



Brogden Grove

Conservation Area Appraisal

Consulation Draft

June 2016



The Brogden Grove Conservation Area Conservation Area Appraisal Consultation Draft: June 2016

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1. INTRODUCTION

1.1. Designation of the Brogden Grove Conservation Area

- 1.1.1 The Brogden Grove Conservation Area was designated on 4th May 1976 by Trafford Borough Council. There are no known records of any extensions or alterations to the boundary. A map showing the current and proposed boundary is given on page 2.

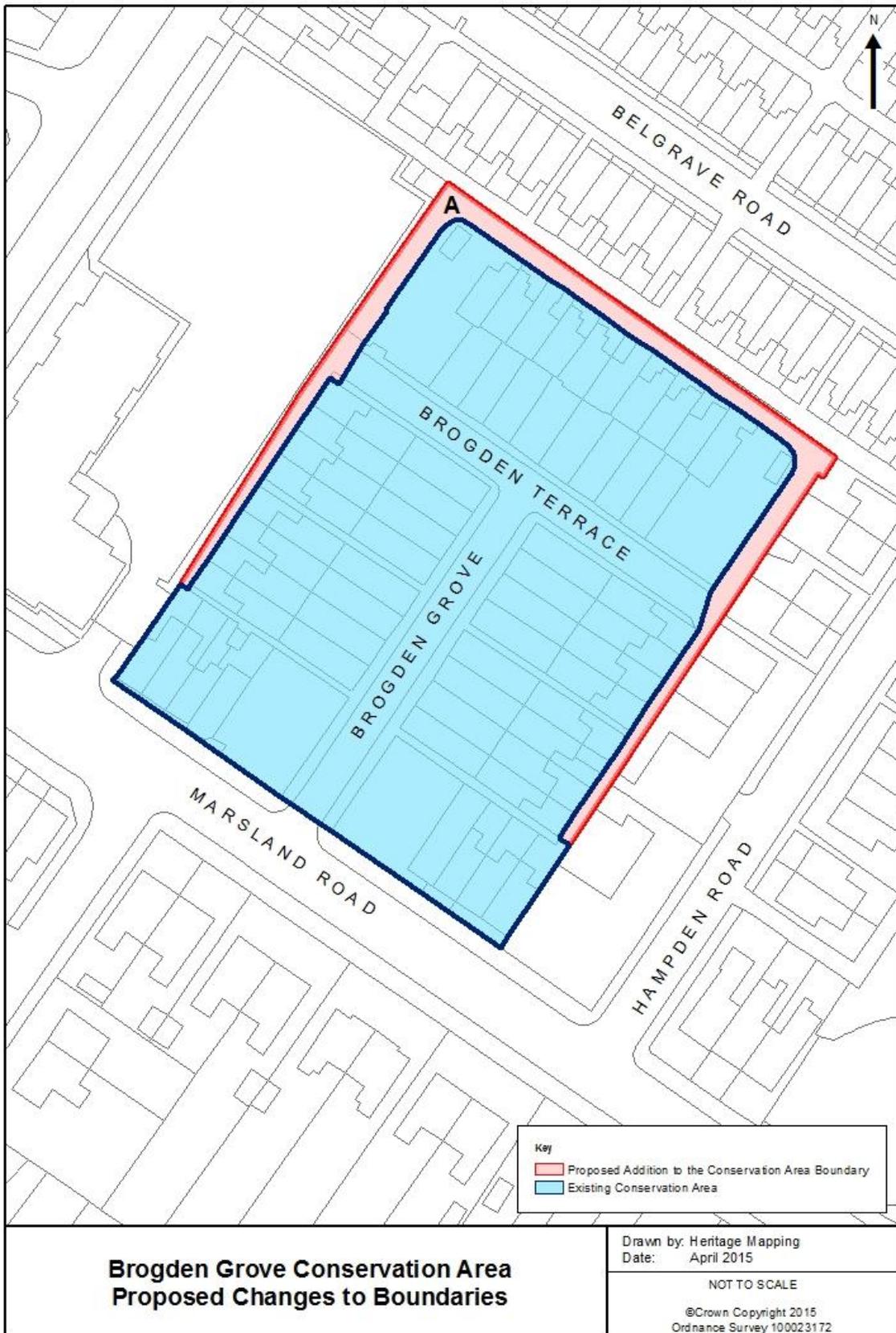
1.2. Definition of a Conservation Area

- 1.2.1 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. Local planning authorities also have a duty from time to time to review the extent of designation and to designate further areas if appropriate.² 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.
- 1.2.2 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.
- 1.2.3 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.³

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

² Section 69 (2) Planning (Listed Buildings and Conservation Areas) Act 1990.

³ Historic England, *Understanding Place: Conservation Area Designation, Appraisal and Management*. (2011), para 2.2.21.



Map 1: Conservation Area Boundary, also showing proposed boundary amendments

1.3. Value of a Conservation Area Appraisal

- 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 appraisal 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.'*⁴
- 1.3.2 Conservation areas may be affected by direct physical change or by changes in their setting or in the uses of buildings or areas within it. A clear definition of those elements which contribute to the special architectural or historic interest of a place will enable the development of a robust policy framework for the future management of that area, against which applications can be considered.⁵
- 1.3.3 The purpose of the Appraisal is, in accordance with the methodology recommended by Historic England, to define and record the special architectural and historic interest of the Brogden Grove Conservation Area.⁶ This appraisal has been used to prepare a draft management plan which sets out suggested actions to maintain and enhance the special character of the area. These documents will support the active management of the Conservation Area through the development control process, including support for appeals.
- 1.3.4 The undertaking of an appraisal will lead to a better understanding of the development of the Conservation Area, in terms of its local distinctiveness, setting and condition, which together contribute to the place it is today. This will enable the basis for positive management of the Brogden Grove Conservation Area.
- 1.3.5 An adopted conservation area appraisal is a material consideration to appeal decisions and also relevant to decisions made by the Secretary of State when considering urgent works to preserve an unlisted building in a conservation area. An appraisal can inform those considering investment in the area, help guide the form and content of new development and result in an educational and informative document for the local community.⁷
- 1.3.6 The Town and Country Planning Act (General Permitted Development) Order 2015 as amended (GPDO) sets out permitted development rights for certain minor forms of development - i.e. development that may be legitimately undertaken without the need for planning permission. An appraisal can assess whether or not permitted development rights are having an adverse impact on the special interest of a conservation area and whether or not the use of an Article 4 direction is appropriate.
- 1.3.7 This Appraisal will provide a character assessment of the present Brogden Grove Conservation Area and those areas under consideration for extension. The document will

⁴ Section 71(1) Planning (Listed Buildings and Conservation Areas) Act 1990.

⁵ Historic England, *Guidance on Conservation Area Appraisals*, (2006), para 2.8.

⁶ Historic England, *Guidance on Conservation Area Appraisals*, (2005).

⁷ Historic England, *Understanding Place: Conservation Area Designation, Appraisal and Management*, (2011), paras 1.7 & 1.9.

seek to identify those factors resulting in adverse harm to the special interest of the Conservation Area, identify whether cumulative change can be addressed through Article 4 directions and assess if statutory action is required to safeguard buildings at risk. A review of existing boundaries has also be undertaken to determine if areas should be included or removed from the designation. This discussion is found in Section 6 and the proposed extensions are also shown on map 1 (page 2). Consequentially the document will provide background evidence for assessing the acceptability of development proposals.

- 1.3.8 Further guidance and proposals will be detailed in the corresponding Brogden Grove Management Plan which should be considered in conjunction with this Appraisal.

1.4. Scope of the Appraisal

- 1.4.1 This document is not intended to be comprehensive in its scope and content. Omission of any specific building, structure, site, landscape, space, feature or aspect located in or adjoining to the Brogden Grove Conservation Area should not be taken to imply that it does not hold significance and positively contribute to the character and appearance of the designated heritage asset.
- 1.4.2 As an area evolves evidence may emerge which provides a greater understanding of a heritage asset(s) and the contribution made to the special interest of the Brogden Grove Conservation Area. Such information should be considered in conjunction with the Appraisal during the course of decision making by the local planning authority.
- 1.4.3 The positive characteristics as defined by this document should be the starting point for further discussion with the local planning authority where alterations are being considered to or will affect a heritage asset(s). Each site will be judged on its own merits and there are bound to be variations in the quality of individual developments. It will not be acceptable merely to emulate the least successful or highest density of these or to use such sites as an excuse for making matters worse. Instead regard should be paid to those elements which make the Brogden Grove Conservation Area significant. Ultimately special attention shall be paid to the desirability of preserving and enhancing the character or appearance of the Conservation Area.⁸
- 1.4.4 This draft Conservation Area Appraisal has been produced by Trafford Council following the submission of an initial draft by Purcell.
- 1.4.5 Consultation was carried out with members of the Brogden Grove Resident's Group in November 2014.

⁸ Section 7(1) Planning (Listed Buildings and Conservation Areas) Act 1990.

2. PLANNING POLICY CONTEXT

2.1. National and Local Planning Policies

2.1.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework provide the legislative and national policy framework for conservation area appraisals and management plans.

2.1.2 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.'*⁹

2.1.3 The NPPF (Annex 2) defines a heritage asset as: *'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).'* The guidance also states that a designated heritage asset is one that is classed as: *'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.'*¹⁰ A non-designated heritage asset is a building, monument, site, place, area or landscape identified as having a degree of significance that is not protected under legislative framework.

2.1.1 The Enterprise and Regulatory Reform Act (ERR) 2013 introduced measures to enable owners and local planning authorities to enter into non statutory Heritage Partnership Agreements to help them manage listed buildings more effectively. They will also remove the requirement for Conservation Area Consent, while retaining the offence of demolishing an unlisted building in a conservation area without permission.

2.1.2 The measures will reduce burdens by granting listed building consent automatically for certain categories of work or buildings through a system of national and local class consents. They will also increase certainty and reduce the numbers of unnecessary *consent applications by creating a certificate of lawfulness of proposed works to listed buildings.*

⁹ Department of Communities and Local Government, *National Planning Policy Framework*, (2012), para. 126.

¹⁰ Department of Communities and Local Government, *National Planning Policy Framework*, (2012), Annex 2.

2.1.3 This document must be considered alongside the Council's policies concerning development and the use of land as set out in the Trafford Core Strategy formally adopted on 25th January 2012. Of particular relevance are:

Policy R1 – *Historic Environment*; and
Policy L7 – *Design*.

2.1.4 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.

2.2. Conservation Area Policy Guidance

2.2.1 This appraisal has taken into consideration methodologies and advice outlined by Historic England 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
- Conservation Principles Policies and Guidance, 2008

2.2.2 The Historic England document *Conservation Principles*, published in 2008, provides policies and guidance for identifying significance. Four heritage values are assigned through which a site or place can be interpreted: evidential, historical, communal and aesthetic.

2.2.3 Further guidance has been issued by Historic England in the suite of documents *Understanding Place* with a view to setting out approaches to undertake assessments of historic areas allowing a greater understanding of the character of a place and its capacity for change. In particular *Understanding Place - Historic Area Assessments: Principles and Practice* stresses the importance in '*identifying and understanding particular qualities, and what these add to our lives, is central to our engagement with our history and culture*'. As referenced in *Understanding Place - Historic Area Assessments: Principles and Practice, Power of Place* published by Historic England, '*stressed the positive impact of local and 'ordinary' heritage – what might be termed the buildings and spaces in between 'monuments' – on the quality of people's lives and its central role in constructing local identity*'.

2.2.4 In addition, consultation of the Historic Environment Record maintained by the Greater Manchester Archaeological Advisory Service (GMAAS) has been undertaken and also an assessment of the Trafford Urban Historic Landscape Characterisation Project 2008.

- 2.2.5 The proposals set out by this appraisal shall undergo a period of public consultation and will be submitted for consideration at a public meeting in the area to which they relate.¹¹ 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.¹²

2.3. Control Measures Brought About By Designation

- 2.3.1 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'*.¹³ This requirement, as set out in legislation, is also reflected in national and local policy.

