

# Dunham Woodhouses Conservation Area Supplementary Planning Document

## SPD5.16a



**TRAFFORD**  
COUNCIL

Conservation Area Management Plan – October 2016



# **Dunham Woodhouses Conservation Area**

## **Conservation Area Management Plan**

### **October 2016**

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# 1 Introduction

## 1.1. Context

- 1.1.1 The Dunham Woodhouses Conservation Area was designated on 29<sup>th</sup> July 1975 by Trafford Council. There have been no amendments to its boundary prior to those in the adopted Conservation Area Appraisal accompanying this Management Plan. These extensions are shown on Map 1.
- 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.*'<sup>1</sup> 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.<sup>2</sup>
- 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 Conservation Area. It is in the public interest to preserve the area but preservation also benefits individuals; as a pleasant environment helps to maintain property prices.
- 1.1.6 This Conservation Area Management Plan for Dunham Woodhouses has been prepared in conjunction with a Conservation Area Appraisal that defined and recorded the special architectural and historic interest of the Dunham Woodhouses Conservation Area.<sup>3</sup> The Appraisal reviewed the boundary of the Conservation Area and recommended that it should be amended to include those areas marked on Map 1.

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<sup>1</sup> Section 69 (1) (a) Planning (Listed Buildings and Conservation Areas) Act 1990.

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

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

- 1.1.7 Properties in the Dunham Woodhouses Conservation Area are not currently subject to an Article 4(2) direction, which controls development of the properties. It is proposed within this Management Plan to introduce an Article 4(2) direction to the properties shown on Map 1. If an Article 4 direction is supported affected residents will be consulted individually prior to an Article 4 direction being put in place after the adoption of the Management Plan.
- 1.1.8 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, and dormers;
  - 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 for a list of properties proposed for Article 4 and appendix C for further detail of control measures in Conservation Areas.
- 1.1.10 This Conservation Area Management Plan has been published by Trafford Council following the submission of a draft by Purcell.

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- 1.1.11 The proposals set out by this Management Plan underwent a period of public consultation alongside the Conservation Area Appraisal and were submitted for consideration at a public meeting in the area to which they relate.<sup>4</sup> The local planning authority had regard to all views concerning the proposals expressed by persons attending the meeting or during the period of consultation.<sup>5</sup>

