

Flixton Conservation Area – Supplementary Planning Document SPD5.18a



Conservation Area Management Plan – October 2016



Flixton Conservation Area Conservation Area Management Plan October 2016

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1 Introduction

1.1. Context

- 1.1.1 Flixton Conservation Area was designated by Trafford Council on 1st July 1975. Amendments to the boundary have been adopted in the Conservation Area Appraisal accompanying this Management Plan.
- 1.1.2 A conservation area is an area *'of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.'*¹ Designation takes place primarily by local planning authorities under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 71 of the Act imposes a duty on the local planning authority to formulate and publish proposals for the preservation and enhancement of conservation areas. Proposals should be publicised and incorporate public comment.
- 1.1.3 Conservation Area designation recognises the unique quality of an area as a whole. It is not just the contribution of individual buildings and monuments, but also that of features such as topography, layout of roads, pathways, street furniture, open spaces, and hard and soft landscaping which assist in defining the character and appearance of an area. Conservation Areas identify the familiar and cherished local scene that creates a sense of place, community, distinctiveness and environment.
- 1.1.4 The extent to which a building positively shapes the character of a Conservation Area depends not just on their street elevations but also on their integrity as historic structures and the impact they have in three dimensions, perhaps in an interesting roofscape, or skyline. Back elevations can be important, as can side views from alleys and yards.²
- 1.1.5 If the Conservation Area is conserved and inappropriate alterations are prevented, the benefits will be enjoyed by the owners, occupiers and visitors to the area. It is in the public interest to preserve the area but preservation also benefits individuals as a pleasant environment helps to maintain property prices.
- 1.1.6 This Conservation Area Management Plan for Flixton has been prepared in conjunction with a Conservation Area Appraisal that defined and recorded the special architectural and historic interest of the Flixton Conservation Area.³ The Appraisal reviewed the boundary of the Conservation Area and it has been amended to exclude those areas marked on Map 1.
- 1.1.7 This Conservation Area Management Plan has been published by Trafford Council following the submission of a draft by Purcell.
- 1.1.8 The proposals set out by this Management Plan underwent a period of public consultation and were submitted for consideration at a public meeting in the area to which they relate.⁴

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

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

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

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

The local planning authority had regard to all views concerning the proposals expressed by persons attending the meeting or during the period of consultation.⁵

1.2. Significance Statement

- 1.2.1 Flixton Conservation Area holds special architectural and historic interest as a traditional rural nucleated settlement for its surviving historic plan form, its enclosed rural character, its unique detached buildings in a variety of styles, its well-established trees and views of surrounding open fields.
- 1.2.2 The Conservation Area is defined by the medieval burgage plots to the south. The survival of this historic plan form is significant and the continued use of each plot for a single dwelling is a key characteristic, even if the buildings themselves have been replaced. Each plot contains a unique detached dwelling, all dating from different periods and utilising different architectural styles and materials.
- 1.2.3 The Conservation Area is also defined by its green, rural character, with wide grass verges, a large churchyard, mature trees and properties set back from the road. Views from within the Conservation Area appear even more rural when looking out across the open fields to the River Mersey.
- 1.2.4 A more detailed assessment of significance is included in the accompanying Conservation Area Appraisal.

1.3. Purpose of a Conservation Area Management Plan

2

- 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 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 Flixton Conservation Area.⁸ This Management Plan should be read in conjunction with the Appraisal. It sets out actions to maintain and