- 2.3.2 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 71 (2) Planning (Listed Buildings and Conservation Areas) Act 1990.

¹² Section 71 (3) Planning (Listed Buildings and Conservation Areas) Act 1990.

¹³ Section 72 (1) Planning (Listed Buildings and Conservation Areas) Act 1990.

3. THE SUMMARY OF SPECIAL INTEREST

3.1. History

- 3.1.1 The Brogden Grove Conservation Area is historically important for its close connections with the development of the Altrincham Railway, which was a significant milestone in the area's development. The much-improved transport links enhanced industrial and commercial opportunities, and saw wealth disseminate out of Manchester into the surrounding suburbs.
- 3.1.2 There are also historical links with important and prolific local figures: Samuel Brooks and John Brogden. Both played significant roles in Sale's development, both physically and financially, and Brogden himself lends his name to the streets in the area due to his role in initially developing the land. Robert Ray, a local developer, also has an association with the area as it was he who completed the construction of the Brogden Grove terraces following the bankruptcy of Brogden's company.
- 3.1.3 The houses in the Conservation Area were built between the mid-19th and early 20th centuries in response to the growing population migrating into the area as a result of increased employment opportunities. The generous plot sizes indicates that these were houses for relatively comfortable workers, marking an important transition between the tightly compacted terraces built to house lower-ranking workers and the more affluent suburban villas that became prevalent later in the 19th century.
- 3.1.4 Although large areas of the front garden areas have been given over to off-road car park space, it is important to note that the rear of the buildings, the yards accessed via the ginnels which would have been used for the storage of coal, an external WC etc., have largely been retained in their historic form; a clear indication of how life was historically lived in these houses.

3.2. Architectural Value

- 3.2.1 Brogden Terrace is of particular architectural value for its symmetry and richer architectural detailing with stock brick accents. The Brogden Grove terraces are more simply ornamented but still retain rhythmic classical proportions. Overall, the architectural detailing in the main body of the Conservation Area survives in good condition and is little altered, except for the addition in places of unsympathetic UPVC windows.
- 3.2.2 The Marsland Road terraces differ slightly in their detailing, using grey brick rather than stock brick for accenting. The terraces on either side of Brogden Grove, for example, are set far enough back to still showcase Brogden Terrace. The small terrace to the west side of Brogden Grove is much simpler in detail, with the modern shop signage and awnings to the corner property not particularly in keeping with the character of the area.

3.3. Streetscape & Open Spaces

- 3.3.1 Brogden Grove and Brogden Terrace form a cul-de-sac with on-street parking restricted to residents only. As a result of this, combined with the large front gardens to each property, the streetscape remains quite open and the buildings are clearly visible.
- 3.3.2 Although the removal of residents' cars from the roadside onto private driveways has a positive impact on the streetscape it is at the detriment of the historic front gardens, the boundaries of which are becoming lost as more space is afforded to car parking.

3.4. Views & Landmarks

- 3.4.1 The principal view in the Conservation Area is that looking north-east up Brogden Grove towards Brogden Terrace. With the exception of the added cars and alterations to the front garden boundary walls, this view has remained unchanged since Brogden Grove was completed in the 1880s/1890s.
- 3.4.2 Although the terraces present a unified street presence, there are no landmark features in the Conservation Area. The increased level of detailing and balanced design makes Brogden Terrace a key focal point, however.

3.5. Communal Value

- 3.5.1 The buildings in the Brogden Grove Conservation Area were originally conceived as residential dwellings and they continue to function as such today. The houses are of great value to the residents of the street, who value the area as a quiet oasis away from the surrounding urban landscape. Passers-by may be able to appreciate the view north-east towards Brogden Terrace but it is often remarked that people outside of the residents of the street are unaware of the existence of this interesting and attractive enclave.

3.6. Significance Statement

- 3.6.1 The special interest and heritage value of the Brogden Grove Conservation Area lies primarily in its connection with the establishment of the railway line from south-east Manchester to Sale and the urban development that accompanied it, and its development by John Brogden a prominent local businessman. The houses are interesting as examples of dwellings which rank between the cheaper, densely compacted terraces originally built for workers and the more affluent suburban villas of the later 19th century.
- 3.6.2 The attractive domestic streetscape has survived largely intact, though with changes such as the replacement of original windows and the conversion of portions of the front gardens into additional car parking space. The houses are elegantly proportioned examples of 19th century terraces, demonstrating additional architectural detail which adds interest, such as through the use of stock brick dressings.
- 3.6.3 The Conservation Area has high value for the residents as it provides them with an attractive place to live away from hectic urban life.

4. ASSESSMENT OF SPECIAL INTEREST

This section of the Appraisal gives a detailed analysis of the special interest of the Brogden Grove Conservation Area with regard to its location and setting, historic development and archaeology, architectural quality and built form, open space, parks, gardens and trees.

4.1. Location & Setting

- 4.1.1 The Brogden Grove Conservation Area is located in Sale, within the borough of Trafford in Greater Manchester. It is approximately six miles south-west of central Manchester and two miles south-west of Stretford. Altrincham is approximately three miles to the south.
- 4.1.2 Brogden Grove is located just south-east of the junction of the A6144 (Harboro Way at the north-west side of the junction, Marsland Road to the south-east) and Washway Road (the A56), which is one of the principal A-road thoroughfares into Manchester from the south-west. The wider area is generally suburban residential in character, with larger commercial units and a row of local shops concentrated on the A56/A6144 junction.
- 4.1.3 There are no other conservation areas within the vicinity of Brogden Grove.

Topography and Geology

- 4.1.4 The land on which the Conservation Area sits is flat, with no noticeable rises in level within or in the immediate vicinity of the area.
- 4.1.5 The geology of the area consists of the Permian and Triassic sandstones and mudstones of the north Cheshire Basin. Surface exposures of these rocks are mainly limited to river valleys due to the great thickness of the overlying Quaternary deposits.¹⁴
- 4.1.6 These local stones were predominately used for building up until the 19th century, when their prodigious use in the construction of the growing industrial towns surrounding Manchester exhausted sources of local stone.¹⁵ Brick construction, as seen in the Brogden Grove Conservation Area, became very common, as did the import of stone from further afield via railway and canal networks.

4.2. General Description, Character and Plan Form

- 4.2.1 Brogden Grove is one of Trafford's smallest conservation areas, covering a T-shaped cul-de-sac lined with two terraces of four houses on either side of Brogden Grove leading up to a single terrace of 10 houses on Brogden Terrace. At the south-west end of the conservation area are two further terraces (one on either side of Brogden Grove) each of four houses fronting onto Marsland Road. With the exception of the florist on the corner of Brogden Grove and Marsland Road, the Conservation Area is exclusively residential in character.

¹⁴ Historic England, *Strategic Stone Study – A Building Stone Atlas of Greater Manchester, Introduction*. (London: Historic England, 2011) 1

¹⁵ Historic England, *Strategic Stone Study – A Building Stone Atlas of Greater Manchester, Introduction*. (London: Historic England, 2011) 1

4.2.2 The terraces are of red brick with pitched slate roofs. Brogden Terrace is more architecturally ornate than the simpler houses on Brogden Grove. A more detailed description and analysis of the buildings' styles and detailing follow in section 4.5.

4.3. Historic Development of The Brogden Grove Conservation Area

4.3.1 Below is a summary of the historic development of the Brogden Grove Conservation Area. For further detail on the history of Sale please refer to Appendix B.

4.3.2 The development of the Brogden Grove Conservation Area is closely linked to the development of the Manchester South Junction and Altrincham Railway in Sale in the 1840s. This was a significant milestone in the area's development as it brought about greater connections to the industrial centre of Manchester, which in turn spread the impact of the industrial revolution to the outlying rural areas. The railway consequently directly led to Sale's industrial and residential development, and ultimately to the area's transformation in the later 19th and 20th centuries into a suburb of Manchester.

4.3.3 The railway holds a special importance for the Brogden Grove Conservation Area due to its close connection with John Brogden and Sons, a firm of railway contractors, iron and coal miners, and iron smelters. John Brogden and Sons was established in the late 1830s, and their early work contracts related to the cleansing and watering of the growing city of Manchester and in London, and street sweeping too. Much of their work in this period was supported by Samuel Brooks.

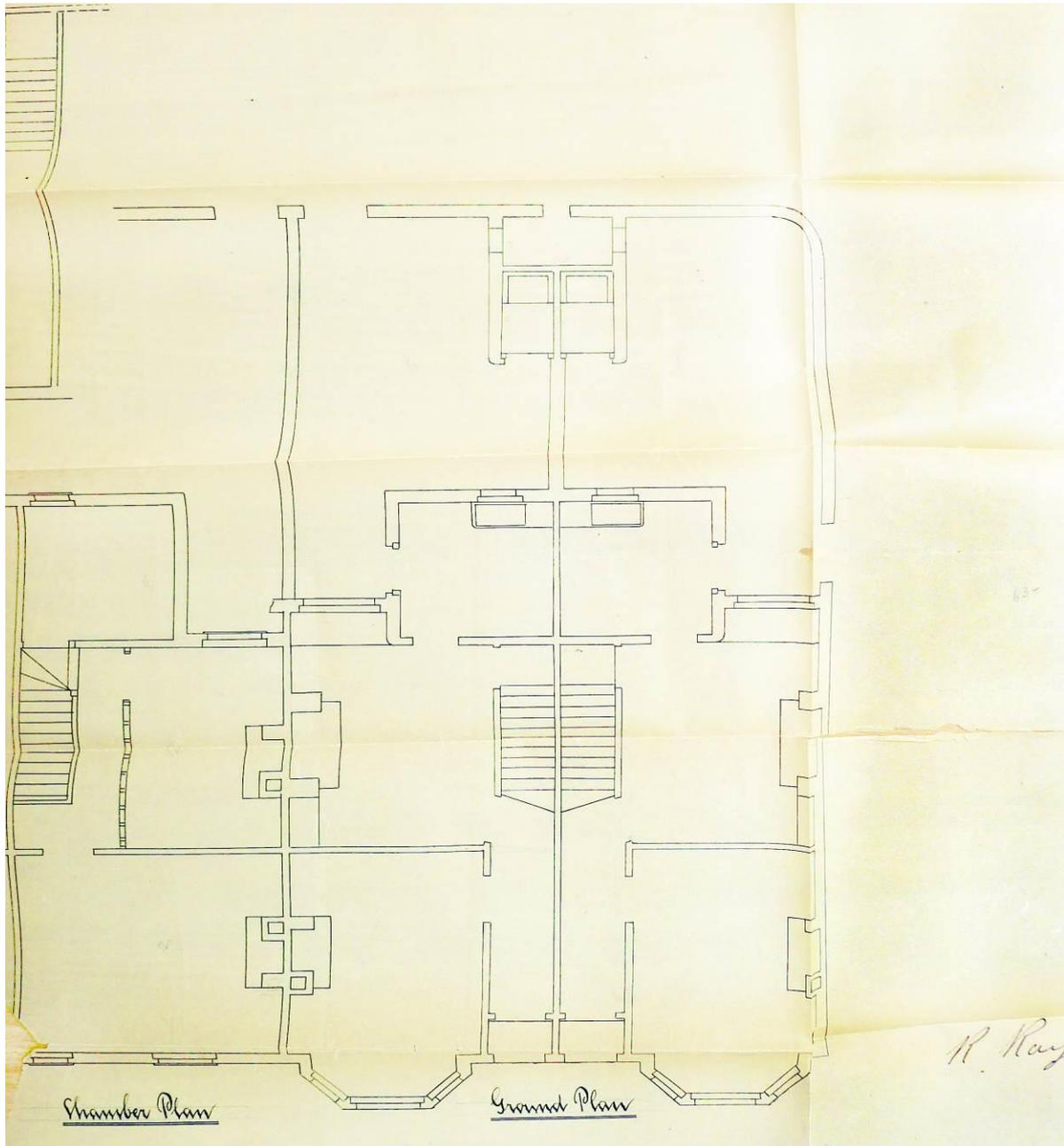


John Brogden (TL1818, Trafford Lifetimes)

- 4.3.4 Brooks is an important historic figure in Sale, most notably for his influence as a financier and manufacturer. Brooks was the second son of William Brooks, a founding member of Cunliffe Brooks, an important Manchester-based company which initially manufactured calico before developing a side-line as a private banking business.
- 4.3.5 In the 1840s, after the passing of the Act of Parliament in 1845 to build the Manchester South Junction and Altrincham Railway, John Brogden and Sons won the contract to construct the second part of the line. This ran from Knott Mill on the south-east side of Manchester to Altrincham and passed through Sale. Samuel Brooks was also involved in the establishment of the new railway line and it was his influence which appears to have led to the erection of Brooklands Station on his land. Brooks also owned the site of Brogden Grove, which was sold or leased to John Brogden to develop as housing.¹⁶ The first depiction of Brogden Grove is in the OS map published in 1876 (see map progression in section 4.4), which shows the northern row of houses in the Conservation Area had been constructed by Brogden by this date. Unfortunately no plans survive for this stage of the Brogden Grove development.

