



Dunham Town Conservation Area

Conservation Area Management Plan
Consultation Draft
June 2016



Dunham Town Conservation Area Conservation Area Management Plan Consultation Draft: June 2016

Contents

1	Introduction	1
1.1.	Context.....	1
1.2.	Significance Statement	2
1.3.	Purpose of a Conservation Area Management Plan	4
1.4.	Methodology	5
1.5.	Planning Policy Framework.....	5
1.6.	Conservation Area Policy Guidance.....	6
2.	Design Analysis and Guidance	7
2.1.	Introduction	7
2.2.	Architectural Styles & Features	7
2.3.	Building Materials	10
2.4.	Boundary Treatments	11
2.5.	Public Realm	13
2.6.	Open & Green Spaces	14
2.7.	Scale & Massing	14
2.8.	New Development	15
2.9.	Other Features.....	15
3.	Conservation Area Management Policies	17
3.1.	Conservation Principles and Philosophy.....	17
3.2.	Adoption & Enforcement.....	17
3.3.	Design, Materials & Techniques	18
3.4.	Boundary Treatments	20
3.5.	Streetscape and Public Realm	20
3.6.	Demolition, Extensions & New Development	21
4.	Implementation and Review	23
Appendix A:	Bibliography	24
Appendix B:	Contacts	25
Appendix C:	Control Measures Brought About By Designation	26
Appendix D:	Glossary of Architectural Terms	27

1 Introduction

1.1. Context

- 1.1.1 The Dunham Town Conservation Area was designated on 1st July 1975 by Trafford Council. There have been no amendments to its boundary prior to those proposed in the draft Conservation Area Appraisal accompanying this Management Plan. The proposed boundary extensions will come into effect pending the outcome of consultation and the formal adoption of the Appraisal.
- 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 area is conserved and inappropriate alterations are prevented, the benefits will be enjoyed by the owners, occupiers and visitors to the estate. 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 Dunham Town has been prepared in conjunction with a draft Conservation Area Appraisal that defined and recorded the special architectural and historic interest of the Dunham Town Conservation Area.³ The Appraisal reviewed the boundary of the Conservation Area and recommends that it should be amended to include those areas marked on Map 1.
- 1.1.7 Properties in the Dunham Town Conservation Area are not currently subject to an Article 4(2) direction, which controls development of the properties. It is proposed within this

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

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

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

Management Plan to introduce an Article 4(2) direction to the properties shown on Map 1.