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

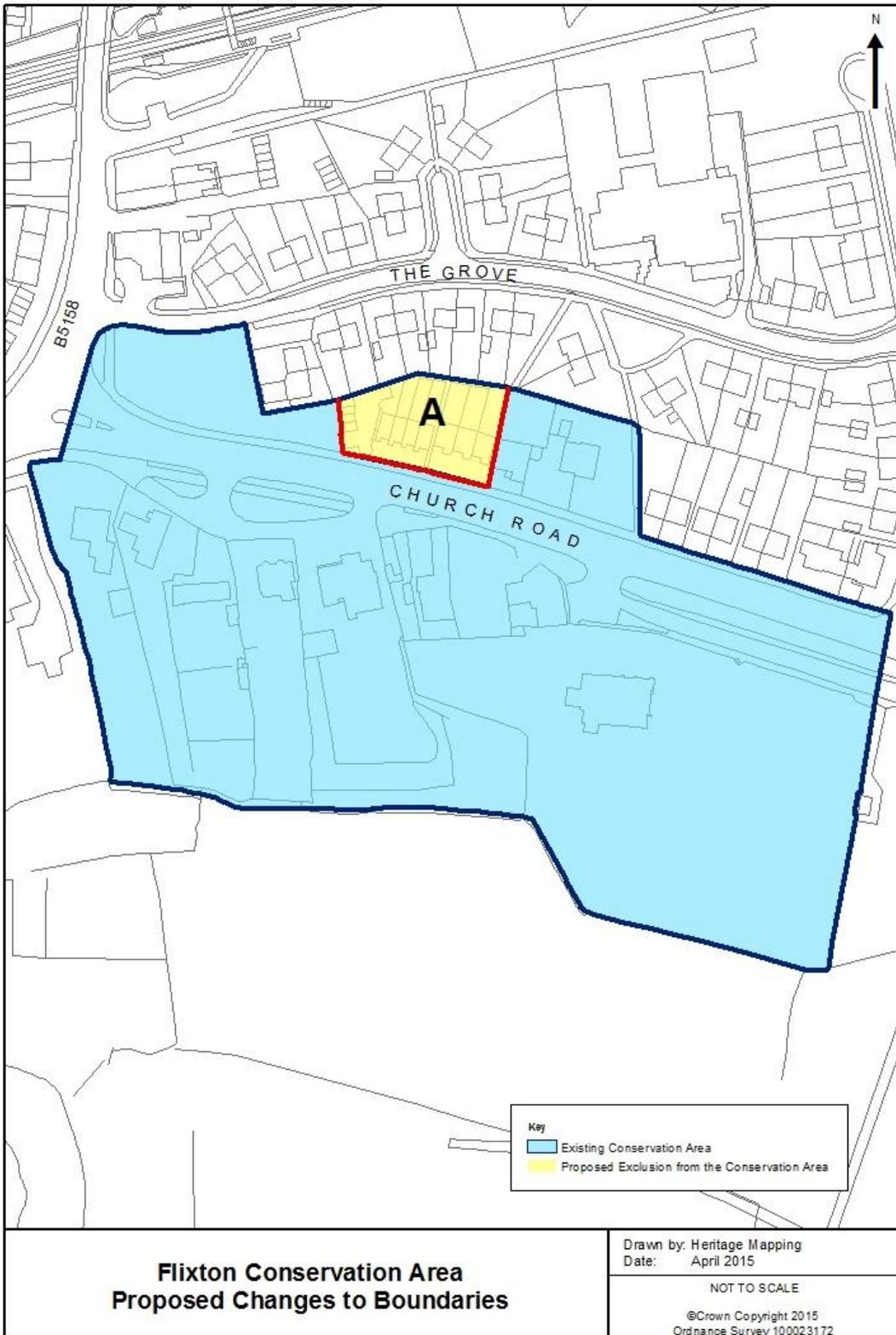
⁶ Section 71(1) Planning (Listed Buildings and Conservation Areas) Act 1990.

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

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

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 management process, including support for appeals.

- 1.3.4 This Management Plan includes examples of historic buildings that have either been appropriately or inappropriately extended, repaired and / or otherwise altered. The positive examples set out in this document are a guide for what will be expected from developers and owners wanting to build new or make future changes to buildings in the Conservation Area. The poor examples set out in this document or other such like examples of buildings containing similar unsympathetic features will not be required to take retrospective action, unless such features or works constitute unauthorised development. For new planning applications it will not be acceptable to use inappropriate examples as a precedent to justify new proposals for development.