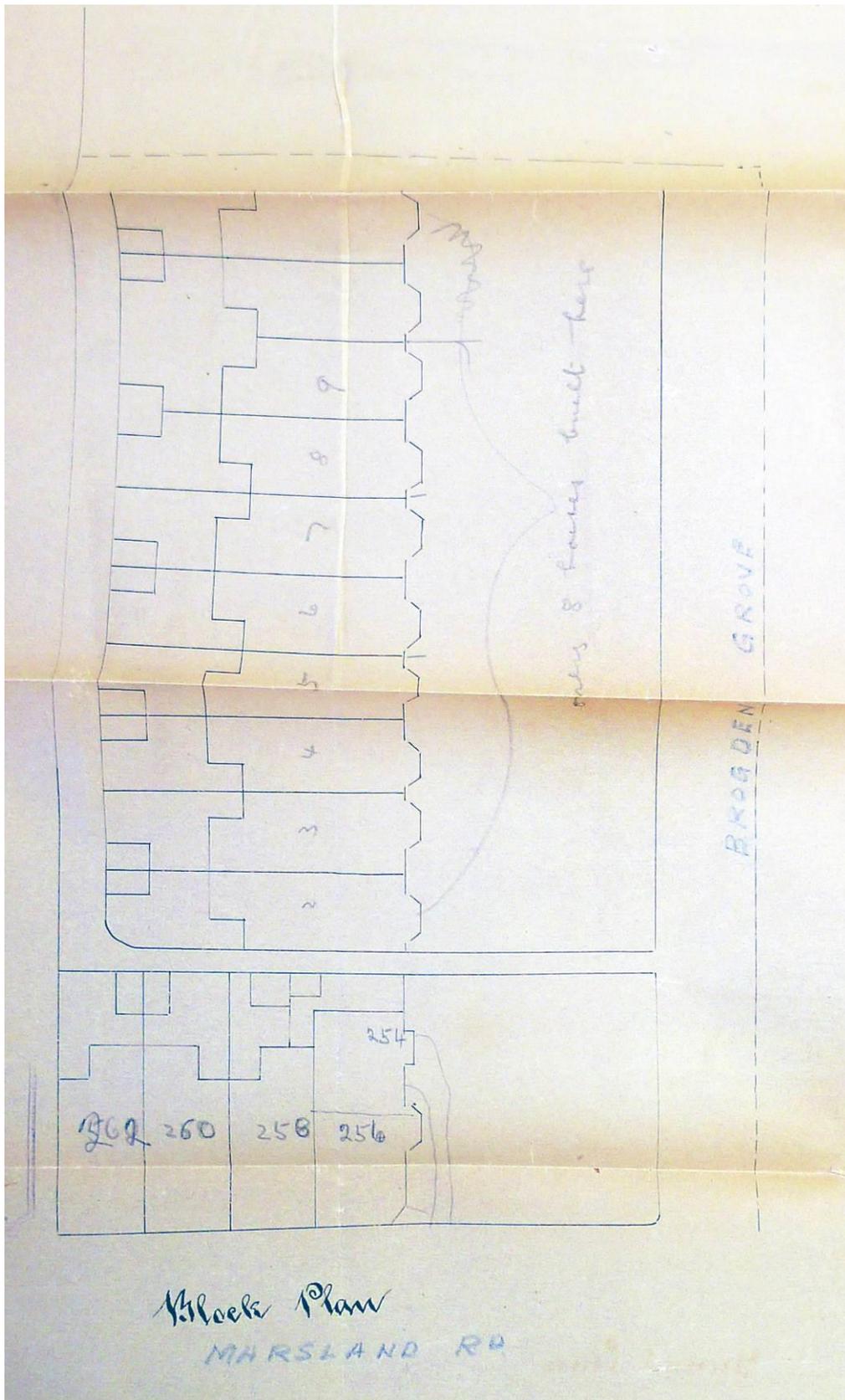
¹⁶ [http://www.gracesguide.co.uk/John Brogden and Sons](http://www.gracesguide.co.uk/John_Brogden_and_Sons) (accessed 24 October 2014).

- 4.3.6 Following the bankruptcy of John Brogden's company in 1883, the buildings and surrounding land passed to a Robert Ray, who appears to have also been a local developer. In February 1885 Sale Local Board approved a series of construction drawings submitted by Ray for 2 to 9 Brogden Terrace, on the north-west side of Brogden Grove, and 254 to 262 Marsland Road.¹⁷ The plans and elevations which survive comprise blueprints for all of the houses in the row, rather than showing any significant variation in design between each house. This suggests the essentially speculative nature of Ray's development, as part of the wider transformation of Sale as a dormitory suburb for Manchester.

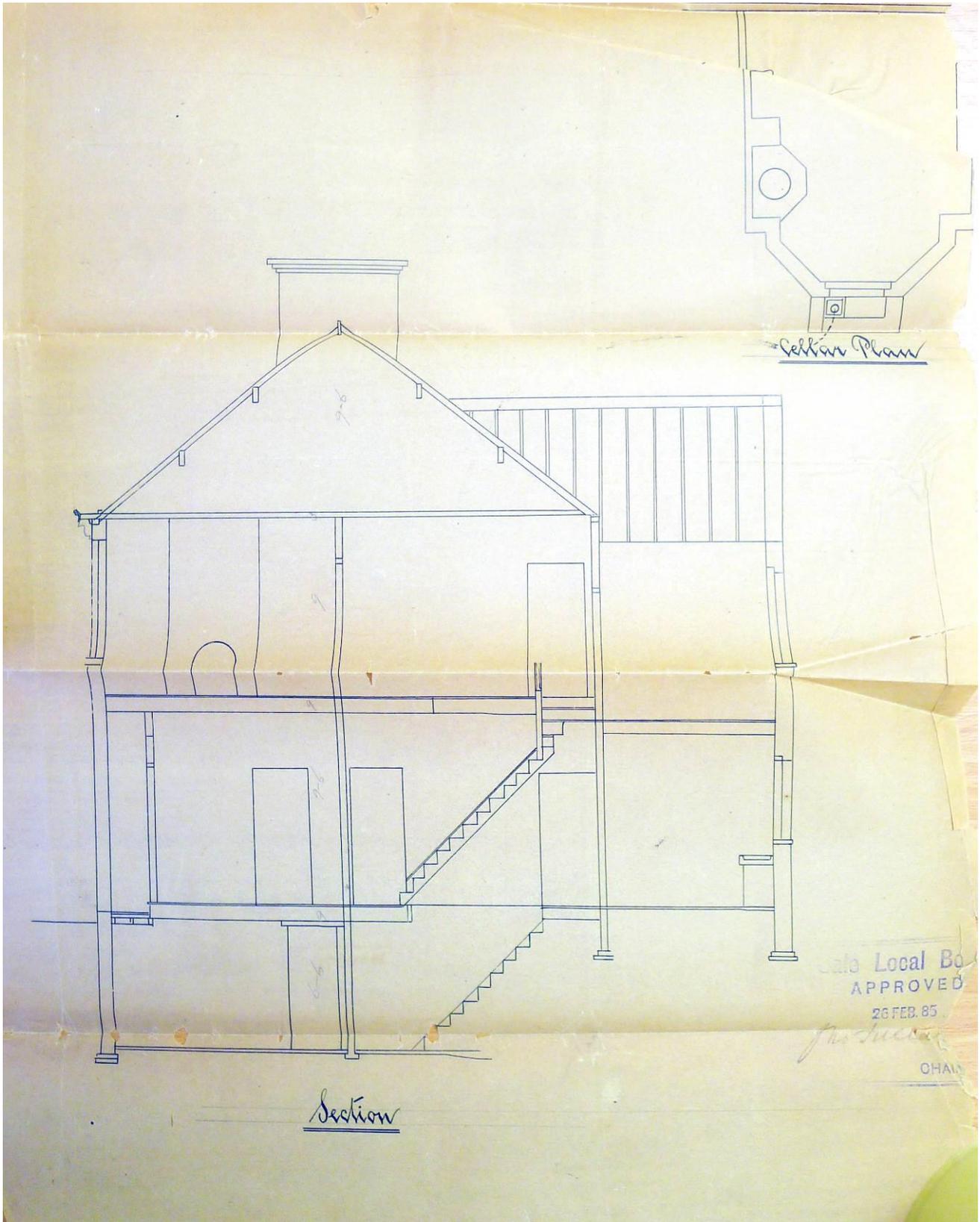


The site plan for the south-west side of Brogden Terrace by Robert Ray, approved in February 1885 (Trafford Council)

¹⁷ Uncatalogued plan no. 1853, dated 26 February 1885, Trafford Local Studies

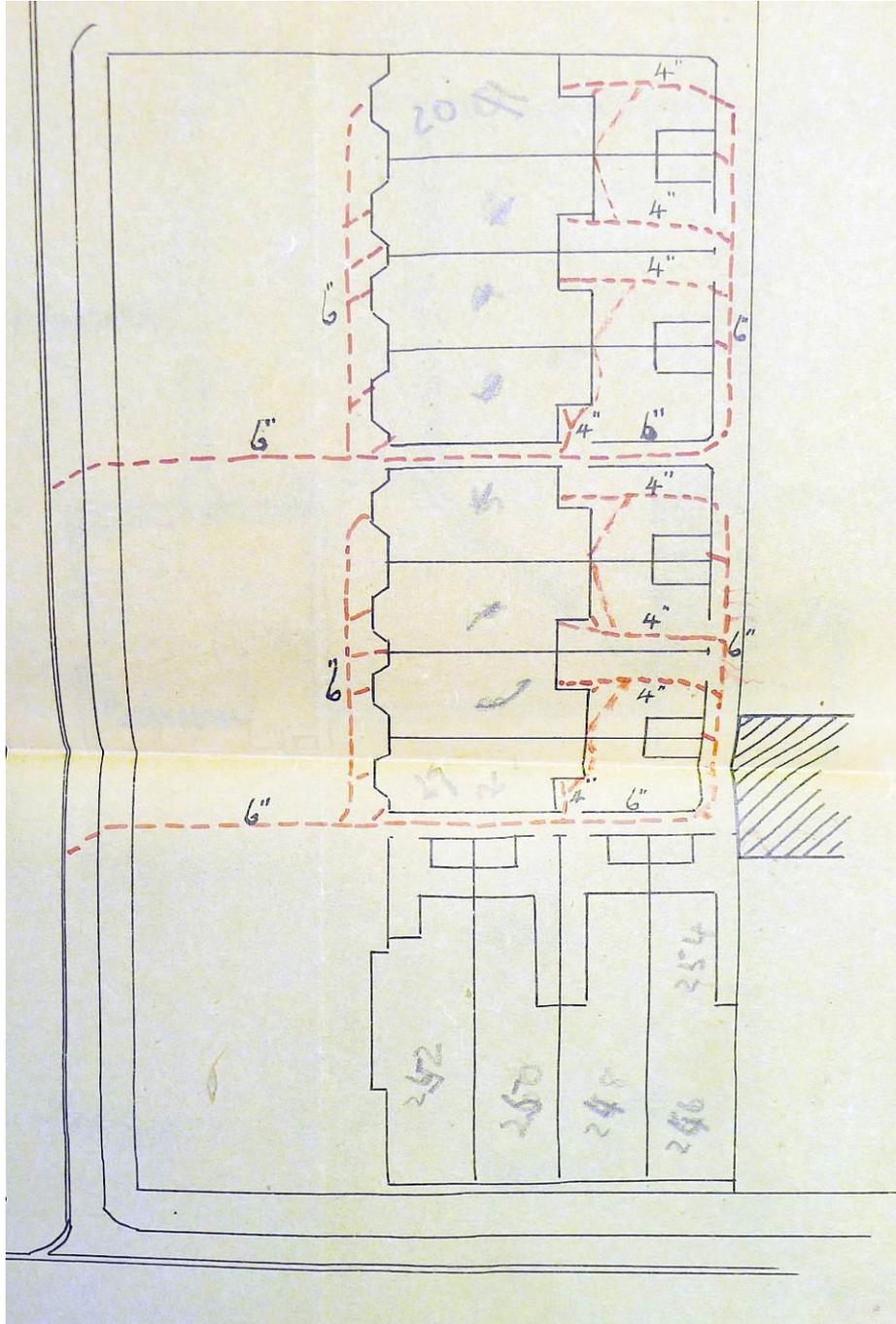


The ground floor plan, approved February 1885 (Trafford Council)