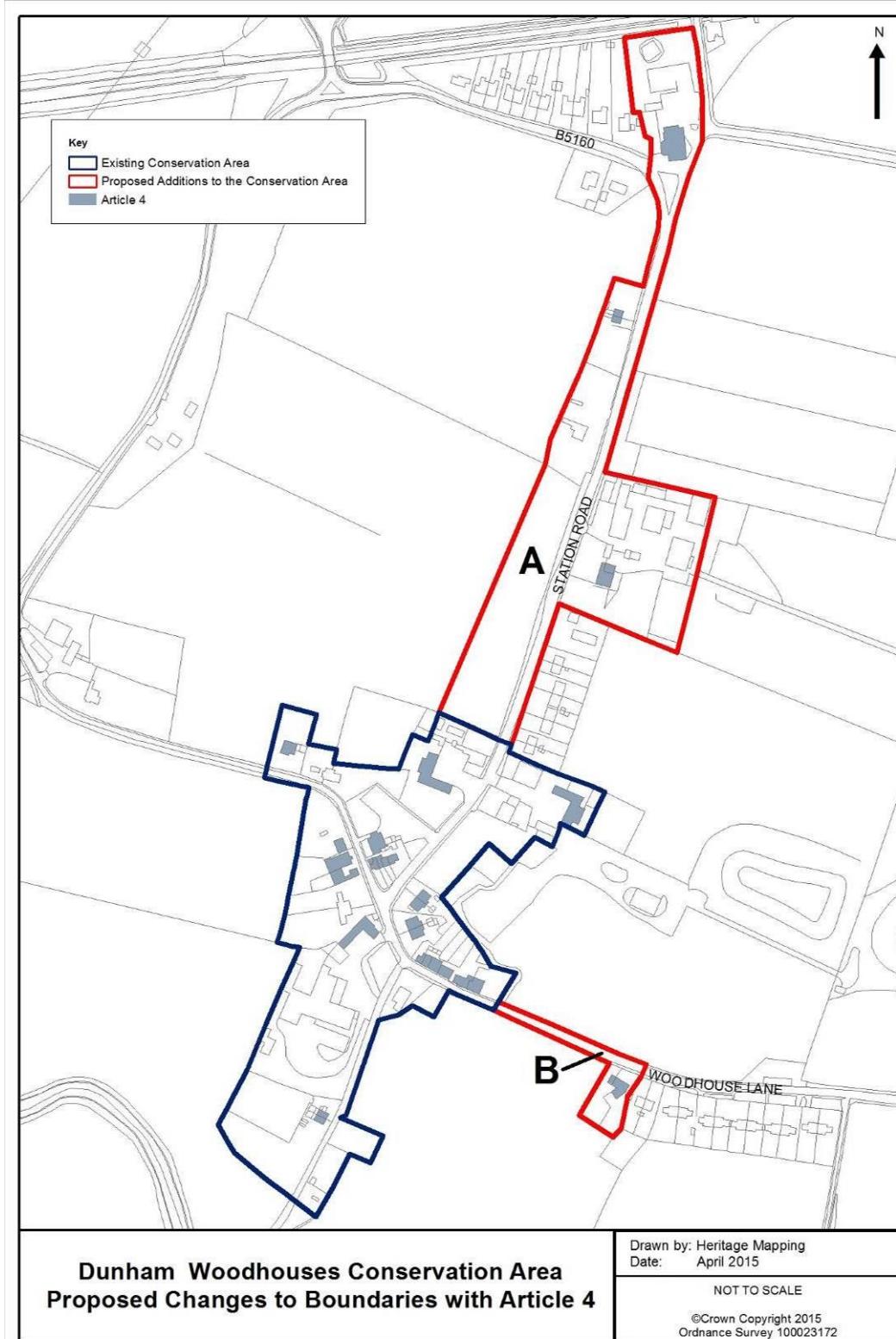
## **1.2. Significance Statement**

- 1.2.1 The special interest and heritage value of the Dunham Woodhouses Conservation Area and the boundary extensions stem from the original establishment of the village in connection with the nearby Dunham Massey estate. This has led to a distinct style and scale of workers' accommodation which remains clearly discernible and generally little altered at Dunham Woodhouses. The decision to establish a dower house in Dunham Woodhouses diversified its architecture, resulting in the distinctive blend of modest workers' cottages and grander houses.
- 1.2.2 A more detailed assessment of significance is included in the accompanying Conservation Area Appraisal.

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<sup>4</sup> Section 71 (2) Planning (Listed Buildings and Conservation Areas) Act 1990.

<sup>5</sup> Section 71 (3) Planning (Listed Buildings and Conservation Areas) Act 1990.



Map 1: Conservation Area boundary extensions adopted 2016

### 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.*'<sup>6</sup>

- 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.<sup>7</sup>
- 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 Woodhouses Conservation Area.<sup>8</sup> This Management Plan should be read in conjunction with the Appraisal. It sets out actions to maintain and enhance the special character of the area, as defined in the Appraisal. These documents will support the positive and active management of the Conservation Area through the development control process, including support for appeals.

## 1.4. Methodology

- 1.4.1 This Management Plan builds on work carried out by Purcell for the preparation of the Dunham Woodhouses 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:

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<sup>6</sup> Section 71(1) Planning (Listed Buildings and Conservation Areas) Act 1990.

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

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

*'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;*
- *opportunities to draw on the contribution made by the historic environment to the character of a place.'*<sup>9</sup>

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. This will also remove the requirement for Conservation Area Consent, while retaining the offence of demolishing an unlisted building in a conservation area without permission.

1.5.5 The measures will reduce burdens by granting listed building consent automatically for certain categories of work or buildings through a system of national and local class 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>.