Map 1: Conservation Area Boundary adopted 2016

1.4. Methodology

- 1.4.1 This Management Plan builds on work carried out for the preparation of the Flixton Conservation Area Appraisal. Several site surveys were carried out in late 2014/early 2015 during the course of preparing the Appraisal, where photographs were taken and features of the Conservation Area noted. Historic research was carried out in local archives and a summary of the special interest of the Area was prepared.
- 1.4.2 For the Management Plan a more detailed site survey of the Conservation Area was carried out in October 2015. Survey sheets were filled out for each area, which recorded building materials, shop fronts, upper floors, boundary treatments and rear extensions. Extensive photographs were taken and details of the public realm and streetscape noted and photographed.

1.5. Planning Policy Framework

- 1.5.1 This section outlines the legislative and national policy framework for Conservation Area Appraisals and Management Plans.
- 1.5.2 The NPPF (paragraph 126) states:

'Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account;

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- *the desirability of new development making a positive contribution to local character and distinctiveness;*
- *And opportunities to draw on the contribution made by the historic environment to the character of a place.'*⁹

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

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

- 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.
- 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>.

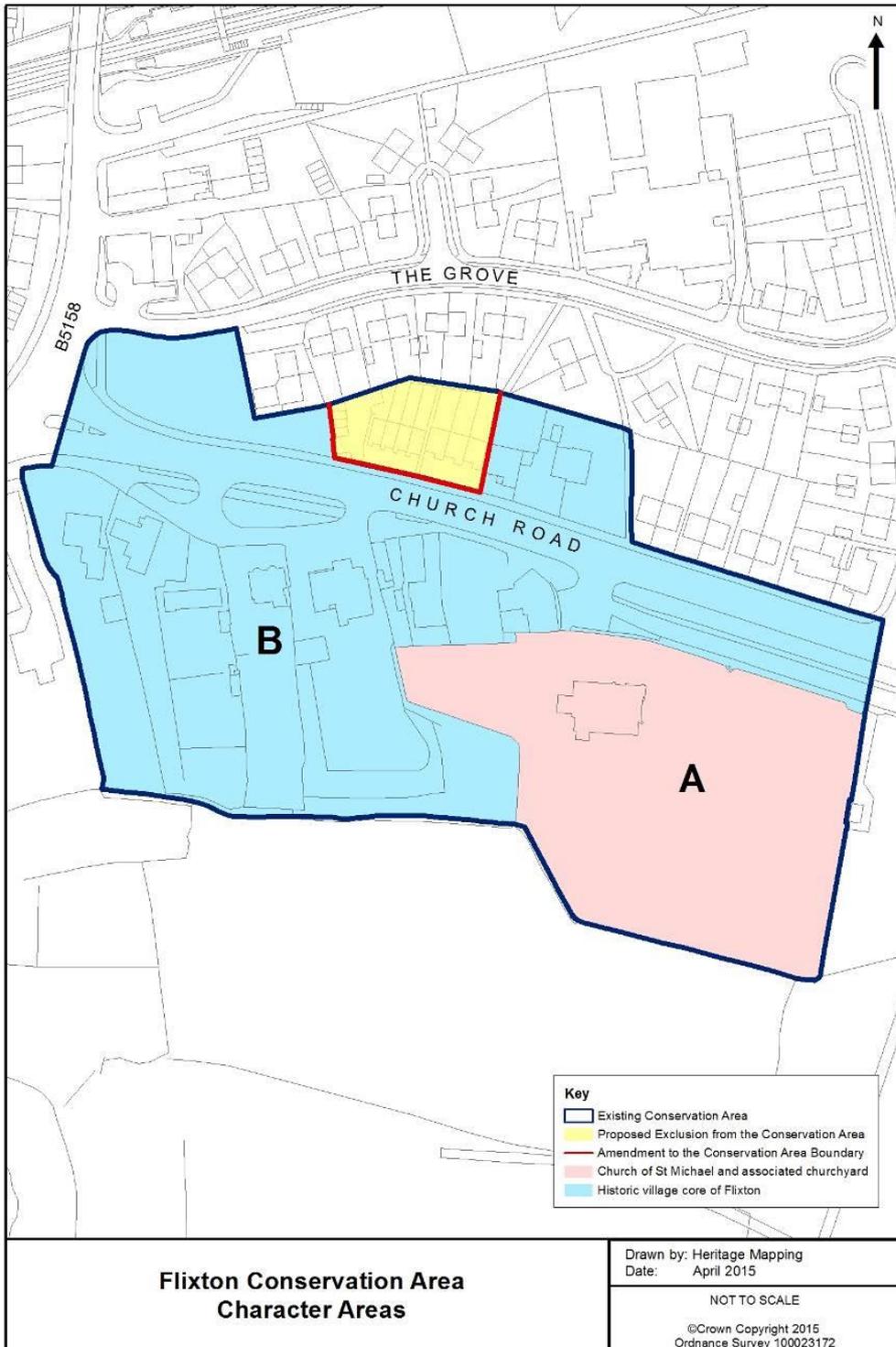
1.6. Conservation Area Policy Guidance

- 1.6.1 This appraisal has taken into consideration methodologies and advice outlined by Historic England (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 characteristics of the historic buildings and structures in the Flixton Conservation Area. This design guidance should be used as a reference for building owners as to the suitable styles, materials and designs that should be used within the Conservation Area. It will also be used by Trafford Council to determine the outcome of applications for changes to the properties or new development within the Conservation Area.
- 2.1.2 Flixton Conservation Area is comprised of two Character Zones; Zone A relates to the Church of St Michael and its associated churchyard while Zone B encompasses the historic village core of Flixton.
- 2.1.3 There are no other conservation areas within the vicinity of Flixton.
- 2.1.4 Currently, the heritage value and special interest of the Conservation Area is relatively intact; however, there is potential for the further cumulative effect of small, but still intrusive, changes and features to erode this.



