scale of any new development should mirror the existing building and plot sizes. The council reserves the right to refuse applications where any proposed development impedes on the building density of the wider area and/or the characteristics of the Conservation Area.

Policy 52

Loft conversions may be permitted only if conservation rooflights are used and are restricted to the rear elevations of properties.

Policy 53

Single storey extensions to the modern 20th century developments within Character Zone A and C may be acceptable, subject to proposed size, scale, design and materials. Two storey extensions to the rear of buildings are unlikely to be permitted due to the impact on appearance of the Conservation Area.

Policy 54

Opportunities and proposals for reuse of redundant and vacant sites should be looked upon favourably, providing they respect the character and appearance of the Conservation Area.

Policy 55

Any development concerning the basement of a property should be sensitively designed so that it does not detract from the established architecture of the building, and the balance of its exterior is not significantly altered (with the addition of light wells and associated safety railings or large, semi-sunken basement extensions, for example).

Policy 56

Buildings identified as positive contributors are not to be demolished, partially-demolished or substantially altered in any way that dilutes their contribution to the Conservation Area.

Policy 57

Demolition is only likely to be permitted if it involves the replacement of a property that has not been defined as a positive contributor to the Conservation Area. The design of any replacement building should reflect the character and appearance of the Conservation Area and have regard to the other policies in this management plan.

Policy 58

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 Borough 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 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

Planning Policies

- 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 control enquiries concerning The Devisdale Conservation Area should be referred to Development Control. 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'*.¹¹ This requirement, as set out in legislation, is also reflected in national and local policy.

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.

¹¹ 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.