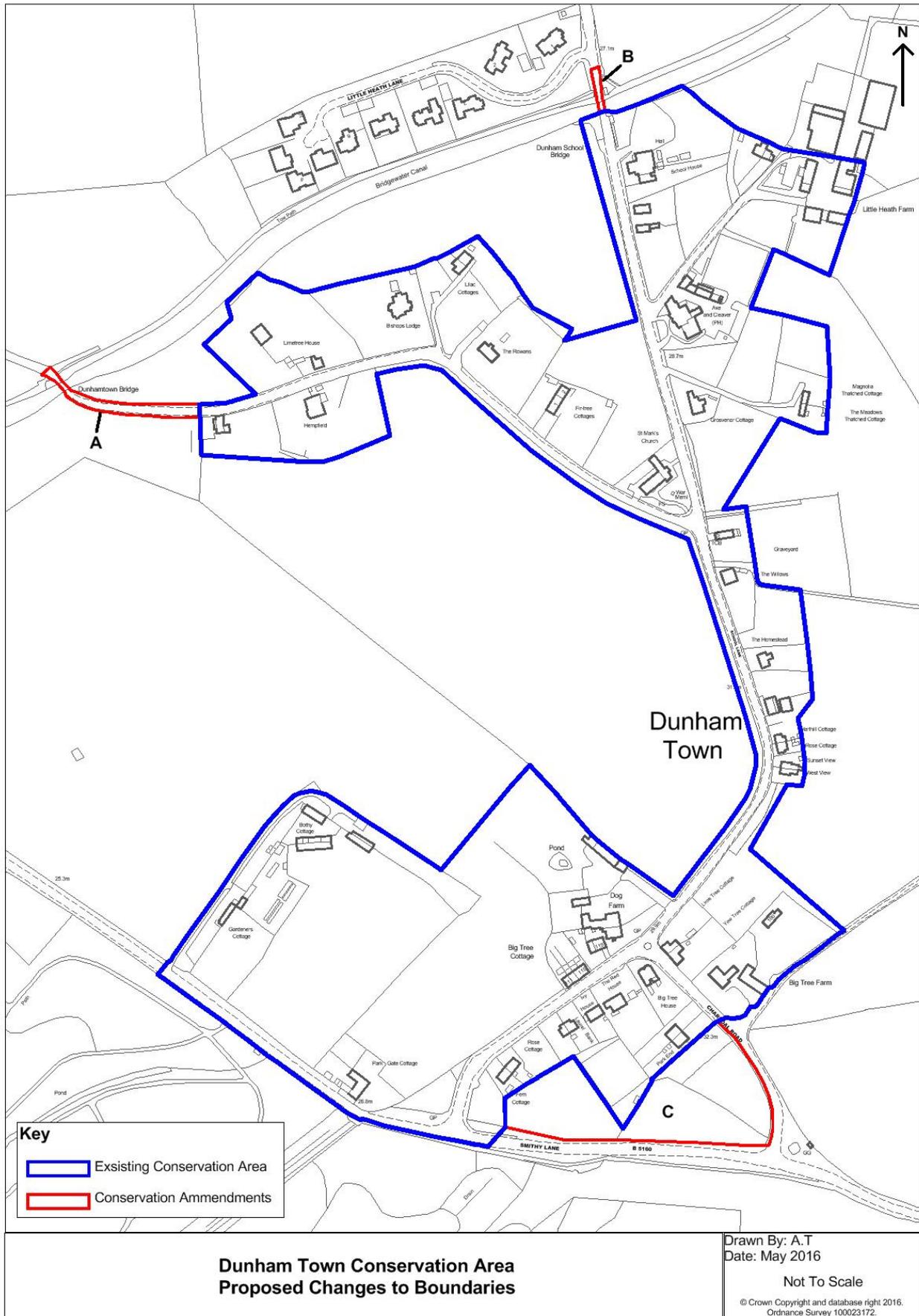
- 1.1.8 Under the Town and Country Planning (General Permitted Development Order) 2015, the classes of permitted development that would be withdrawn are: Schedule 2 Part 1 Class A, B, C and D and Part 2 Class A, as such planning permission must be obtained for:
- The enlargement, improvement or other alteration of a dwelling house. This includes all extensions, windows, doors, cladding, dormers and alteration to its roof;
 - The erection or construction of a porch outside any external door of a dwelling house; and
 - The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.
- 1.1.9 See policy 1 and appendix C for further detail of control measures in Conservation Areas.
- 1.1.10 This draft Conservation Area Management Plan has been published by Trafford Council following the submission of a draft by Purcell.
- 1.1.11 The proposals set out by this Management Plan shall undergo a period of public consultation alongside the draft Conservation Area Appraisal and will be submitted for consideration at a public meeting in the area to which they relate.⁴ 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.⁵

1.2. Significance Statement

- 1.2.1 The special interest and heritage value of the Dunham Town Conservation Area and the proposed boundary extensions stem primarily from its close links with the Dunham Massey estate, significant parts of which are located within the boundaries of the Conservation Area and proposed for inclusion. Dunham Town has been a testing ground for Dunham Massey improvement initiatives since the 18th century, most notably as a traditional estate village providing estate workers with homes. The establishment of workers' accommodation in the village has culminated in a distinctive scale and architectural style, which is especially important for its group impact.
- 1.2.2 A more detailed assessment of significance is included in the accompanying Conservation Area Appraisal.

⁴ Section 71 (2) Planning (Listed Buildings and Conservation Areas) Act 1990.

⁵ Section 71 (3) Planning (Listed Buildings and Conservation Areas) Act 1990.



Map 1: Conservation Area boundary extensions

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.'*⁶
- 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.⁷
- 1.3.3 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.
- 1.3.4 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 Dunham Town Conservation Area.⁸ 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.

⁶ Section 71(1) Planning (Listed Buildings and Conservation Areas) Act 1990.

⁷ Historic England (formerly English Heritage), *Guidance on Conservation Area Appraisals*, (2006) para 2.8.

⁸ Historic England (formerly English Heritage), *Guidance on Conservation Area Appraisals*, (2005).

1.4. Methodology

- 1.4.1 This Management Plan builds on work carried out by Purcell for the preparation of the Dunham Town draft Conservation Area Appraisal. Site surveys were carried out in 2015, during which time 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.