Map 2 – The two character areas within Flixton Conservation Area

2.2. Building types and uses

Character Zone A

- 2.2.1 Character Zone A comprises the church and churchyard of St Michael. The church is listed grade II* and is largely Victorian and Georgian in date. A Baroque style porch was added in 1909 by George Bolton Scott. The church is in active religious use and the churchyard is still open for burials. The churchyard contains a significant number of grave-markers and monuments. The Character Zone also contains Grade II listed tombs and a sundial. There are no other buildings or uses within the Character Zone.

Character Zone B

- 2.2.2 Character Zone B is the historic core of Flixton and is comprised of residential houses, a Rectory associated with St Michael's church, a public house and a restaurant.¹⁰ The buildings within the Character Zone are all unique building types, ranging from a 17th century cottage a late 18th century house, 19th century properties and an early 20th century motoring inn. The defining characteristic is the village-like nature of the Conservation Area, with various different uses found within it. This cluster of buildings has developed over the centuries and represents a traditional mixed-use village centre. The village-like character of the Character Zone is typified by the traditional sign post at the western entrance to the Conservation Area.
- 2.2.3 The residential buildings within Character Zone B are generally detached properties, each varying in size, scale, age and design.



View of historic dwellings along The Village

¹⁰ Public houses are A4 use (drinking establishments) while restaurants are A3 use (restaurants and cafés)

2.3. Architectural styles and details

2.3.1 The architectural styles of Flixton take inspiration from a wide range of styles including;

- Local vernacular (making use of local materials and traditional techniques, often with early construction origins);
- High Victorian (typified by polychromatic brickwork, gables and gothic arches);
- Arts & Crafts style or Cheshire Revival (typically utilising a range of features such as decorative ridge tiles, black and white timber framing, cladding and asymmetry), and;
- Classical (usually from the 18th to early 19th century, this style makes use of simple lines and well-proportioned facades)

2.3.2 The architectural styles and features of each building should be identified on a case-by-case basis. It is important that the original style of each building is retained and respected. Like-for-like replacement is encouraged where characteristic features are in poor condition. Where extension or new development is proposed, direct architectural copying should generally be avoided as it risks detracting from the original features, unless it can be shown to complement the character of the building through considered design.