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

## **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 Woodhouses 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 with the Conservation Area are primarily residential or agricultural, with two public houses. Dunham Woodhouses was historically (and to a large extent remains) part of the Dunham Massey estate, providing houses for estate workers and also a dower house for the widowed countess.
- 2.1.3 The heritage significance and character within the Conservation Area boundary 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 most prevalent style of architecture in Dunham Town is extant in the modest vernacular cottages, which are indicative of their historic status as estate workers' cottages. These are small in scale and generally terraced or semi-detached. There is a classical rhythm to their proportions which is interrupted where historic alteration has been carried out; for example knocking two adjoining cottages to form one larger dwelling. The windows are characteristically small and, on the upper floor, generally set up high under the eaves. The positioning of windows is an important feature contributing to the streetscape. Ornamentation is limited to the brick arched lintels over the ground floor windows and doors. In some instances, later porches have been added to the front of several cottages where they are set back from the road; for example 1 & 2 Hollybank. Although these have been done sympathetically, such addition would not be appropriate on all the Conservation Area cottages.



*Terraced cottages on Woodhouse Lane,  
formerly estate workers' cottages*



*1-2 Hollybank, with later front porches*

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- 2.2.2 The larger detached houses in Dunham Woodhouses are more rigidly classical in their proportions. Ornamentation is still minimal and generally individual to each building. For example, the quoin stones on the principal façade of Village Farm House and use of a higher quality brick for detailing on Yew Tree Farm House. The windows are larger than those on the cottages, corresponding to the overall larger scale.



*Village Farm House, with individual  
ornamentation on the principal façade*



*1-2 Greenbank, which was originally one large  
dwelling but has subsequently been divided into two*

- 2.2.3 The latest residential buildings in the Conservation Area date from the early 20<sup>th</sup> century and are typical of their time. Their echoes of a Tudor Revival Arts & Crafts style are reminiscent of the architecture within the wider area and borough in general. Although much later in date than the characteristic cottages and grander detached houses, it is important that the architectural style of these buildings, which remains relatively intact, is not diluted by modern or inappropriate intervention.
- 2.2.4 The former chapel is an anomaly among the residential buildings as it retains its distinctive ecclesiastical character with its stained glass and pointed arches. Compared to the original residential buildings, it is more ornate in its decoration, with contrasting bands of blue brick and infilled roundel. Although its original use has been superseded, it is important that this building retains its chapel character.



*Former Methodist Chapel, which has been converted into a residential dwelling*

- 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.
- 2.2.6 The pubs are individual in their style. The Rope & Anchor echoes the Arts & Crafts style of the area through the use of decorative ridge tiles, corbelled eaves and mullioned windows. The Vine Inn is more akin to the surrounding red brick cottages and is likewise very modest in its detailing.



*Rope & Anchor, which echoes an Arts & Crafts style*

## 2.3. Building Materials

- 2.3.1 The dominant building material throughout the Conservation Area is a bare, slightly mottled red brick laid in a variety of good-quality bonds. The mottled brick was traditionally a cheaper material to build with and clearly alludes to Dunham Woodhouses's historic status as an estate village. The quality of the brickwork is indicative of the estate cottages' original robustness. The agricultural buildings in particular use a smoother, higher quality brick to frame window and door openings, indicating where later alteration was carried out.
- 2.3.2 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.



*Willow Cottage, which demonstrates the high quality of brickwork in the Conservation Area*



*Different bricks on one of the agricultural buildings*

- 2.3.3 Although brick is the most common building material, there are examples of rendered buildings within the Conservation Area (for example, the Rope & Anchor and the 20<sup>th</sup>-century houses at the corner of Station Road and Woodhouse Lane). 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 incisions imitating ashlar joins should be recreated.



*Failing and poorly-patched render on Bollin Cottages*

- 2.3.4 Doors are traditionally windowless and of painted timber, the red colour (known as Monarch Red) 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 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-inspired Rope & Anchor should also be kept.
- 2.3.5 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.



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*Ash Farm House, with the characteristic National Trust red rainwater goods and bargeboards*

- 2.3.6 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.