1.5. 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.'*⁹

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

- Policy R1 – Historic Environment relating to designated and non-designated heritage assets.
- Policy R2 – Natural Environment.
- Policy R4 – Green Belt.
- Policy L7 – Design

- 1.5.4 The Enterprise and Regulatory Reform Act (2013) contains guidance to enable owners and local planning authorities to enter into voluntary 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.

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

- 1.5.5 The measures will reduce burdens by granting listed building consent automatically for certain categories of work or buildings through a system of national and local class consents. They will also increase certainty and reduce the numbers of unnecessary consent applications by creating a certificate of lawfulness of proposed works to listed buildings.
- 1.5.6 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.
- 1.5.7 All borough 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 (formerly English Heritage) in the following publications:
- Measuring and Assessing Change in Conservation Areas, (2005);
 - Guidance on Conservation Area Appraisals, (2006);
 - Guidance on the Management of Conservation Areas, (2006);
 - Understanding Place: An Introduction, (2010);
 - Understanding Place: Historic Area Assessments in a Planning and Development Context, (2010);
 - Understanding Place: Historic Area Assessments: Principles and Practice, (2010);
 - Understanding Place: Conservation Area Designation, Appraisal and Management, (2011);
 - Understanding Place: Character and Context in Local Planning, (2011);
 - Streets for All: North West, (2006); and
 - Conservation Principles, Policies and Guidance, (2008).

2. Design Analysis and Guidance

2.1. Introduction

- 2.1.1 This section is intended to define the key original characteristics of the historic buildings and spaces in the Dunham Town Conservation Area. This design guidance should be used as a reference for building owners/tenants as to the acceptable styles, materials and level of change that are permissible. It will also be used by Trafford Council to determine the outcome of applications for changes to the properties or new development within the Conservation Area.
- 2.1.2 The buildings within the Conservation Area are primarily residential or agricultural. A small number of agricultural buildings have been re-appropriated for a more commercial use, namely the Lavender Barn Tea Room and the Little Heath Farm Shop. National Trust-owned properties are discernible by their red barge boarding, water goods and signage.
- 2.1.3 The heritage significance and character within the Conservation Area boundary (as proposed for amendment) have generally been well preserved and respected. However, there are clear signs of deterioration which need to be addressed in order to improve the condition and character of the Conservation Area. There is also potential for inappropriate development to negatively impact on and erode this character. This is true of both incremental and larger-scale development, both of which should be carefully managed to avoid the loss or dilution of character.
- 2.1.4 Other features within the Conservation Area and the public realm are also discussed in terms of their typical features and character.

2.2. Architectural Styles & Features

- 2.2.1 The architectural styles within Dunham Town can be approximately divided into three groups: domestic cottages, larger domestic houses and agricultural buildings. As a historic estate village, the buildings within each of these groups are typically simple in their architectural detailing. Not all buildings within each group conform to identical stylistic palettes and most have their own characteristically-modest features. In general, a vernacular classical style is most commonplace throughout the Conservation Area, spanning all groups of building.
- 2.2.2 The smaller cottages are concentrated at the south end of the Conservation Area and extend up School Lane. There is a classical rhythm to their vernacular elevations, interrupted in places where historic alterations have been carried out, such as cottages knocked into one or end extensions constructed. Some first floor windows are set high up under the eaves, whereas other are set down slightly, lower, indicating a loftier interior. The positioning of windows is an important feature contributing to the streetscape. The cottage windows are typically Georgian in style (i.e. with smaller panes) with a side-hung opening element. The later cottages differ slightly and typically have Victorian sash windows.



Fern Cottage, where the balance of the original elevation has been altered with the removal of a door at the far end



Georgian-style side-hung windows, 3 & 4 Big Tree Cottage

2.2.3 Chimneystacks are also quite prominent, different widths and heights indicating where they have historically been rebuilt or added later. A very small number of both open and closed porches are extant. These would not be an appropriate feature to introduce on the terraced cottages fronting directly onto the pavement.



The open porch at Grosvenor Cottage



101 Woodhouse Lane, with different chimneystacks

2.2.4 The larger residential buildings within the Conservation Area are slightly more ornate with features individual to each. These include the large bay windows on Big Tree House, large gables on The Rowans and Bishop's Lodge, and other modest classical features such as pediments. There is evidence of an Arts & Crafts influence on some buildings, for example the decorative ridge tiles and mock-Tudor timbering on Laurel Bank and Spinney Bank. The larger residences frequently have Georgian-style sash windows, denoting their historically elevated status.