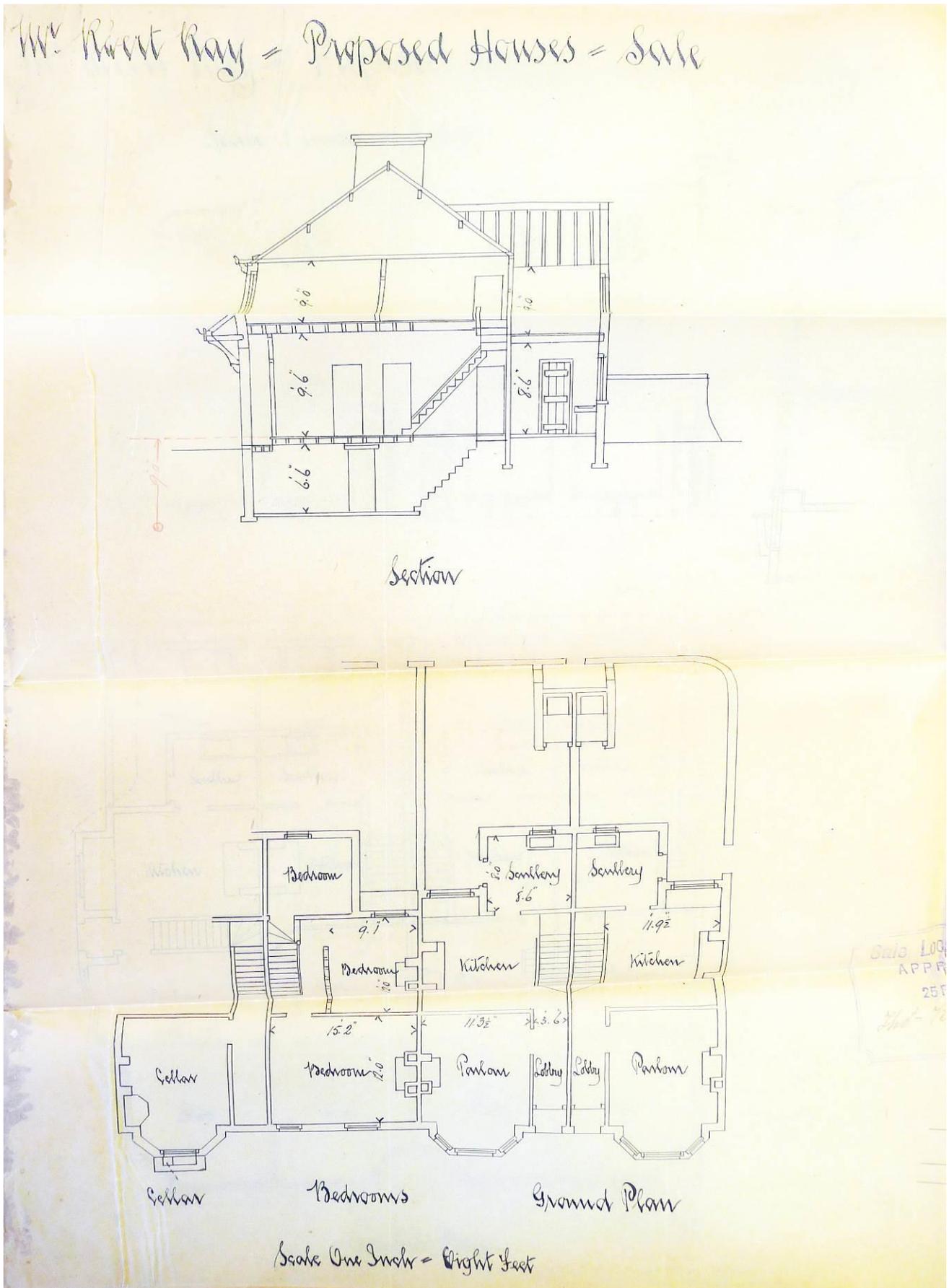
The cross section for houses on the south-west side of Brogden Terrace, approved February 1885(Trafford Council)

- 4.3.7 A year later a further set of plans were approved by Sale Local Board for the further development of Brogden Grove, for 20 to 27 Brogden Grove, on the south-east side of Brogden Grove, and 246 to 252 Marsland Road, directly to the south-east of Brogden Grove.¹⁸ Although these plans have additional details, such as labelled room functions, the speculative nature of the Brogden Grove development is again apparent by the use of a single blueprint plan, section and elevation applied to all of the houses.



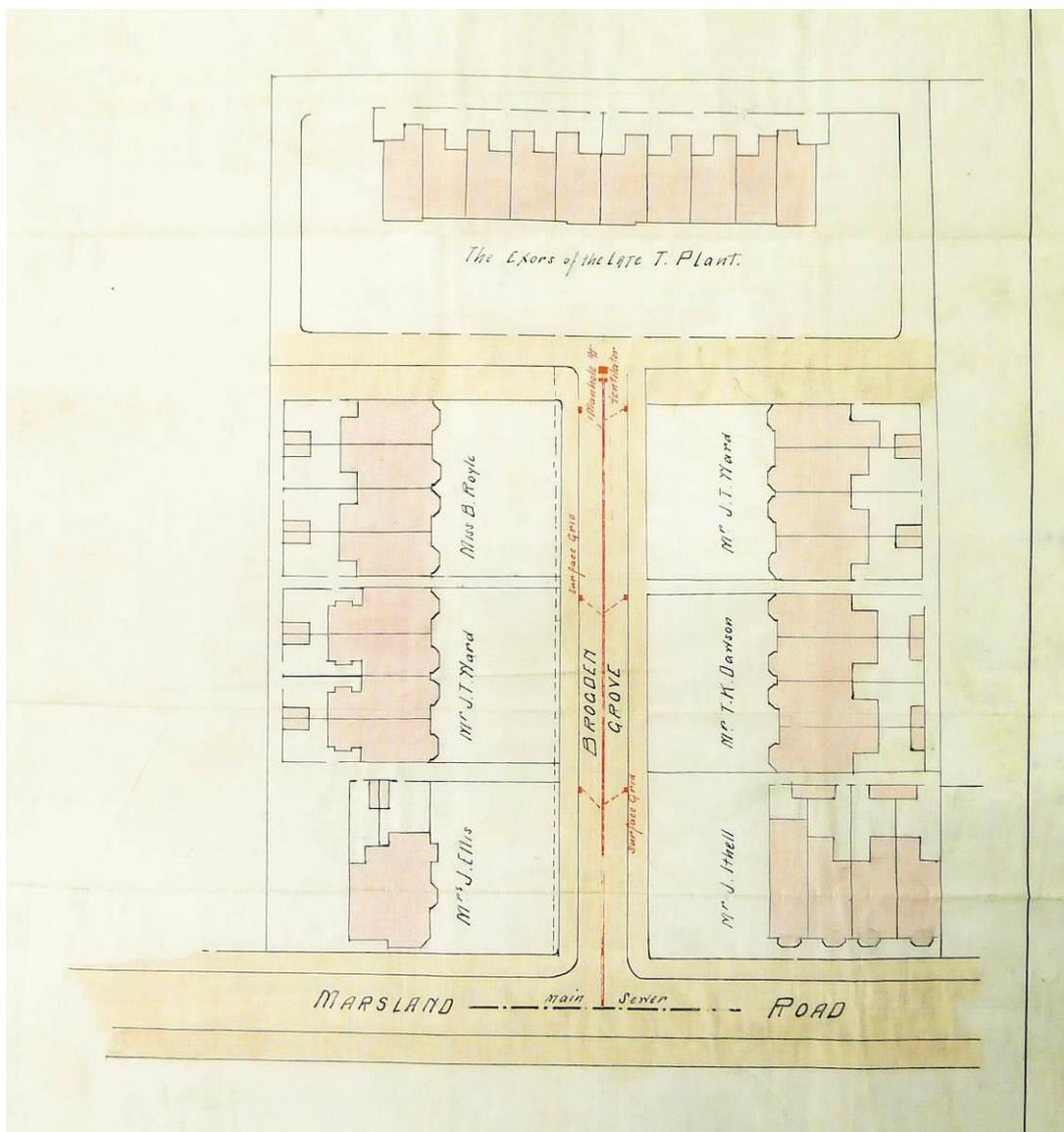
The site plan for the south-east side of Brogden Terrace by Robert Ray, approved in February 1886 (Trafford Council)

¹⁸ Uncatalogued plan no. 1874, dated 25 February 1886, Trafford Local Studies



The ground floor plan and sections for houses on the south-east side of Brogden Terrace, approved February 1886 (Trafford Council)

- 4.3.8 A Sale Local Board plan of 1895 shows the connection of the whole Brogden Grove site to the wider network of sewers in Sale, and demonstrates that the terraces on both sides of Brogden Grove had been built by this stage, as per Ray's 1880s plans. The plan also helpfully details the various owners of the plots in this period, showing that the houses had been sold off by Robert Ray before 1895.¹⁹ The division of the plots into groups of four houses suggests that the houses were not owner-occupied at this stage but were rented from landlords by tenants, a highly typical arrangement in the late nineteenth and early twentieth centuries. Comparing with later maps the footprint of Brogden Grove as depicted in the OS map of 1910 (see map progression in section 4.4) also demonstrates that the T-shaped street plan at the heart of the original Brogden Grove site has resisted significant change in subsequent years.