Character Zone A

2.3.3 Character Zone A contains the Church of St Michael and its surrounding churchyard. There are no other substantial buildings within the Character Zone. The Historic England Listing (List UID:1067876) states that parts of the chancel were built in the 15th century and the nave and aisles built in 1756. The chancel was rebuilt in 1815 and the tower was also rebuilt and restored in three stages (1731, 1824 and 1888). The church is a landmark feature and makes use of Georgian elements such as round arched windows, bulb-like tower pinnacles and Y- shape stone tracery in the window frames. The entrance porch is a 1909 addition and makes use of Baroque architecture including a heraldic crest, deep triangular pediment and round columns.

2.3.4 Another listed structure within the Character Zone is the Jones Chest Tomb. The southern section of the tomb is in disrepair with the stone balustrades broken in half and one of the panels unfixd.

2.3.5 The churchyard is full of grave markers and many older 'flatstones', which are set within the grass to the north of the churchyard adjacent to Church Road. Several stones are in a poor condition and many grave markers have cracked and fallen, or are close to falling.



Church of St Michael

Character Zone B

- 2.3.6 Character Zone B is comprised of residential and associated commercial properties that are typical of a traditional village core. The architecture is varied and makes use of different building styles from different periods. The black and white timber-framing of the local expression of the early-20th century Arts and Crafts architectural style is well represented within the Conservation Area. This Cheshire Revival architecture is seen at The Village Inn, an early 20th century motoring inn, and the adjacent property at no. 28 The Village. Timber-framing of this type is a traditional feature of the Trafford area and should be retained and the black and white colour scheme preserved.
- 2.3.7 The Church Inn is also constructed in a decorated version of this Cheshire Revival style, with timbering-framing, decorative timber doors and ironwork. Some of the timber framing is in a poor condition and there was cracking to the render.



Church Inn



Traditional vernacular features on The Church Inn



The Village Inn at no. 26 The Village

- 2.3.8 The vernacular inspiration for this 20th century style is seen further along The Village at Larkrise; a late 17th century cottage with a section of square timber-framing, now painted in black and white.
- 2.3.9 No. 22 The Village has historic origins and retains features of interest, including a date-stone and timber bay windows with dentilled detailing. However, the property has been substantially remodelled and been fully rendered which is somewhat incongruous.
- 2.3.10 High Victorian architecture, influenced by the Gothic Revival, is seen at no. 350 Church Road, as well as a 21st century pastiche version of the same style at The Rectory. This building is a poor-quality copy but appears to be in good condition. Details such as polychromatic brickwork, finials, timber lattice work and stone corbels are typical.
- 2.3.11 Holly Bank represents the only classical Georgian building within the Character Zone and is characterised by Flemish bond brickwork with burnt headers, large, well-proportioned window openings, symmetrical façade and chimneys, central round arched front door and stone cills.



17th century house at Larkrise



Former school house at no. 350 Church Road; note the historic boundary wall, now in a poor condition



Holly Bank at the west extent of Character Zone B

2.3.12 Window styles vary throughout the Character Zone. The windows of Church Inn are traditional timber casements (20th century) but are in a poor condition. The original stone mullion windows of no. 350 Church Road have been painted black, which is inappropriate, but they retain their original timber casements. The modern copy of this at The Rectory also has stone window frames but intrusive uPVC windows. UPVC is an inappropriate modern material that should not be used within the Conservation Area due to its reflective surface and thick glazing bars. No. 28 The Village has intrusive uPVC windows with faux leaded glazing, and no. 22 The Village has 6-by-6 uPVC casements. However, no. 26 The Village (Village Inn) retains attractive 'Queen Anne' style timber casements from the early 20th century but are now in a poor condition. Larkrise and no. 16 The Village retain traditional timber casement windows while Holly Bank appears to have modern timber top-hung replacements. While these are acceptable, like-for-like replacement with timber sash windows would be more appropriate for the style of the house.