Big Tree House, with its distinctive bay windows



Bishop's Lodge, which has elements of a Gothic Revival Arts & Crafts style

2.2.5 The agricultural buildings are predominantly brick-built with traditional features such as side-hung doors and haylofts. These historic buildings should be retained rather than replaced with modern steel-framed alternatives. Being of brick construction, the size of the agricultural buildings is typically smaller than modern equivalents, which would detract from the established built scale. The windows are frequently Georgian in style (i.e. small panes) but with a characteristic bottom-hung top row which opens inwards.



Little Heath Farm yard, where a farm shop has been established in the brick yard building. Note the hayloft, traditional side-hung doors and modest scale.

2.2.6 Those buildings which do not fall within the three principal categories include the church, former school, pub and shop. Each has their own characteristic features. The pub and church continue the use of Arts & Crafts detailing, especially through their use of timber.



Axe & Cleaver PH



St Mark's Church. Both the pub and church have timber detailing in an Arts & Crafts style.

2.3. Building Materials

- 2.3.1 The dominant building material throughout the Conservation Area is a bare mottled red brick. Later buildings, especially the farm buildings, frequently have detail picked out in a smoother, higher quality brick. The mottled brick was traditionally a cheaper material to build with and clearly alludes to Dunham Town's historic status as an estate village. Brickwork should not be painted as this has the potential to cause damage through moisture retention and also has a visual impact. In order to ensure the longevity of the bricks, a traditional lime mortar should be used for the pointing rather than a cementitious mix, which can cause spalling and other damage. The condition of the brickwork on the two bridges at the north and north-west extremities of the Conservation Area has been significantly damaged by the use of thick cementitious pointing and poorly-matched replacement bricks.



The Lavender Barn at Dog Farm, where the cheaper mottled bricks are supplemented with the higher quality smooth bricks.

- 2.3.2 Although brick is the most common building material, there are examples of rendered buildings within the Conservation Area (for example, the former school and Big Tree House). In order to avoid a stark or sterile appearance which negatively contrasts with the historic rendering within the Conservation Area, any new or replacement rendering should be of a traditional lime mix and textured (rough cast). The colour should match the existing render and any existing incisions imitating ashlar joins should be recreated.

- 2.3.3 Doors are traditionally windowless and of painted timber, the red colour denoting National Trust-owned properties and adding a sense of uniformity to the Conservation Area. The historic window frames are a white painted timber and there is evidence of later replacements in an appropriate style and using the correct traditional material. Any proposed replacement of original windows in the future should follow this example and be a like-for-like replacement, and only if a viable repair cannot be carried out. uPVC would not be an appropriate option for replacement windows in the Conservation Area, for both its aesthetic impact and the detrimental effect this modern material can have on historic buildings which should 'breathe' through traditional, more permeable materials. Any stone mullions or other features on the larger, Arts & Crafts buildings should also be kept.
- 2.3.4 Further uniformity is generated through the typical use of red painted barge boarding and rainwater goods on National Trust-owned properties. It is not clear whether this is drawn from historical evidence but is an established feature which contributes to the character of the Conservation Area and should be continued.
- 2.3.5 Roofs are most commonly slate covered with ridge tiles. Welsh or Westmorland slate is the preferred roof covering as they offer a slightly patinated appearance which complements the sense of history within the Conservation Area. Spanish or other imported slate is frequently highly polished and is inappropriate for use within the Conservation Area. Those cottages which are thatched contribute to the rural character of the Conservation Area and need regular maintenance in order to preserve this character. The removal and replacement of the top layers of thatch on thatched cottages is preferable over complete removal as this retains the earlier layers of historic fabric.

2.4. Boundary Treatments

- 2.4.1 There are a number of permanent and established boundary treatments throughout the Conservation Area. Characteristic to the cottages (especially on School Lane and some other residential buildings) are mid-height fences made of irregularly-shaped and unpainted timber, with matching gates for pedestrian access to the smaller cottages and five-bar timber gates for larger access points. This feature is evident in historic photographs of Dunham Town and it is clear that efforts have been made recently to reinstate or replace these features. The timber should remain unpainted/unstained and be replaced as necessary.