A plan of Brogden Grove in 1895 (PLA/1/137, reproduced with permission of Trafford Local Studies Centre)

¹⁹ PLA/1/137, reproduced with permission of Trafford Local Studies Centre

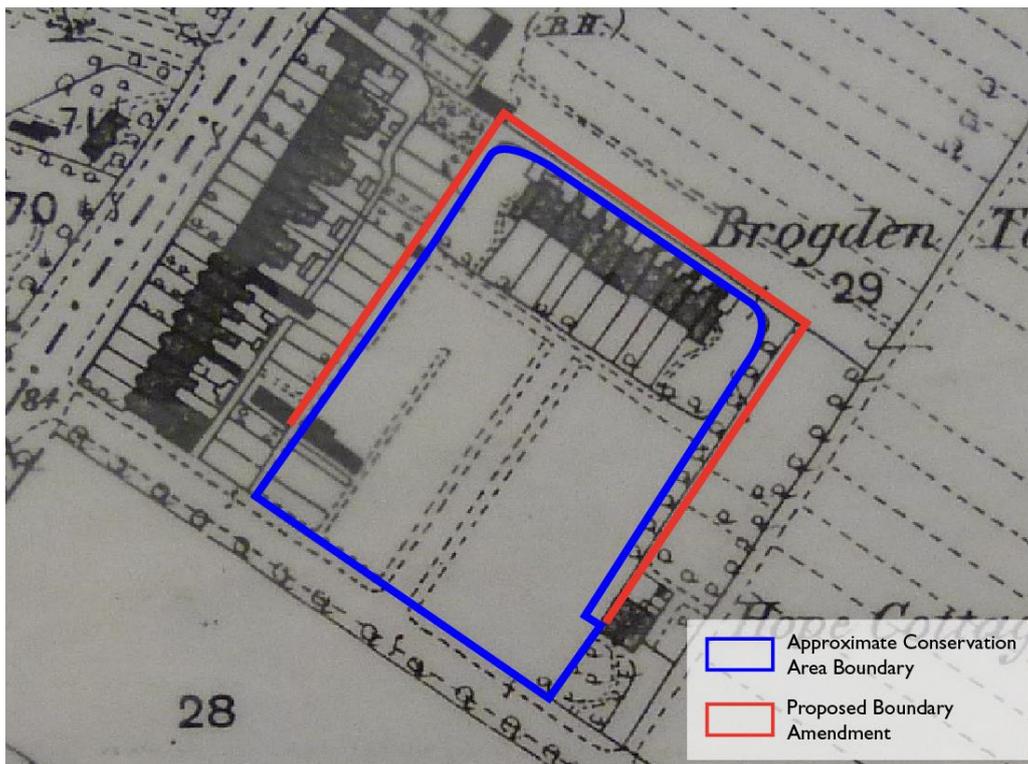
- 4.3.9 A photograph dated to around 1900 shows the street in its early days. The houses on the west side of Brogden Grove look fresh and new. Boundary treatments are a low stone wall, topped by clipped hedges. There are a number of small trees planted in front gardens, most of which have since been removed. The end of the road, where Brogden Grove meets Marsland Road, is marked by a strip of cobbles, which also line the gutters of the street. One short cast iron street lamp is visible.



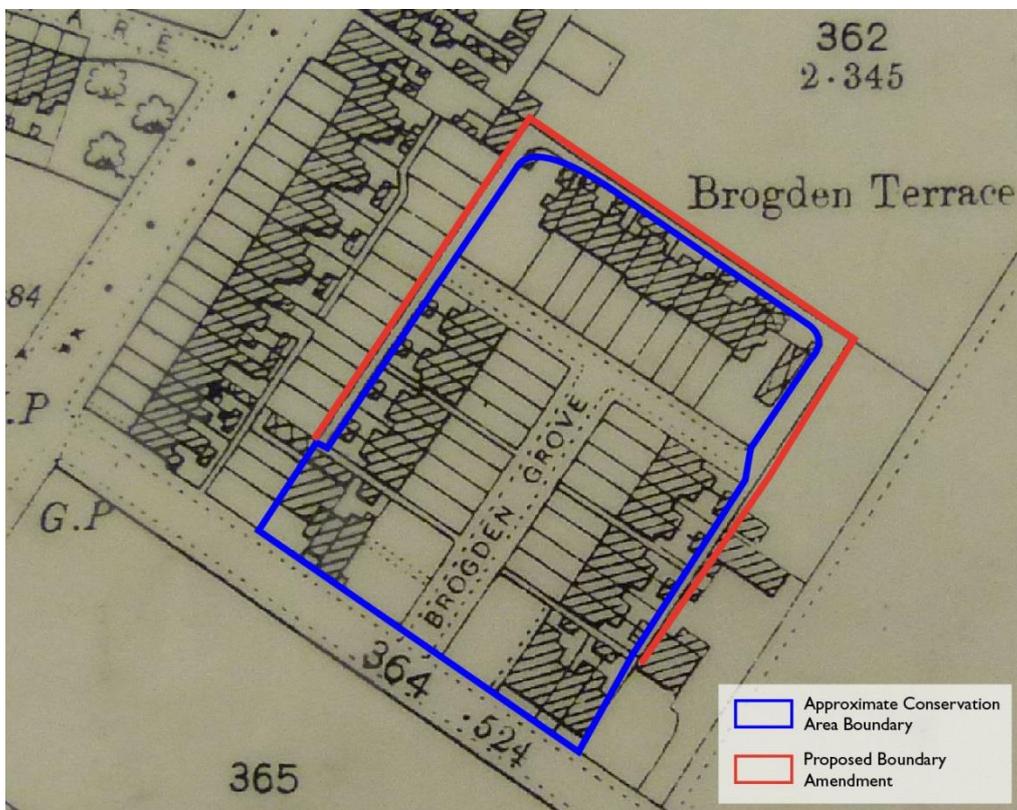
Brogden Grove, 1900 (TL0257, Trafford Lifetimes)

- 4.3.10 Later maps show that the T-shaped street plan at the heart of the original Brogden Grove site has avoided any change. The area has remained in residential use since its original construction, with no major changes to layout of the area or buildings within that time.

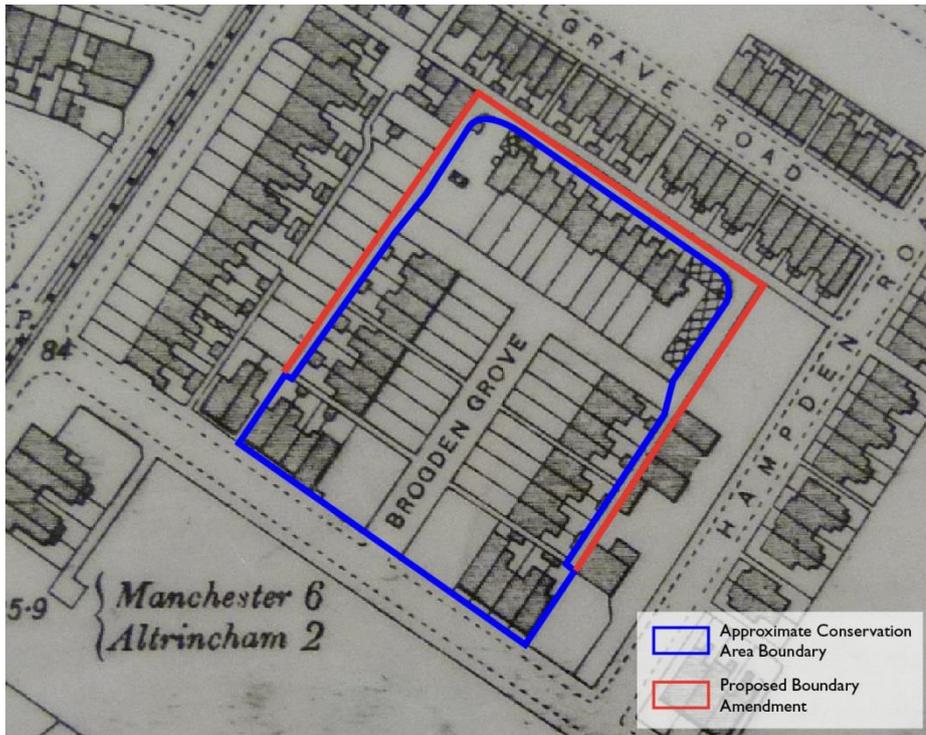
4.4. Map Progression



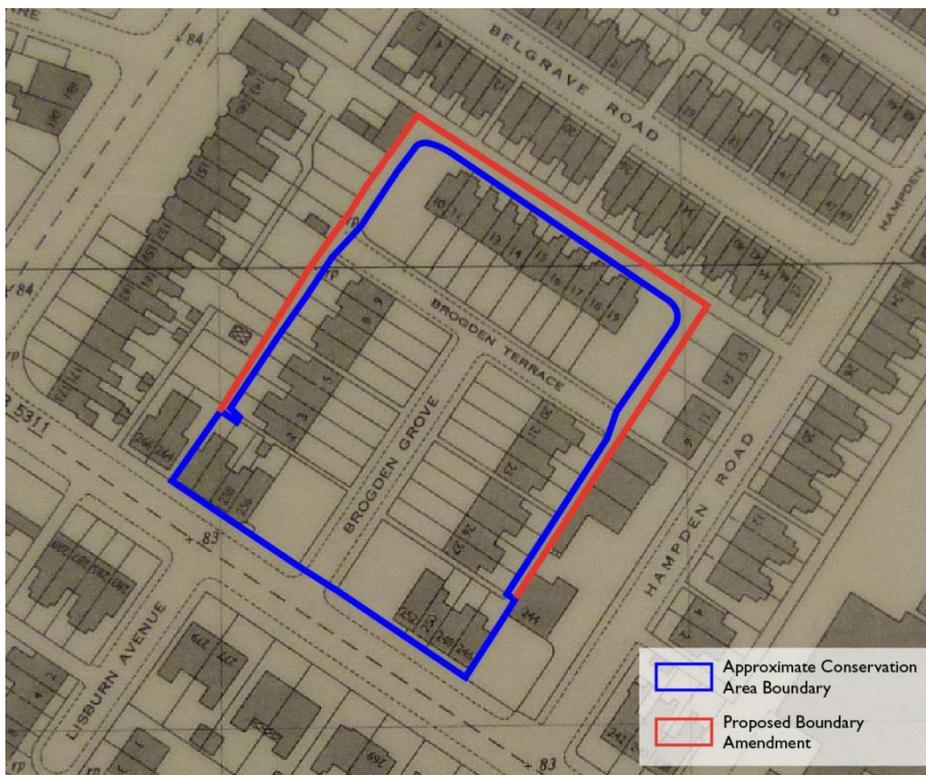
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4.5. Building Development Phases

- 4.5.1 It is evident from cartographic evidence that Brogden Terrace was built some time in the mid- to late-19th century, and certainly by 1882 when it is depicted on the Ordnance Survey. Its coherent style clearly indicates that it was built in a single phase. The richer architectural detailing and design suggests that there was more money invested in the first phase of construction within the Conservation Area.
- 4.5.2 The plainer houses on Brogden Grove and in the south-east corner of the Conservation Area (fronting onto Marsland Road) were constructed in a second development stage at some point between 1882 and 1895. Cartographic evidence indicates that the houses on the south-west corner were built from right to left, with the easternmost two being complete by the 1908 Ordnance Survey and the westernmost two following shortly after.



Map 2: Building Dates Plan

4.6. Archaeology

Previous Archaeological Work

- 4.6.1 There are no known archaeological investigations that have been carried out within the Brogden Grove Conservation Area.

Sites of Archaeological Interest/Visible Archaeological Remains

- 4.6.2 There are no sites of archaeological interest identified within the Greater Manchester Heritage Environment Record (GMHER) or via the Archaeological Data Service.
- 4.6.3 There are no visible archaeological remains within the Brogden Grove Conservation Area.

Potential for Underground Remains

- 4.6.4 Given that the area on which the Conservation Area now lies was previously agricultural and there are no known earlier built features, there is a very low potential for any below-ground archaeology within Brogden Grove.

4.7. Architectural Quality & Built Form

Present and Former Uses

- 4.7.1 Brogden Grove and Brogden Terrace were originally conceived as residential dwellings and have continued to function as such since their original construction. One notable exception is the florist on the south-west corner of Brogden Grove and Marsland Road, which has been converted from residential to commercial use.

The Buildings

- 4.7.2 The buildings in this Conservation Area are all built in terrace form: one of 10 houses on Brogden Terrace and two of four houses on either side of Brogden Grove. Further terraces of four houses front onto Marsland Road at the south-east and south-west corners of the Conservation Area.

Brogden Terrace

- 4.7.3 The main elevation of Brogden Terrace has echoes of the classical influences: a large central pavilion with two extending wings on either side culminating in two smaller end pavilions. This results in a well-balanced and coherent design which has been retained in its original form. The houses have two principal above-ground floors with an attic floor set under the pitched roof and lit by protruding dormer windows. The proportions and architectural detailing are of a simple classical style.