## **2.4. Boundary Treatments**

- 2.4.1 There are a variety of boundary treatments throughout the Conservation Area. The most prevalent are mature hedgerows, in varying states of maintenance. Those facing the principal thoroughfares are generally between one and two metres in height and are clipped into a neat shape. Those lining secondary thoroughfares are left in more natural state, as befits the rural and secondary nature of these spaces.

- 2.4.2 In general, the rest of the boundary treatments in the Conservation Area reflect the historic status of the buildings they enclose. The smaller workers' cottages frequently have simple timber picket fences and matching gates, very narrow front plant beds bordered with small local stones or simply no front boundary treatment at all. Picket fences range from standard white-painted fences to the irregular split-timber fences found in the wider Dunham Massey estate. The latter style is evident in historic photographs of the wider estate. The reinstatement of this feature is encouraged where historic sources indicate it was present.



*Plant beds, picket fence and no boundary treatment at all on the Woodhouse Lane cottages*

- 2.4.3 Brick walls with supplementary railings or hedges are typical of the mid-status or later buildings in the Conservation Area, for example the former Chapel and the later houses on the corner of Station Road and Woodhouse Lane. The gateposts in front of the former Chapel are notably characteristic of the wider Trafford area. Where brick walls are extent, it is important that any supplementary planting is positioned so that the roots will not cause structural damage.



*Boundary treatment and gate posts characteristic of the wider area in front of the former Chapel*

- 2.4.4 The historically high-status buildings, principally Manor House Farm, (the former Dower House) and Village Farm House, have correspondingly more ornate and prominent boundary treatments. This includes features such as rusticated gateposts and taller supplementary railings atop mid-height brick walls.



*Manor House Farm (the former Dower House), with its prominent tall railings, gates and rusticated end pier indicating its historic status*

- 2.4.5 There is scope to improve minor instances of temporary or lower-quality boundary treatments in the Conservation Area. For example, the stanchions and chains intended to narrow the entrance point in the wide opening into the Village Farm House front yard.



*Village Farm House, with its prominent gateposts and forecourt wall, and temporary stanchion and chains*

## 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 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.

- 2.5.3 Areas of coursed setts are visible in areas where the tarmac has worn away. These historic features should be preserved. On the other hand, areas where the tarmac has worn away to leave potholes are visually intrusive. The more textured finish of historic masonry kerbstones is preferable over the smoothness of the composite replacements along the principal thoroughfares.
- 2.5.4 A prominent detracting feature is the poorly-disguised sub-station in the centre of the Conservation Area at the junction of Station Road and Woodhouse Lane. The municipal boundary railings are particularly incongruous and also highlight the unsuitability of the modern phone box in such a prominent position.



*The incongruous sub-station and phone box*

## **2.6. Open & Green Spaces**

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- 2.6.1 The mature planting, especially the hedgerows, 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.). Hedgerows need regular management and maintenance, which is evidently already practiced in the Conservation Area. The ongoing management of the hedges in particular contributes to channelling the identified key views along Station Road and Woodhouse Lane.
- 2.6.2 The overgrown plot adjacent to the Vine Inn car park would benefit from either a sustained programme of vegetation maintenance or the establishment of a sustainable new use.
- 2.6.3 The Conservation Area is within Green Belt.