Timber fencing in front of West View and Sunset View

- 2.4.2 Further north within the Conservation Area, a low-level boundary wall of roughly-hewn local masonry is more commonplace (and is also evident at other locations within the Conservation Area). This continues the traditional boundary treatment in the wider area and is best supplemented with additional planting, which needs to be strategically positioned and maintained to minimise root damage to the wall. Modern timber panelling above these walls is not appropriate as it has a temporary, ad hoc appearance. Pointing in these walls should be minimal; thick ribbon pointing or similar detracts from the character of the local stone and can cause damage if a cementitious mix is used. Matching historic gateposts, such as those at The Rowans, should also be kept.
- 2.4.3 Along the west side of Back Lane and School Lane is a red brick wall with stone coping and additional metal railings painted white. This is an important boundary wall running along the spine of the Conservation Area but its condition in areas is in a poor state. The taller brick wall around the kitchen garden may also benefit from vegetation management as the garden planting is starting to encroach over the top of the wall and, together with eroded pointing, may affect its structural stability. As with the building brickwork, traditional repairs using a lime mortar should be carried out to the brick walls throughout the Conservation Area and patches of moss should also be removed.
- 2.4.4 Within the proposed extension area at the south end of the Conservation Area, a section of historic park wall has been cut off by the road and stands in amongst overgrown vegetation. This is a historically important feature and appropriate, traditional repairs will need to be carried out to protect against collapse.



A detached section of the original park wall, which is in need of attention



Low-level masonry wall with supplementary planting

2.5. Public Realm

- 2.5.1 There are traditional lantern-style streetlamps throughout the Conservation Area, which reflect its historic character. There is pressure across the borough to replace these with standard LED lights which are taller and municipal in style, and are consequently ill-suited to the Conservation Area.
- 2.5.2 The road name and directional signage in the Conservation Area are likewise traditional in character and every effort should be made to retain these features. Commercial signage is modest and matches the established National Trust palette within the Conservation Area, adding a sense of coherency. It is important that any future commercial diversification of the historic farmsteads does not saturate the Conservation Area with signage and advertisements. On-road parking has been identified as an issue within the Conservation Area and it is similarly important that the streetscape is not marred by excessive highway signs.



A traditional direction sign

- 2.5.3 Pockets of historic cobbles survive in areas throughout the Conservation Area, primarily on entrance thoroughfares and in farm yards. These are important historic features and should be retained and also repaired as necessary.



Surviving cobbles along the entrance to Dog Farm

- 2.5.4 Detracting features within the public realm include the concrete bollards leading up to the bridge of School Lane and also along Smithy Lane. These are low-quality modern interventions which do not continue the character of the Conservation Area. Similarly, the poorly-disguised electricity sub-station near the pub and the pipeline against the east side of the School Lane bridge are negative features it would be beneficial to address. The BT telephone box is somewhat incongruous and should be removed if no longer in use.

2.6. Open & Green Spaces

- 2.6.1 The mature planting throughout the Conservation Area is a key contributor to its rural character and it is important that it is managed and maintained. The considerable effort and expense of home owners within the Conservation Area in maintaining gardens and mature trees in their ownership is recognised. Maturing trees bring with them ongoing challenges which it would be prudent to anticipate and address in advance of any problems (falling or dead boughs, etc.).
- 2.6.2 The kitchen garden is a working part of the Dunham Massey estate and is a significant open space. Although there are no views into the garden its historic boundary wall is a prominent feature in views from Back Lane and School Lane. It is therefore important that the garden is well-maintained in order to ensure the longevity of its important boundary walls.
- 2.6.3 The overgrown open space proposed for inclusion at the south end of the Conservation Area has the potential for improvement. A portion of this was originally part of the Dunham Massey park so should be respected for its historic value. Development would consequently not be appropriate on this site.
- 2.6.4 Although not in the Conservation Area, the field to the west of School Lane makes a significant contribution by permitting the identified key views and vistas across the Conservation Area.
- 2.6.5 The Conservation Area is set within an area of designated Green Belt.

2.7. Scale & Massing

- 2.7.1 As a rural village with a number of farmsteads, the built scale within the Conservation Area ranges from small domestic cottages to larger farmhouses and agricultural buildings. The varied arrangement of the buildings – some fronting directly onto the street and others being set further back and sometimes overlapping or at an angle – is indicative of the historic development of the village. The size of the cottages varies depending on their age: the older buildings originally being slightly smaller and terraced. With the exception of the larger buildings at the north end of the Conservation Area, the houses generally do not exceed two storeys in height.
- 2.7.2 Historic outbuildings to the rear and side of buildings are extant throughout the Conservation Area and are important features which should be repaired as necessary and retained.