- A. *The principal elevation of Brogden Terrace, partially obscured from a distance by the mature trees.*
- B. *The north-west end pavilion house on Brogden Terrace.*
- C. *A typical two-bay, three storey terrace on Brogden Terrace.*

- 4.7.4 The fenestration is rhythmic and in keeping with the simple classical proportions of the whole terrace. The original windows have clearly been replaced in many of the houses in favour of UPVC double-glazing. With the exception of No. 14 Brogden Terrace, the new windows generally respect the appropriate two-over-two Victorian sash window style. However, the replacement UPVC windows are particularly 'blocky' with thick glazing bars and frames distorting the proportions of the windows. There is also some irregularity in the style of the smaller round-arched windows above the doors and also the dormer windows.



The central pavilion, with mismatched window styles

- 4.7.5 The ground floor window of No. 12 and windows on No. 15 are noteworthy features as they retain the shallow arch at the top of the window (rather than having a straight top edge and infill between the window and the shallow arched lintel). These are likely to be either original windows or very early replacements that respect the original curved top edge.



No. 12 Brogden Terrace, with an early or original window on the ground floor

- 4.7.6 The principal brickwork is laid using red bricks in a Flemish bond with contrasting stock brick detailing: door and window lintels, stringcourse, eaves cornice, quoins and simple pattern detailing on the central pavilion and dormer gable ends. This results in richer architectural detailing than is the norm in later 19th-century terraces. The rhythmic chimney stacks are also of red brick and have a variety of chimney pots, including tall crown-topped pots and shorter simple terracotta pots. Such variety is to be expected: chimney pots are susceptible to weather damage, even more so historically.



The south-east end of Brogden Terrace, showing the dormer gables, mismatched chimney pots, varying window styles and contrasting yellow brick detailing

- 4.7.7 The front doors are set under fanlights, mostly plain but with segmental glazing bars at the south-east end of the terrace. The wide variety in styles indicates that the doors have almost all been replaced in recent decades.

Brogden Grove

- 4.7.8 The terraces on Brogden Grove are of a simpler late 19th-century classical style and are two storeys in height over a basement (the windows of which are just visible at the base of the principal elevations). The houses are paired on each terrace with every two front doors situated next to each other under recessed round-arched porches. Each house is two bays wide with a protruding bay window at ground floor level. The brickwork is less ornate than on Brogden Terrace but still uses a Flemish bond with simple brick lintels over the doors and windows. Nos. 2 to 5 and 24 to 27 are set under a pitched roof with gable ends, whereas Nos. 6 to 9 and 20 to 23 have an exposed gable at their south-western ends and a hipped roof at their north-eastern ends.



The south-east side of Brogden Grove

- 4.7.9 As with Brogden Terrace, replacement windows are prolific features here. Where UPVC windows have been installed they appear 'blocky' with thick frames and glazing bars, whereas the timber window frames are slimmer with larger window panes. The presence of roof lights in the pitched slate roofs indicates where loft conversions have taken place. Roof lights are preferable to dormers; however, the slightly raised profile of the non-conservation roof lights does impact to a minor extent on the smooth pitched roofline.



- A. *An example of a pair of houses which have retained their timber-framed glazing*
B. *Nos. 5 to 8, each displaying a different style of window on first floor level*

- 4.7.10 An unusual feature is the carved timber eaves cornice with carved brackets on the Nos. 2 to 5 terrace. Such feature is not extant anywhere else in the conservation area, nor in the immediate vicinity, and there is no scarring on the elevations to suggest this feature has been removed from any of the other terraces. The feature is shown on the 1900 photograph, which indicates it may have been a feature of the original construction.



The unusual timber eaves cornice extant on Nos. 2 to 5 only

Marsland Road

- 4.7.11 At the south-west end of the Conservation Area are two further terraces of four houses facing onto Marsland Road. Nos. 248 to 252 (even) are similar in design to Brogden Grove, but are a little larger (the rear roofline sitting higher than the adjacent end terrace). This slightly awkward meeting of the two terraces indicates their separate construction phase. The terrace exhibits the same protruding ground floor bay windows but differ in style to those on Brogden Grove by having pitched roofs.



The rear and side of 252 Marsland Road viewed from Brogden Grove, showing the difference in height

- 4.7.12 A departure from the use of yellow stock bricks for detailing in favour of grey bricks and flat arch recessed porches further indicates that this terrace was constructed under a different development phase. The roof of this terrace is especially interesting: hipped at the Brogden Grove end with an exposed gable at the other and an irregular rear elevation which is clearly visible from Brogden Grove, indicating further that the terraces at the south-east corner of the Conservation Area were not designed in tandem.
- 4.7.13 The terrace at the south-west corner of the Conservation Area similarly does not quite align with the end of the Brogden Grove terrace. It has an unusual pitched/hipped roof. The architectural style is more akin to the Brogden Grove terraces, the front doors being set under round-arched recessed porches. There is otherwise minimal architectural detailing.



The florist forecourt, from which the unusual roofline of the south-east end of the terrace can be seen.

Public Realm

- 4.7.14 The street lamps in this Conservation Area are modern but of a traditional design, in keeping with its 19th-century architecture. It is interesting to note that the street lamps in the immediate vicinity of the Conservation Area are of a standard municipal design, something that would be inappropriate in the Conservation Area.
- 4.7.15 Boundary treatments vary. In the 1900 photograph of the street the boundaries appear to have been low stone walls with hedges above. The survival of the walls is fragmentary but some of the stone gateposts survive. Other boundaries have been altered to hedges, wooden fences or railings, while many have been removed for the conversion of front gardens to hardstanding for driveways.



- A. A section of boundary wall which requires repositioning and pointing.
- B. Another section of boundary wall which has retained some of its original masonry blocks to the left but has been partially rebuilt with stretcher bond red brick and tiled capping.

Open Spaces, Parks & Gardens, & Trees

- 4.7.16 The houses on Brogden Terrace and Brogden Grove are all set back behind long gardens, many of which have been partially given over to car parking space. The gardens create a buffer between the road and footpath, and the houses' front rooms, maintaining privacy. There is a large mature tree at the far end of Brogden Grove, but otherwise the planting in front gardens is limited to small/medium sized trees, hedges and shrubs.
- 4.7.17 Local residents have created two small 'Cancer Gardens' at each end of Brogden Terrace, commemorating a local resident's battle with the disease. These consist of plants and flowers placed in a bed along the end of the road, with small wooden plaques marking the gardens. This demonstrates how local residents are fond of and actively involved in the care of their local area.
- 4.7.18 Where gardens have not been partially converted into car parking space, there are low masonry or brick walls marking their boundary. Where these walls have been removed, the masonry gateposts have generally been retained. The modern drives are most commonly paved with tessellated bricks.

- 4.7.19 Whilst the rear yards accessed via the alleys between and behind the terraces were small and compact, contained the outside WCs and were used for the storage of fuel etc., the front gardens were intended as an area for leisure. This marks a notable departure from the more prolific suburban terraces in Greater Manchester with only small front gardens or fronting directly onto the pavement. The houses in the Brogden Grove Conservation Area represent an intermediary between the closely compacted workers' terraces and the later suburban villas built on generous individual plots.
- 4.7.20 Running behind each of the terraces on the north-west, north-east and south-east sides are ginnels, or narrow alleyways . These separate the rear of neighbouring properties with the back walls of the Brogden Grove/Terrace back gardens/yards. They have a cobbled surface.



The cobbled ginnel behind south-east side of Brogden Grove.

Landmarks & Key Views

- 4.7.21 The relatively low planting means that the principal elevations of the terraces are mostly visible from the road and perform a key role in the composition of the streetscape. The principal view within the Conservation Area is the view north-eastwards from the far end of Brogden Grove. The terraces on either side of Brogden Grove tunnel the view towards the more ornately detailed and well balanced Brogden Terrace. Although the end terrace would not be considered a landmark outside of the Conservation Area, it is certainly its key focal point.



Map 3: Townscape Analysis

Local Details

- 4.7.22 Local details in the Brogden Grove Conservation Area mainly derive from consistent use of building materials, particularly the use of red brick (and contrasting stock brick on Brogden Terrace), slate roofs and timber windows (where these survive). Typical architectural details which are used throughout the Conservation Area include arched doorways and windows, bay windows, dormer windows, regularly spaced brick chimney stacks and stone gateposts to boundaries.

Shop Fronts

- 4.7.23 The florist at 256 Marsland Road has the only shop front in the Conservation Area. It is relatively simple in design with large ground floor windows, modern shop signage and retractable awnings. The large tarmac car park/work yard area retains its masonry wall and gate posts onto Brogden Grove.

Development Opportunities

- 4.7.24 Brogden Grove is a fully laid out and intact cul-de-sac. The symmetrical designs of the terraces leaves little opportunity for extension to the sides of properties and the desire to preserve historic outbuildings and lean-tos to the rear of buildings, as well as the historic layout of the ginnels, also means that development to the backs of properties is restricted. As such there is little or no opportunity for further development.

5. AUDIT OF HERITAGE ASSETS

5.1. Introduction

- 5.1.1 A basic audit has been undertaken of heritage assets within the Conservation Area. These include listed buildings and those which make a positive contribution, which are referred to as Positive Contributors. These assets are described in section 5.3 below. The standing properties have in most cases been assessed from the street scene to determine their current condition. Please note that the heritage asset description is principally to aid identification and is not intended to provide a comprehensive or exclusive record of all the features of significance. The amount of information varies greatly and absence of any feature external or internal does not, therefore, indicate that it is not of interest. Any evidence relating to a heritage asset, which may present itself since the time of survey will also be taken into account during the course of a planning application.
- 5.1.2 This assessment has been undertaken using the criteria of the Historic England at Risk Register condition assessment: very bad, poor, fair and good.²⁰

5.2. Listed Buildings

- 5.2.1 Listed buildings are designated under the Planning (Listed Buildings and Conservation Areas) Act 1990 for their special architectural or historic interest. Listing gives them protection as alterations, additions or demolitions are controlled by listed building consent, which is required by local planning authorities when change is proposed. Listing ranges from Grade I (the highest level of protection) through to II* and II.
- 5.2.2 There are no listed buildings in this Conservation Area, nor in the immediate vicinity. The closest statutory designation in place is a short distance south-east on Marsland Road: the Grade II listed Sale and Brooklands Cemetery and Chapel. This is far enough away to have no physical bearing on the Conservation Area but its historic connections are noted.

²⁰ <http://www.english-heritage.org.uk/content/imported-docs/f-j/key-to-entries-on-the-register.pdf>, accessed 07/01/2015

5.3. Positive Contributors

- 5.3.1 The term positive contributor identifies a non-designated heritage asset which makes a positive contribution to the Conservation Area. These buildings, structures and sites are classed as heritage assets as they are identified by the local authority as having a degree of significance, meriting consideration in planning decisions, because of their heritage interest.²¹ A single building, group or landmark can be classed as a positive contributor. Identification within the appraisal focuses primarily on a building or structure and does not necessarily take in account the positive contribution made also by landscaping, spaciousness and other historic structures within the curtilage or setting of positive contributors. These characteristics amongst others must also be taken into account during the decision making process. Where a building, structure or site is not identified in the appraisal as a positive contributor, this does not necessarily mean the building detracts from the character or appearance of the Conservation Area. Further enhancement may be required or investigation into the potential significance of the building, structure or site.
- 5.3.2 These elements have been assessed with reference to Historic England criteria set out in their document *Understanding Place: Conservation Area Designation, Appraisal and Management*, paragraph 2.2.21.22 The criteria are listed in appendix D.
- 5.3.3 Given the intimate size of this Conservation Area, all of its buildings are positive contributors.

²¹ Department of Communities and Local Government, *National Planning Policy Framework*. (Department of Communities and Local Government, 2012).