*The overgrown plot next to the Vine Inn*

## **2.7. Scale & Massing**

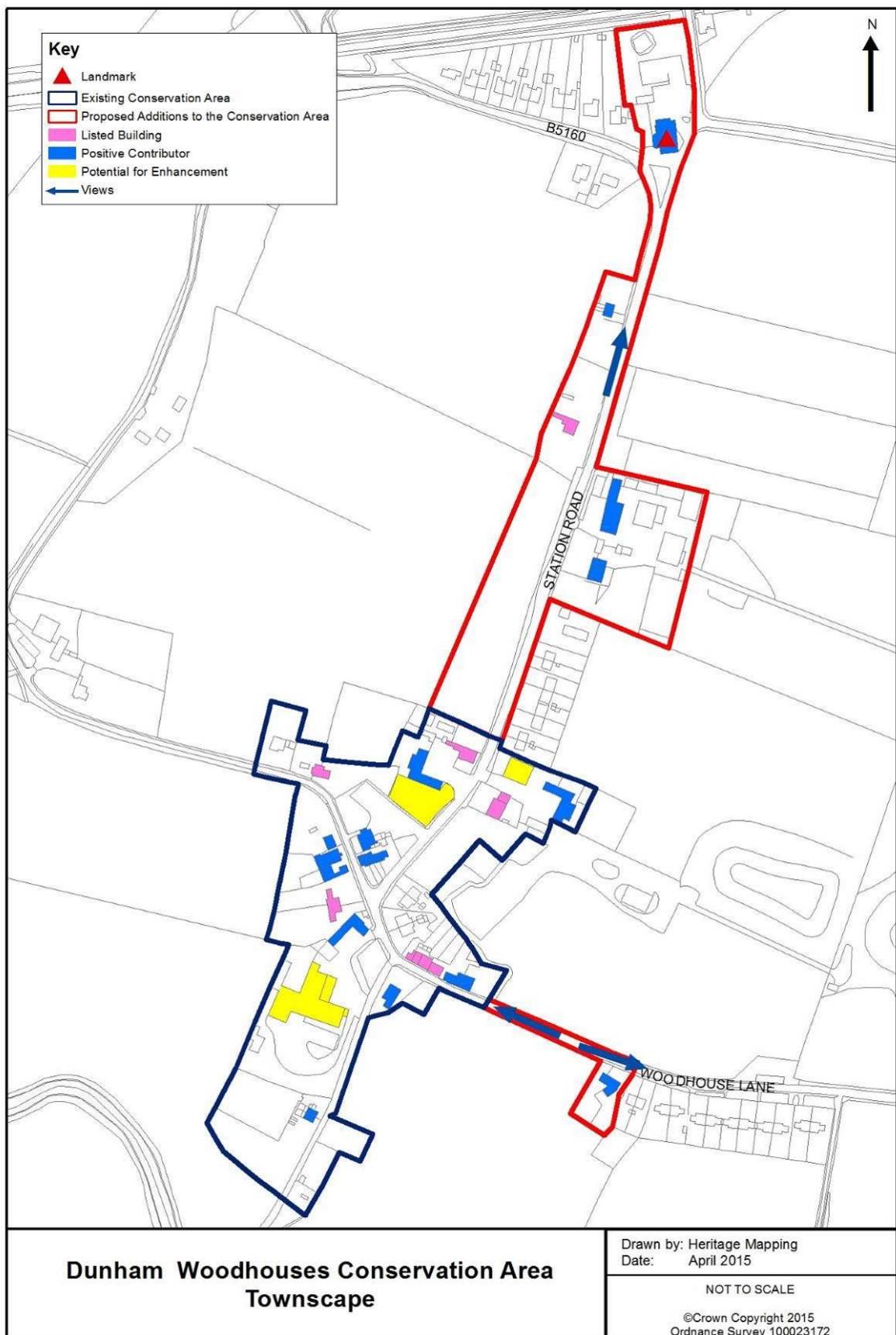
- 2.7.1 As a rural village with a number of farmsteads, the built scale within the Conservation Area ranges from small domestic cottages, to larger farm buildings and the large, historically higher-status dwellings. The larger houses correspondingly rise to three storeys in height, whereas the workers' cottages are only two storeys, the upper storey typically being set high up under the eaves.
- 2.7.2 Historic outbuildings to the rear and side of buildings are extant throughout the Conservation Area, although the exact extent to which they survive is unclear. Such historic features are important and should be retained and repaired as necessary.

## **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 The accompanying 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 Woodhouses Conservation Area must be the preservation and enhancement of its character, appearance, and special architectural and spatial interest.
- 3.1.2 The Dunham Woodhouses Conservation Area is characteristically rural with varied vernacular domestic, historically high-status 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.