2.8. New Development

2.8.1 Harmful development within the Conservation Area is defined as:

- An increase in roof heights (partial or whole);
- The removal of and/or alteration to historic boundary walls (rear and front), gate posts and/or gate openings;
- The demolition and replacement of any building identified as a positive contributor;
- Alteration, re-building or new development which is stylistically inappropriate and/or comprises an inappropriate palette of materials (see section 2.3);
- Development which will diminish the contribution of the identified landmarks and key views/vistas within and out from the Conservation Area; and
- The erection of large-scale modern agricultural buildings.

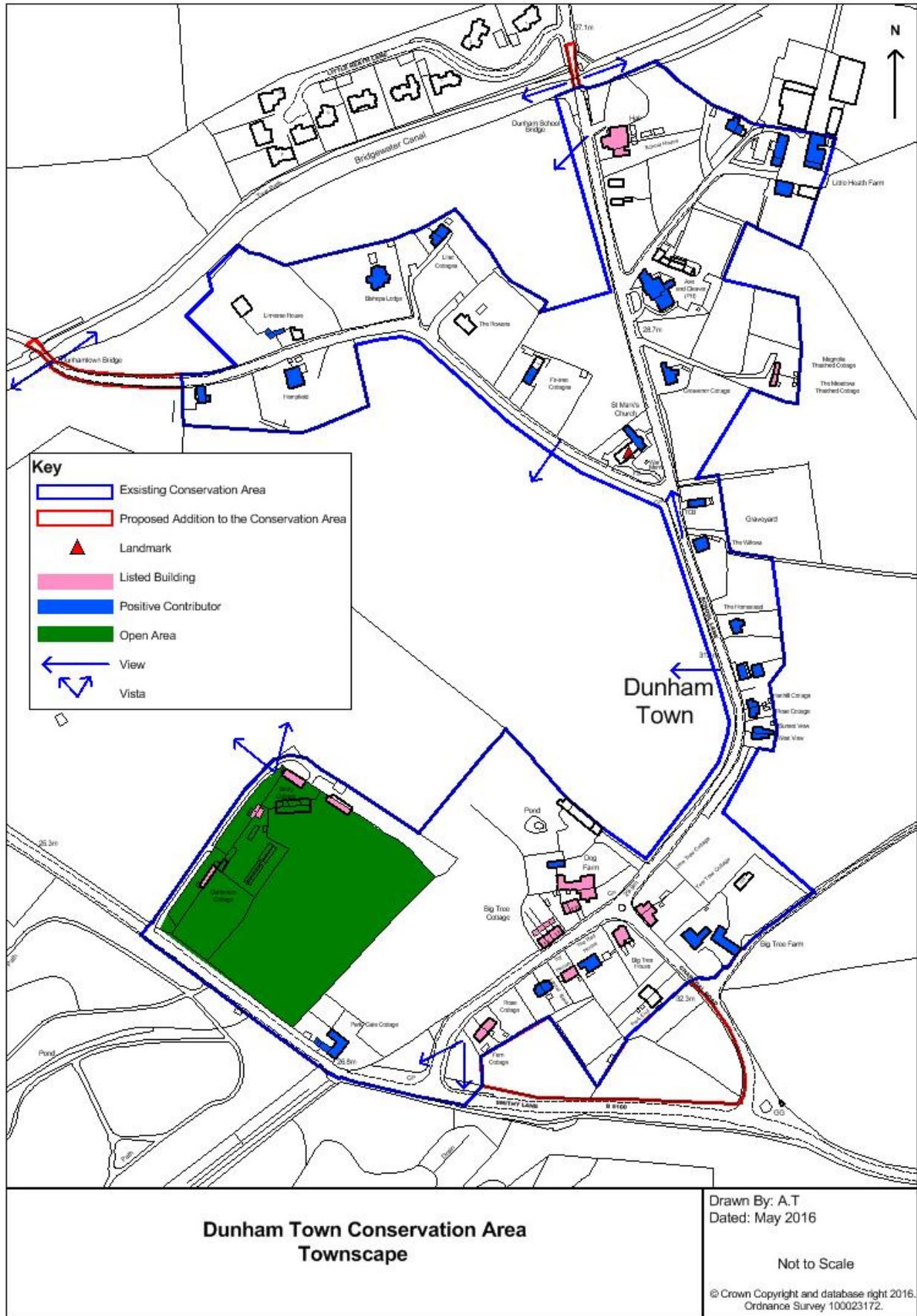
2.9. Other Features

2.9.1 There is one traditional shop front within the Conservation Area. The style of the shop front is entirely appropriate for its historic setting and its traditional features (stall riser, cornice, pilasters and semi-glazed door) should be retained.