2.4. Building materials

Character Zone A

- 2.4.1 The Church of St Michael within Character Zone A is constructed of red sandstone with Welsh slate roofs. There are areas of heavy moss build up, particularly at plinth level, which is damaging. Temporary down pipes in plastic are inappropriate and should be replaced as soon as possible. Unsightly plastic protective glazing has been installed on the majority of windows, which should be replaced with something more appropriate such as metal grilles or glass protective glazing (isothermal glazing).



Church of St Michael

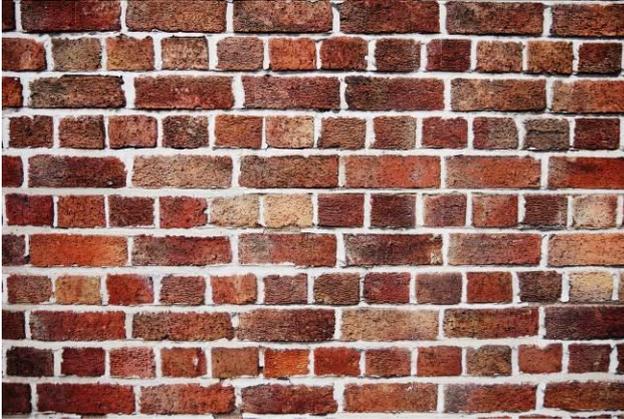


Gravemarkers within Character Zone B

Character Zone B

- 2.4.2 Although each building is unique within Character Zone B, there are some consistent local details. Brick is the prevalent building material, which is accompanied by timber framing in numerous instances. Local brown brick is often used, particularly on secondary elevations. The timber framing is either original 17th century or relates to the early-20th century Arts and Crafts architectural style. Polychromatic brickwork is used on several properties as a flat decorative technique.
- 2.4.3 Several properties within the Conservation Area have been rendered and painted, presumably in the 20th century, to protect the brickwork. Further rendering of properties would require planning consent and should be discouraged on properties that retain exposed brickwork.
- 2.4.4 Other local details include the use of stone setts for The Village paving (some of which is historic and some is a modern replacement), historic low brick walls and stone piers, and modern iron railings.
- 2.4.5 The brickwork of the Village Inn (no. 26) has been re-pointed with a poor-quality mortar of insufficient depth, which is failing. This should be replaced as necessary with a more appropriate lime mortar. Vents have been installed within windows on the front elevation, which is detrimental to the character and appearance of the building and should be reversed.

2.4.6 The use of uPVC within the Character Zone is an inappropriate use of modern materials within an historic setting and should be discouraged. Modern window replacements and faux leaded lights are also unsightly and out of character. Historic windows such as timber casements should be maintained to a good standard and repaired when necessary to avoid complete loss.



Pointing on The Village Inn is low quality



Use of local brown brick as a prominent building material at no. 16 The Village



Inappropriate uPVC windows and faux leaded glazing at no. 28 The Village

2.5. Scale and massing

2.5.1 The established built scale within the Flixton Conservation Area does not exceed two storeys although The Village Inn has substantial attic spaces within additional gables within the principal elevation and dormer windows within side elevations. The Church of St Michael has a Georgian church tower, which is a local landmark but hidden to a certain extent by trees when viewed from the east along Church Road. Several properties such as no.16 The Village and Larkrise are cottage-scale, for example Larkrise has a ground floor

and a second storey within the eaves. The varied rooflines of The Village should be preserved and respected, as should the raised profiles of the landmark buildings.