²² Historic England, *Understanding Place: Conservation Area Designation, Appraisal and Management*. (London: Historic England, 2011) para 2.2.21

Brogden Terrace, Nos. 10-19



Date: Mid- 19th Century

Condition: Good

Reason: Brogden Terrace is the central focal point for the principal view north-eastwards in the Conservation Area. Its balanced and elegant façade is a key feature that sets the Conservation Area apart as something other than a simple series of 19th-century terraces. Sash style windows (though many in UPVC replacements) are prevalent here, with windows set under curved arches which adds architectural and visual interest.

Brogden Grove, Nos. 20-27 (East Side) and Nos. 2-9 (West Side)



Date: Between 1882-1895

Condition: Good

Reason: The houses are simpler in design than Brogden Terrace but still have an elegant architectural quality to them. The long front gardens are also important features that positively contribute to the Conservation Area.

Marsland Road, Nos. 246-252



Date: Between 1882-1895

Condition: Good

Reason: The Marsland Road terrace acts as a buffer between the main body of the Conservation Area and its immediate setting. The houses echo the same proportions as those on Brogden Grove and Brogden Terrace, and brick is used in architectural detail to add interest, such as in the cornice at the top of the façade and to the bay windows.

Marsland Road, Nos. 256-262



Date: Between 1882-1911

Condition: Good

Reason: As with nos. 246-252, nos. 256-262 act as a buffer between the main body of the Conservation Area and its wider setting. The houses incorporate some of the same architectural detailing as those on Brogden Grove, creating a sense of architectural and aesthetic coherence: the shallow inset porches under a round brick arch and a similar fenestration pattern.

6. ASSESSMENT OF CONDITION

6.1. General Condition

- 6.1.1 The overall condition of the Brogden Grove Conservation Area is very good, with all original buildings still in place, occupied and well maintained. Many of the buildings have had unsuitable modern windows fitted which detract from their appearance but are in sound condition.

6.2. Intrusion & Negative Factors

Individual Properties

- 6.2.1 Brogden Terrace is located at the end of the cul-de-sac, with the principal elevation facing South-West. The brickwork is in generally good condition, though arched heads and cills to some windows have been painted with a modern paint. The second floor front window to No.10 has had the original semi-circular arched head removed and replaced with an unsuitable flat head using a modern steel lintel – the brickwork around this window has also clearly been rebuilt. The arched head to the ground floor window at No.11 has been rebuilt very poorly with a pointed arch rather than a shallow arch. Brickwork around the ground floor window to the end property to the east appears to have been rebuilt and has been poorly pointed in a cementitious mortar. There are multiple additional windows to the rear elevation which interrupt the rhythm of the elevation. There are also several single storey additions to the rear elevation which interrupt the otherwise symmetrical terrace.
- 6.2.2 The roofs are of natural slate laid in regular courses, with capped clay ridge tiles. The rear slope could not be inspected due to available viewing angles. The front slope is generally in good order, with only a small number of slipped slates which have generally been re-fixed with lead clips. The mortar bedding is missing to some ridge tiles. There are rooflights consisting of frameless panes of glass laid in line with the slates, two of these to the front elevation have been replaced with modern framed rooflights which project above the roofline. The chimneys to the west of the terrace appear in good order, with traditional pots present to all but the end property and only the top course of brickwork appearing in need of attention. There is a pipe from the side of one chimney and it is not clear if this is for ventilation or drainage. The chimneys to the east have all but one been partially dismantled and are missing the corbelled brickwork and stone capping. There is an area of rot to the fascia at the centre of the east half of the terrace, likely caused by surcharging gutters.

- 6.2.3 The majority of windows have been replaced with modern UPVC double glazing which, whilst generally in the style of sash windows, have chunky profiles and are not suitable for the Conservation Area. The ground floor window to the front of No.12 is a two over two timber sliding sash window with an arched head to the upper sash. This should be used as a guide for future replacement of windows. The doors are a mix of styles, typically timber panelled doors of which one style may be original. All have a fanlight above; some single light and some segmental. All are in good condition. There are several six over six timber sliding sash windows with arched heads to the upper sash on the rear elevation. Again, these should be assumed to be original and used as reference for new windows on adjoining properties.



Surviving arched sash window to rear elevation, with modern outriggers in foreground

- 6.2.4 The south-east side of Brogden Grove is lined with two terraces. The brickwork is in generally good condition, though some areas have been re-pointed with a hard mortar applied over the arrises of the brickwork. The gable wall to No.20 has a large number of cables passing through the brickwork, with mastic sealant applied to seal openings. There are original two storey outriggers to the rear of the terraces. However, some have had single storey additions. Several properties have enlarged existing openings to the rear elevation and fitted French doors, typically UPVC, which are not in keeping. There is vegetation to the elevation between Nos. 26 and 27 which looks to be blocking the hopper to the shared downpipe.
- 6.2.5 The roofs are of natural slate laid in regular courses, with capped clay ridge and hip tiles. These were generally in good order, though some slipped, cracked and missing slates were noted. Modern rooflights which project above the roofline have been added to Nos.24 and 27. No.21 has a modern SVP penetrating the roof to the front slope which disrupts the elevation. The chimneys are still in place to all properties, with traditional pots present to three properties. The chimney to No.27 has been partially dismantled and rebuilt without the corbelled string course and in a poorly matched brick. The ground floor bay windows should have lead roof coverings but some have been replaced in unsuitable asphalt.

- 6.2.6 Whilst many windows have been replaced, only those to No.23 are noticeably out of keeping due to the transom not being located at the mid-point. Elsewhere, there are several examples of two over two timber sash windows with fine central glazing bars, all of which appear in reasonable condition. The doors are set back from the elevation in an open porch with a semi-circular arched head. There are a mix of styles, though there are five matching timber four panel doors with glazed upper panels and these should be assumed to be original. All have a rectangular single light above and appear in good condition.
- 6.2.7 The north-west side of Brogden Grove is also lined with two terraces. The moulded timber cornice to Nos. 2-5 is in good condition. The brickwork to both terraces is in generally good condition, though Nos. 7 and 8 have been re-pointed with a hard mortar applied over the arrises of the brickwork. The arched brick heads to the first floor windows of No.6 have been painted.
- 6.2.8 The roofs are of natural slate, laid in regular courses for 2-5 and diminishing courses for 6-9, with capped clay ridge and hip tiles. These were generally in good order, though some areas appeared uneven and should be checked for loose slates. Modern rooflights which project above the roofline have been added to No.2. The chimneys are still in place to all properties, though traditional pots are present to Nos.3 and 4 only. The chimney to No.3 has weathered joints and appears in need of re-pointing.
- 6.2.9 The majority of windows have been replaced with poor quality/design UPVC casements. Nos. 4, 7 and 8 do have two over two timber sash windows with fine central glazing bars to the ground floor bay windows, all of which appear in reasonable condition. The doors are as per the south-east side, with Nos. 5 and 6 possible having doors to the original design.



Modern casement windows flush with elevation, one bipartite sash window remaining to ground floor

- 6.2.10 Small two storey terrace at the junction between the south-eastern side of Brogden Grove and Marsland Road. The brickwork is in generally good condition. One of the ground floor windows to the west elevation has had the opening reduced in height and widened, with the original brick head still visible above. A modern steel lintel has been provided, with poorly matched bricks used.
- 6.2.11 The roof appears generally in good order. The chimneys are still in place, though one appears to have been partially dismantled and capped at a reduced height.
- 6.2.12 Most windows have been replaced with unsympathetically proportioned timber or UPVC casements which are set flush with the elevation and are in poor condition with paint peeling to timber casements. There is a single bipartite one over one sash window remaining to the west elevation which is likely to be original. This is in poor condition and urgently requires decorating. There is a glazed timber door to the west elevation which may be original. This is concealed behind a glazed timber porch which is in very poor condition and detrimental to the elevation so should be removed. The doors to the south elevation are a mix of styles, with No.250 having stained glass to the door and fixed light above and again possibly original.
- 6.2.13 The brickwork of the Marsland Road terrace on the south- western side of Brogden Grove is in generally good condition, though the front elevation has been poorly repointed with hard cementitious mortar applied proud of the brickwork as ribbon pointing. Additionally, there are open joints to the gable wall which require repointing. The corner property is a retail unit at ground floor with large display windows and canopies over.
- 6.2.14 The roof appears generally in good order, though there are some slipped and missing slates to the front elevation. The chimneys are still in place but do not have original chimney pots.
- 6.2.15 All windows to the two principal elevations have been replaced with modern UPVC casements, though some two over two sash window remain to the rear elevation. The doors are a mix of styles and in reasonable condition.



Hard cementitious ribbon pointing to front elevation

Open Spaces and Areas

- 6.2.16 The original boundary treatments, possibly a low sandstone wall, topped by a low hedge and/or railings shown in the 1900 photograph, have often been lost, though the current arrangements are generally well maintained.
- 6.2.17 The removal of the boundary treatments to provide off road parking has damaged the overall setting of the street. In most cases single gate piers have been retained at boundaries between properties, with many of these having been painted. At the north end of the terraces low level brickwork walls are still in place. These are in poor condition, with open joints, loose brickwork and loose copings. Some areas have been rebuilt poorly in badly matched brick.
- 6.2.18 The small terrace at the junction between the south-east side of Brogden Grove and Marsland Road still has its low level sandstone wall in place, which is in reasonable condition other than heavy moss build up. There is one brick pier which appears to have replaced a stone gate pier and is not in keeping.
- 6.2.19 The small terrace at the junction between the north-west side of Brogden Grove and Marsland Road still has its low level sandstone wall in place to Brogden Grove, which is in reasonable condition, and a modern timber fence to Marsland Road. The garden has been almost fully covered with tarmac for parking which has a detrimental impact on the street.
- 6.2.20 The original cobbled alleys are still in place to the rear of all terraces and are generally well maintained, though moss and vegetation could be cleared from joints. The boundary walls facing onto these are generally of brick construction and many are in very poor condition, with some sections looking unstable and potentially dangerous.
- 6.2.21 There is damage to the pavement surface in areas where tree roots are pushing up from beneath. The large deciduous tree at the end of Brogden Grove in particular is likely to have been planted as a sapling early on in the history of the Conservation Area. As it has matured it is having an unforeseen physical effect on its surroundings.

Intrusive Development

- 6.2.22 There are no modern developments within the Conservation Area. The modern forecourt car park and signage/awnings of the florist are areas which could benefit from enhancement.