School Lane shop

2.9.2 The accompanying draft Conservation Area Appraisal identified the possibility of an Article 4 Direction being put in place to prohibit the loss of original features and the further dilution of the Conservation Area's character. The properties recommended for inclusion under the Article 4 Direction are shown on Map 1. This would remove owners' permitted development rights and place further restrictions on the style and material of replacement features (including doors, windows and boundary walls). It should additionally protect the surviving historic outbuildings within the curtilage of the domestic buildings. Cumulatively, these are character defining features which need to be protected in order to retain the special architectural and historical interest of the Conservation Area.



Map 2: 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 Dunham Town Conservation Area must be the preservation and enhancement of its character, appearance, and special architectural and spatial interest.
- 3.1.2 The Dunham Town Conservation Area is characteristically rural with varied vernacular domestic and agricultural architecture. A large proportion of its buildings are either listed or recognised as positive contributors, and have retained their architectural integrity through minimal intervention. There is potential, however, for characteristic historic features such as windows, doors, outbuildings and boundary treatments to fall victim to inappropriate alteration without due protection in place to manage both incremental and large-scale change which may negatively affect the special interest of the Conservation Area.
- 3.1.3 The ensuing policies 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 & Enforcement

Section 1 of this Management Plan details Trafford Council's statutory obligation to adopt and enforce conservation area status.

Aims

- To maintain the special interest of the Conservation Area, in particular the relationship between the natural and built environments.
- To ensure the policies and guidance contained within this plan remain up-to-date.

Policy 1

Consult on the implementation of an Article 4 Direction for the houses identified on Map 1. Under the Town and Country Planning (General Permitted Development Order) 2015, the classes of permitted development that will be withdrawn are: Schedule 2 Part 1 Class B and C and Part 2 Class A, as such planning permission must be obtained for:

- *The enlargement, improvement or other alteration of a dwelling house. This includes all extensions, changes to windows, doors, cladding and dormers.*
- *The erection or construction of a porch outside any external door of a dwelling house.*
- *The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.*

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

Policy 2

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

Where funding permits, Trafford Council should undertake a Heritage at Risk strategy for the Conservation Areas across the 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 & Techniques

Sections 2.2, 2.3 and 2.8 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 vernacular character of the buildings in the Conservation Area is preserved through the continued use of an appropriate palette of materials.

Policy 5

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

Policy 6

Any repair work should be carried out on a like-for-like basis using the appropriate traditional materials and techniques as set out in section 2.3 of this Management Plan.

Policy 7

The appropriate materials and techniques as set out in section 2.3 of this Management Plan should be used for any future repairs and development which has first obtained the necessary consents.

Policy 8

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

Policy 9

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 amount of 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 10

If the replacement of doors or windows is proposed, whether the existing is of timber or uPVC, any further replacements should be in timber (unless the original windows can be proven to be of a different material, for example metal) 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.

Policy 11

Roof lights should not 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 12

Roofs should be slate covered (Welsh or Westmorland) with appropriate ridge tiles to match the existing.

Policy 13

Rainwater goods should be of black, dark green dark grey or red (matching the existing National Trust palette) cast iron or aluminium.

Policy 14

Established architectural detailing and features should not be removed or replaced, unless on a like-for-like basis if poor condition requires it. All replacement features should conform to the original design of the property, as described in the section 2 of this Management Plan.

Policy 15

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

Policy 16

The historic shopfront on School Lane should retain its traditional features. Any replacement should be carried out on a like-for-like basis using appropriate traditional methods and materials. Proposals should follow the principles set out in the current supplementary planning guidance as well as this Management Plan.

3.4. Boundary Treatments

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

Aims

- To ensure the longevity of the different boundary treatments.
- To maintained the variety of boundary treatments.

Policy 17

Where extant, historic boundary treatments should remain in situ and repairs carried out on a like-for-like basis.

Policy 18

The characteristic timber picket fencing on School Lane should be retained and repaired on a like-for-like basis as necessary. The timber should not be stained or painted. This feature should be reinstated where it is found to have existed historically.