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##### 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

*The Article 4 Direction would be consulted upon, and if agreed, put in place for the properties identified on Map 1 and listed below:-*

- The Rope and Anchor, Station Road
- 1-2 Holly Bank, Station Road
- Ash Farm, Station Road
- Rose Cottage, Station Road
- Holly Cottage, Station Road
- Ivy Cottage, Station Road
- Old Chapel House, Barns lane
- Willow Cottage, Barns Lane
- Wolfetee, Barns Lane
- Kyrenia Cottage, Barns Lane
- The Vine Inn, Narns Lane

- Yew Tree Farm House and L-shaped range outbuildings, Meadow Lane
- Bollin Cottages, Meadow Lane
- Nos. 1-7 Woodhosue Lane
- The Cottage, Woodhouse Lane
- Azalea Cottage, Woodhouse Lane

*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 A, 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**

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

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## **Policy 3**

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

## **Policy 4**

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

## **Policy 5**

*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 6**

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

#### **Policy 7**

*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 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 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**

*Original 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 section 2 of this Management Plan.*

**Policy 15**

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

### **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 maintain the variety of boundary treatments.

**Policy 16**

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

**Policy 17**

*Where the characteristic timber picket fencing evident in the wider Dunham Massey estate is found to have existed historically it should be reinstated. The timber should not be stained or painted.*

**Policy 18**

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

**Policy 19**

*Historic gate posts should be retained and repaired as necessary using appropriate methods and materials.*

### **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 20**

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

**Policy 21**

*The mature hedgerows should be retained and maintained.*

**Policy 22**

*Where surviving, historic setts should be retained, revealed where possible and repaired as necessary.*

**Policy 23**

*Efforts should be made to remove or improve the detracting modern features identified in paragraph 2.5.4 of this Management Plan.*

**Policy 24**

*The traditional lantern-style streetlamps should be retained. Any replacement or additional streetlamps should recreate or be sympathetic to this traditional style and use warm LED bulbs*

### **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.

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**Policy 25**

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

**Policy 26**

*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 27**

*The demolition of historic outbuildings should not be permitted.*

**Policy 28**

*Extensions which alter the form and massing of roofs of the historic buildings 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 29**

*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 30**

*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 31**

*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 should be of a scale that respects the smaller massing of these historic buildings.*

## 4. Implementation and Review

- 4.1.1 This Conservation Area Management Plan is 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/tenants are responsible for the implementation of this plan. It is the responsibility of building owners to gain 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 management enquiries concerning the Dunham Woodhouses Conservation Area should be referred to Development Management. 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](mailto:gmaas@salford.ac.uk)

### National Organisations

#### Historic England (formerly English Heritage)

North West Office, 3<sup>rd</sup> Floor Canada House, 3 Chepstow Street, Manchester, M1 5FW

Telephone: 0161 242 1416. <http://www.historicengland.org.uk/>. email:

[northwest@HistoricEngland.org.uk](mailto: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](http://www.victorian-society.org.uk) email: [admin@victorian-society.org.uk](mailto: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](http://www.georgiangroup.org.uk) email: [info@georgiangroup.org.uk](mailto:info@georgiangroup.org.uk)

#### Twentieth Century Society

70 Cowcross Street London EC1M 6EJ

Telephone: 020 7250 3857 [www.c20society.org.uk](http://www.c20society.org.uk) email: [coordinator@c20society.org.uk](mailto:coordinator@c20society.org.uk)

#### Institute of Historic Building Conservation

Jubilee House, High Street, Tisbury, Wiltshire SP3 6HA

Telephone: 01747 873133 [www.ihbc.org.uk](http://www.ihbc.org.uk) email: [admin@ihbc.org.uk](mailto: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*'.<sup>10</sup> 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.

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<sup>10</sup> Section 72 (1) Planning (Listed Buildings and Conservation Areas) Act 1990.

NB - The authority's consent is not needed before pruning any tree cultivated for the production of fruit, as long as the work is carried out in accordance with good horticultural practice.

## Appendix D: Glossary of Architectural Terms

### **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.

### **Lintel**

A horizontal beam across an opening (window or door).

### **Mullion**

A vertical support between window lights.

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### **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.

### **Rusticated**

An exaggerated masonry appearance, making a wall or structure appear denser and stronger.

### **Vernacular**

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