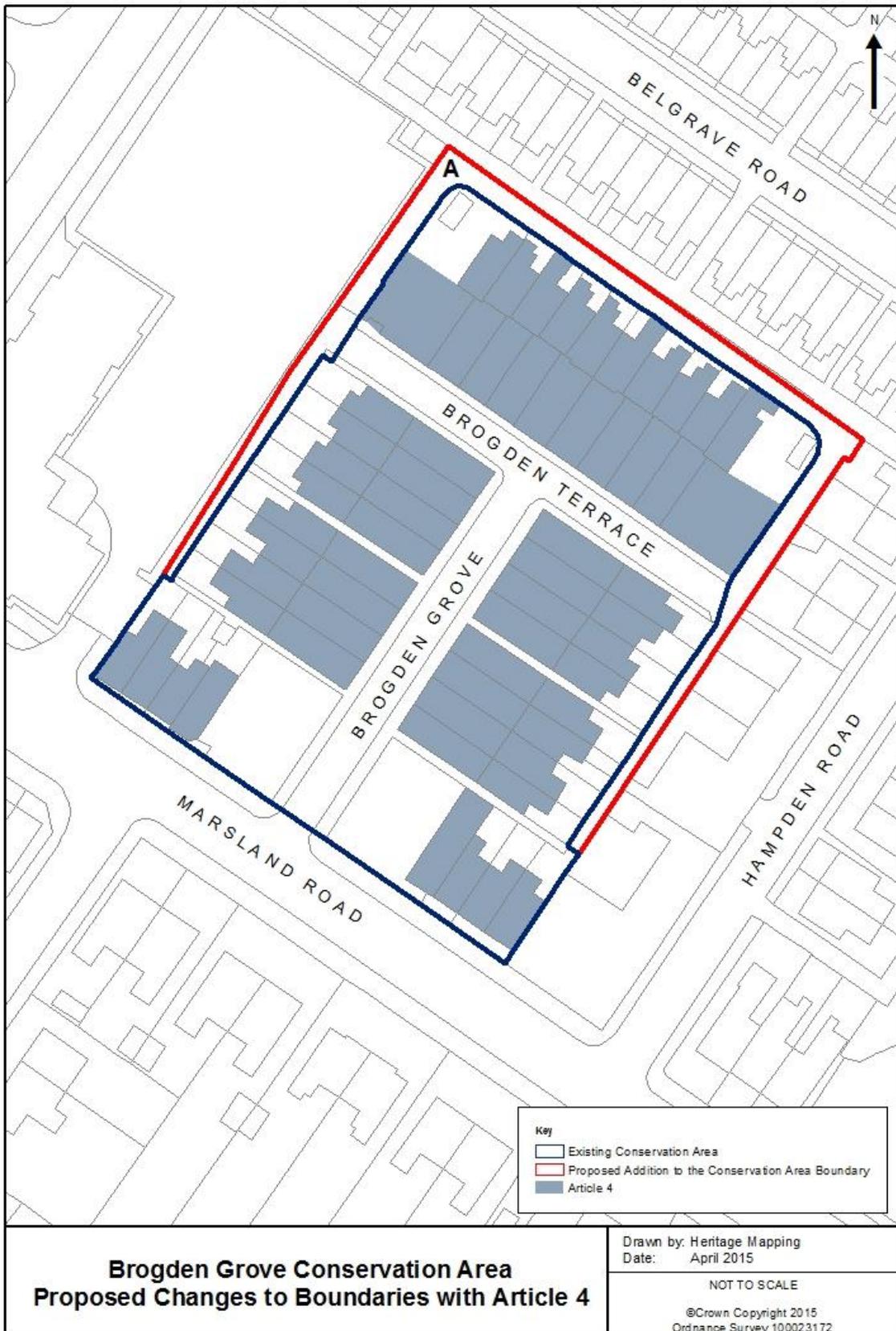
6.3. Problems, Pressures & Capacity for Change

- 6.3.1 A key problem in the Conservation Area is the loss of original sash windows. Though many have been replaced with UPVC in sash styles, the lack of proper glazing bars, chunky profiles and (on Brogden Terrace) the lack of arched heads to the windows mean they are not totally in keeping. Where casements or oddly proportioned sash style windows have been inserted, they disrupt the regularity of the terraces. Many original doors have also been replaced with examples that are not entirely in keeping.
- 6.3.2 The addition of satellite dishes to properties is also visually intrusive.

- 6.3.3 As it is a small and focussed Conservation Area little changes are particularly noticeable and incremental changes make more difference than in larger areas.
- 6.3.4 There is some pressure for side extensions to the end properties of terraces and also for extensions to the rear of houses. These would be unacceptable in changing the proportions of the terraced ranges and in the loss of original outriggers to the rear.
- 6.3.5 Large wheelie bins are required for each household but these are visually intrusive to the appearance of the area, both to the front of the properties and in the ginnels.
- 6.3.6 Parking on the road is restricted to local residents only through a parking permit system. There are, however, still a number of cars parked on the street which is unattractive, though there is no clear solution to this issue.
- 6.3.7 The pressure for car parking spaces has also resulted in the removal of boundary walls to many of the properties for the creation of driveways. This has meant the loss of the original stone walls and hedges, which previously would have created a strong sense of unity to the property boundaries. It has also meant that hardstanding has been added to large amounts of front gardens, meaning the loss of green space.
- 6.3.8 There are currently Victorian style lamp posts to the street, which add to its historic character and help to create a sense of place. There is pressure for the removal of these and replacement with LED lighting, which would not be in a sympathetic style for the Conservation Area.
- 6.3.9 The tarmacadam surfaces to the road and pavements is utilitarian and does not add to the historic character of the Conservation Area.
- 6.3.10 There are problems in the ginnels with bins storage as well as fly-tipping, which creates a very unsavoury atmosphere. Many of the rear walls to property boundaries are in poor condition, as mentioned above.
- 6.3.11 Residents of the street feel that the historic character of the street could be enhanced with improvements to road surfaces, the removal or replacement of intrusive features with sensitive alternatives or the addition of interpretation or a blue plaque commemorating John Brogden.
- 6.3.12 There may be pressure in the future for increased signage and shop fixtures to the shop on the corner of Marsland Road and Brogden Grove. This will need to be controlled carefully to ensure that it is in keeping with the Conservation Area.

7. IDENTIFYING THE BOUNDARY

- 7.1.1 The Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF and best practice guidance produced by Historic England all state that the boundaries of existing conservation areas should be reviewed from time to time. Parts which are no longer of special interest should be excluded. Where drawn too tightly, the conservation area should be extended to include more recent phases or plots associated with buildings of historic interest.
- 7.1.2 It is now recognised that conservation area boundaries need to be seen within a wider context of urban development. Designated areas should provide protection to buildings that were perhaps not previously considered to be of architectural merit and to the spaces between buildings, such as streets and neutral areas. It is also the case that further information can come to light about the historic importance of buildings and spaces.
- 7.1.3 **Area A:** It is proposed that the Brogden Grove Conservation Area Boundary is revised to include the ginnels, or alleyways, that run behind each of the terraces of houses. These alleys are an integral part of each of the properties, allowing rear access to each house. They also retain attractive cobbles on a surface which slightly slopes into the central of the pathway to allow for water to flow into centrally placed drains.



Map 4: Brogden Grove Boundary Extensions and Alterations, also showing potential Article 4 Directions

8. A PLAN FOR FURTHER ACTION

8.1.1 Below is a list of the key issues within the area which need to be addressed and action points for improvement. These will be expanded upon with management policies in the Brogden Grove Conservation Area Management Plan.

- Address the issue of inappropriate materials and methods of repair, such as cement re-pointing, which cause damage to historic buildings. Further guidance regarding the use of materials and methods of repair will be provided in the Management Plan.
- Repair pavements in a co-ordinated scheme, potentially with paving stones instead of tarmacadam, to give a coherent and more visually pleasing appearance.
- Intrusive additions and alterations to heritage assets can impact on significance and ultimately will result in a cumulative effect on the character and appearance of the Conservation Area. Alterations include replacement windows and doors of inappropriate design and material, rainwater goods, rooflights, dormers, erection of boundary treatment, wiring and ventilation. The replacement of traditional materials such as slate or clay tiles, leadwork, cast iron rainwater goods, masonry and joinery and replacement with composite materials can diminish the quality and distinctiveness which heritage assets provide.
- An Article 4 direction is recommended as an appropriate way to address issues with loss of traditional features. In the Brogden Grove Conservation Area this would cover windows, doors, fanlights, boundary walls and non-permeable hardstanding in front gardens for the terraced houses listed below and shown on map 4 (page 46). Further detail will be provided in the forthcoming Management Plan.
 - 2-9 Brogden Grove
 - 10-19 Brogden Terrace
 - 20-27 Brogden Grove
 - 246-262 Marsland Road
- Consider more detailed design guidance for owners and applicants regarding alterations to premises and the implications that being within a Conservation Area has on development. This guide could also include direction on appropriate window, door and boundary wall design, as well as suggestions for appropriate wheelie bin storage.
- Work with the residents group to implement strategies to enhance the historic character of the Conservation Area, such as creating a plaque to John Brogden or interpretation of the area. Interpretation could include links to the Sale and Brooklands Cemetery to the west of the Conservation Area, which is a Grade II Registered Park and Garden, and includes the graves of several famous local people.
- Find an appropriate solution to replacement lights or to retain the existing lights, which are in keeping with the appearance of the Conservation Area.
- Improve the character and appearance of the ginnels.

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Other Cartography

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Appendix A: Contacts

Trafford Council Contacts

General development control enquiries concerning the Brogden Grove 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

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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 B: Historic Development of Sale

1. Although there is little archaeological evidence of Roman or Anglo-Saxon settlements in Sale, a Roman road (modern day Watling Street) ran through the area, linking the important Roman forts at Chester and Manchester. Although Sale is not recorded as a settlement in the Domesday Book, the derivation of its name from the Anglo-Saxon word *Sealh* – meaning Willow – suggests that the area had some significance in this early period. This was perhaps due to the sustained use of Roman infrastructure in the area.²³
2. The first real evidence of settlement in Sale was in the medieval period, Sale being the place of origin of the de Massey family. The de Massey family has long been associated with the area; Hamon de Massey was granted lands, including Sale, during in the great redistribution of land after the Norman invasion of 1066.
3. From the 11th century onwards Sale was the seat of a branch of the Massey family, who lived at Sale Old Hall, located on the east side of modern Sale along the south bank of the River Mersey. Nothing survives of the medieval fabric of Sale Old Hall estate today and the only feature to survive at all from the estate is the dovecote. This dates to the late 19th century and which was partially built over during the construction of the motorway in the latter part of the 20th century.²⁴ William Massey built Sale New Hall in 1688 just to the south of the site of the Old Hall but for most of its life it was inhabited as a farmstead.
4. The cutting of the Duke of Bridgewater's Canal through Sale in 1765 was a notable event in this later period, bringing greater connectivity between the outlying Sale area and the burgeoning industrial centre of Manchester. Although this brought about the enclosure of Sale lands, this new connectivity did not radically alter the agricultural nature of the area. It instead opened up new markets in the city for the produce of market gardening.
5. Something of the nature of change in this period is captured by Samuel Lewis in his *Topographical Dictionary of England* (1848):

*'A large portion of it was waste and uninclosed within the present century, when the landowners entered into an arrangement for its inclosure, which was, perhaps, hastened by the growing importance of Manchester. The soil is sandy, and good; and more than the usual proportion of land in Cheshire is cultivated for produce to supply the Manchester market.'*²⁵

²³ Stephen Dickens, *Sale Through Time*

²⁴ <http://list.english-heritage.org.uk/resultsingle.aspx?uid=1356529> (accessed 4 November 2014).

²⁵ A *Topographical Dictionary of England*, 1848, <http://www.british-history.ac.uk/report.aspx?compid=51252> (accessed 22 October 2014).

6. At the same time as the publication of Lewis' *Topographical Dictionary*, a further change was taking place which was to hold much greater implications for the town's development: the introduction of the Altrincham railway to the area in the 1840s, almost a century after the Bridgewater Canal. The new railway brought with it the effects of the industrial revolution, an impact which is perhaps best demonstrated by comparing the 1806 enclosure map of Sale, which shows the rural character of the area, with the first Ordnance Survey published in 1876 (see map progression section 4.4), which shows the steady creep of speculative housing into the town.
7. In the 20th century the steady march of development continued in Sale, initially clustered around the station, but quickly spreading to surrounding areas as the century progressed. This marked the suburbanisation of Sale, and today the area is part of the conurbation which circumvents the city of Manchester to the north-east.



The 1806 enclosure map of Sale

Appendix C: Selection Criteria for Positive Contributors

Historic England's guidance *Understanding Place: Conservation Area Designation, Appraisal and Management* (2011) in paragraph 2.2.21 uses the following questions to assess if an element should be considered as a positive contributor:

- Is it the work of a particular architect or designer of regional or local note?
- Does it have landmark quality?
- Does it reflect a substantial number of other elements in the conservation area in age, style, materials, form or other characteristics?
- Does it relate to adjacent designated heritage assets in age, materials or in any other historically significant way?
- Does it contribute positively to the setting of adjacent designated heritage assets?
- Does it contribute to the quality of recognisable spaces including exteriors or open spaces with a complex of public buildings?
- Is it associated with a designed landscape e.g. a significant wall, terracing or a garden building?
- Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?
- Does it have significant historic association with features such as the historic road layout, burgage plots, a town park or a landscape feature?
- Does it have historic associations with local people or past events?
- Does it reflect the traditional functional character or former uses in the area?
- Does its use contribute to the character or appearance of the area?