2.6. Green spaces, views and landscaping

Character Zone A

- 2.6.1 Character Zone A is green and leafy, largely consisting of the churchyard of St Michael. Within the churchyard are mature trees and planting, with neat areas of grass between the grave-markers. To the south and east the churchyard gives way to the wider agricultural landscape, with wide panoramic views towards the River Mersey and Green Belt to the south. The green, open space should not be developed or encroached upon. Views across the Green Belt to the meadows beyond should be retained.
- 2.6.2 The churchyard is bound to the north by a row of mature tree planting that follows the low boundary wall. The trees include deciduous and coniferous varieties such as birch, holly and yew and are important features of the Conservation Area for their appearance and as a wildlife habitat.

Character Zone B

- 2.6.3 The largest green space within the Conservation Area is within Character Zone B. This is The Green, a triangle of open land with an avenue of trees along Church Road, at the junction with the B5158 and the B5213 (Flixton Road). This should be retained as a valuable public amenity space and should not be developed.
- 2.6.4 Character Zone B is well-planted with large mature trees and hedges. The separate 'loops' of The Village are separated from the main Church Road by green verges and tall trees. The lower eastern portion of the Character Zone has less soft landscaping, with property boundaries hard against the street, although these still have smaller-scale planting within them. Many of the houses on the south side of the road are set back behind dense planting. The whole area is generally well-maintained.
- 2.6.5 The Church Inn and Village Inn both have substantial open spaces, to their rear or side, which has been hard-surfaced. These are detrimental to the Conservation Area due to the gaps they create in the traditional village plan form, and for their non-traditional surfacing.
- 2.6.6 All green and open spaces within the Conservation Area are important features which balance the built and natural environment, and offer public amenity. They should be preserved and maintained to a high standard in order to continue the positive contribution they make to the Conservation Area.



Open space to the north of the churchyard in Character Zone A



Mature planting within front gardens along The Village

Views

- 2.6.7 Within Character Zone A the Church of St Michael is a landmark feature and can be seen from the nearby village of Carrington and the town of Urmston. Distinctive views of the church are glimpsed through the trees when travelling east and west along Church Road.
- 2.6.8 Within Character Zone B, the Church Inn immediately draws the eye, with its distinctive black and white timber-framed façade that curves around to the west. Views along Church Road, particularly when travelling past The Village, are important and should be preserved. Views into the Conservation Area at junction with the B5158, looking past the traditional highway signpost, should also be preserved.



View south across the churchyard towards the open fields and river beyond



View west along The Village towards the Church Inn

2.7. Shop fronts, advertising and signage

- 2.7.1 There are no shops or commercial premises within the Flixton Conservation Area. One property is a public house (A4 use) and another historic pub has been converted into a restaurant (A3 use).
- 2.7.2 Advertisements and signage relating to the restaurant and public house are comprised of a series of freestanding boards on the boundaries of the properties, and fixed fascias with the name of the establishment on them. Both properties have too much signage in disparate styles, sizes and designs. The scale, quality and quantity are inappropriate and out-of-keeping with the character of the Conservation Area. Signage should be consolidated and improved for both premises.
- 2.7.3 Other external items relating to commercial use at the Church Inn and The Village Inn should also be consolidated and improved. Detracting features include banners, lighting, ventilation, ducting and an intrusive smoking shelter in modern materials.
- 2.7.4 Historic signage should be retained, such as that on the side of no. 28 The Village, relating to the historic Greyhound hotel (now The Village Inn).



Disparate signage at The Village Inn



Rear elevation of Church Inn showing intrusive ducting systems and modern extensions



*Historic advertisement for no. 26 The Village (the motoring inn),
on the side wall of 28 The Village*

2.8. Boundary Treatments

Character Zone A

- 2.8.1 The churchyard within Character Zone A is set back from The Village and Church Road behind a low stone retaining wall of three courses in large rough-cut blocks. A row of curved coping stones are in place above this, although the condition is poor in some areas, with a hard cement render damaging the wall, and some copings have been removed.