Policy 19

Any new gates should be modest in design and scale. Impermeable gates do not suit the rural village character of the Conservation Area.

Policy 20

Repairs should be carried out to the brick boundary walls throughout the Conservation Area where spalling has occurred, pointing has eroded and/or vegetation/algal growth has caused damage. Pointing should be of a traditional lime mix. Ribbon or excessive pointing is not appropriate. Replacement brick and/or coping where damaged beyond repair should be on a like-for-like basis.

20

Policy 21

Where appropriate to supplement a low-level boundary treatment, additional planting should be maintained and positioned so as not to damage the boundary walls.

3.5. Streetscape and Public Realm

Sections 2.5 and 2.6 of this Management Plan provide further detail relating to the following policies.

Aims

- To enhance the character of the public spaces within the Conservation Area.
- To preserve key views within the Conservation Area.

Policy 22

The identified key views (Map 2) should be preserved. Development which will negatively impact on this should not be permitted.

Policy 23

The traditional directional and road signs should be retained.

Policy 24

Where surviving, historic setts should be retained and also repaired as necessary.

Policy 25

The possibility of removing or improving the detracting modern features identified in paragraph 2.5.4 of this Management Plan should be investigated.

Policy 26

Investigate the options to address problems with excessive on-road parking.

Policy 27

The traditional lantern-style streetlamps should be retained. Any replacement or additional streetlamps should recreate or be sympathetic to this traditional style.

3.6. Demolition, Extensions & New Development

Section 2.7 and 2.8 of this Management Plan provides further detail relating to the following policies.

Aims

- To retain the character of the built environment within the Conservation Area.

Policy 28

Trafford Council will seek to resist the demolition or significant alteration of buildings identified as positive contributors (see Map 2).

21

Policy 29

Unless reinstating a lost original feature or replacing an existing feature on a like-for-like basis, new development to the front of the residential properties (porches, bay window extensions, etc.) should not be permitted.

Policy 30

The demolition of historic outbuildings should not be permitted.

Policy 31

Extensions which alter the form and massing of roofs of buildings identified as positive contributors will not be permitted. Loft conversions may be permitted only if conservation roof lights are used and new roof light openings are restricted to the rear elevations of properties. Such proposals will be considered on a case-by-case basis.

Policy 32

Minor rear extensions or additional outbuildings one storey in height may be permissible subject to proposed size, scale, design and materials. Such proposals will be considered on a case-by-case basis.

Policy 33

Side extensions will generally not be acceptable due to their impact on the architectural balance of the vernacular buildings. Where extensions already exist any further enlargement of the extension is also unlikely to be permitted. Such proposals will be considered on a case-by-case basis.

Policy 34

The historic farm buildings within the Conservation Area should not be extended nor have their historic features replaced with modern alternatives (e.g. doors removed and the openings widened). Any agricultural development within the boundary or setting of the Conservation Area allowed under permitted development rights should be of a scale that respects the smaller massing of these historic buildings.

4. Implementation and Review

- 4.1.1 Following consultation and any necessary subsequent amendments, this Conservation Area Management Plan will be adopted by Trafford Council as a Supplementary Planning Guidance document. The design guide and policies contained within it will be a material consideration in the determination of planning applications and appeals for proposed works within the Conservation Area.
- 4.1.2 Both Trafford Council and building owners 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 in its ownership, keep building owners informed of the Conservation Area designation and potential Article 4 Direction, and to review and update this plan on a regular basis.

Appendix A: Bibliography

National Planning Guidelines

- Planning (Listed Buildings and Conservation Areas) Act 1990
- Department of Communities and Local Government, *National Planning Policy Framework* (2012)
- Trafford Core Strategy (adopted January 2012)
- Trafford Metropolitan Borough Council, *Supplementary Planning Guidance note PG7* (June 1992)

Historic England (formerly English Heritage)

- 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 Dunham Town 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*'.¹⁰ 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.

¹⁰ Section 72 (1) Planning (Listed Buildings and Conservation Areas) Act 1990.

Appendix D: Glossary of Architectural Terms

Bay Window

A window projecting from the flat face of a building ('tripartite' where it comprises three component sides).

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).

Lime Mortar

A type of mortar 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.

Mullion

A vertical support between window lights.

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.

Pointing

The filling between the bricks or masonry blocks that make up a wall or structure.

Vernacular

A style of architecture utilising local materials and methods, designed without the intervention of architects.