Character Zone B

- 2.8.2 Within Character Zone B, low brick boundary walls (three to 15 courses) are the common unifying boundary treatment. Coping stones are often used to finish these and should be retained or replaced like-for-like.
- 2.8.3 Historic boundary treatments sometimes survive when the original property associated with the boundary has been lost. For example, stone gate piers survive within the car park to the Church Inn to a subsequently demolished house. These should be retained.
- 2.8.4 Within The Village to the west of the Character Zone, white picket fences are a common boundary treatment. These are not a traditional finish but are attractive and unifying along The Village. The lost picket fence between the brick piers outside no. 16 The Village should be reinstated. Hedge planting and matures trees associated with the low timber boundary fencing is also an appropriate feature that should be maintained.
- 2.8.5 Holly Bank retains a low stone boundary treatment (single course of stones) and historic gate piers. Some have been painted white which is inappropriate. The modern metal railings are out of keeping with the character and appearance of the Conservation Area..
- 2.8.6 Where historic boundary treatments survive, they should be retained or replaced as necessary on a like-for-like basis. Planting should be used as a supplementary boundary treatment where low-level walls are in situ but needs to be appropriately located and managed in order to avoid root damage. Pointing in the stone 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.

- 2.8.7 The loss of front gardens to hard standing is inappropriate. This has occurred at no. 28 The Village and most obviously at nos. 352-364 (these properties are now deleted from within the Conservation Area, but any proposed development would still be required to be assessed against its setting of the Conservation Area). Gardens should not be removed to create additional hardstanding and any reinstatement would be looked upon favourably.
- 2.8.8 The metal railings that have been used to delineate the private from the public realm at no. 28 The Village is also an inappropriate finish and is not in-keeping with the character and appearance of the Conservation area. Additionally, at no. 22 The Village, the tall metal railings and rendered piers with ball finials are visually intrusive and out-of-keeping within the village character of its surroundings. The ornate gates, piers and lion statues are also inappropriate.



Inappropriate boundary treatments at 22 The Village



Surviving gate pier identifies an historic house (now demolished) on the site of the Church Inn car park



View of the boundary treatments looked west along The Village



The historic stone boundary wall to the church is in a poor condition in places; it has been rendered and coping stones have been removed



Inappropriate railings and historic gate piers at Holly Bank

2.9. Public Realm

Character Zone A

- 2.9.1 The public realm of Character Zone A is limited as the Zone is largely made-up of the churchyard of St Michael. The Character Zone has no street furniture and no street lighting although a few light fittings hang from the north side of the church.
- 2.9.2 Pedestrian paths lead from Church Road into the churchyard and to the church entrance at the west tower. The churchyard 'flatstones' create ad hoc pathways but are dangerously slippery to walk on in wet weather.

Character Zone B

- 2.9.3 Character Zone B has very limited public realm and is characterised by domestic scale boundaries, hard surfacing and narrow green strips.
- 2.9.4 The retention of the ancillary side streets called The Village in two locations is distinctive and is characterised by wide grass verges, mature tree planting and houses set back from the street.
- 2.9.5 The Character Zone has some attractive traditional street surfaces, such as the stone setts and kerbs outside the church and Church Inn, and modern (1970s) examples along The Village, both of which should be retained.
- 2.9.6 These traditional surfaces contrast with the tarmacked roads and pavement, which is in a poor condition in places, with many patches and a variety of surfaces. Modern materials used for driveways such as block paving are also inappropriate. Road and pavement surfaces should be repaired and surfaces consolidated or replaced where possible with more appropriate materials.
- 2.9.7 The traditional sign post at the western entrance to the Conservation Area is a modern replacement but is appropriate for its setting and should be retained.

2.9.8 Lighting along Church Road uses very tall 5m lighting columns, which are inappropriate for a Conservation Area. These should be reduced in size, and warm bulbs installed if safety regulations allow. Historic lamp posts have been retained within the front garden of no. 26 The Village (The Village Inn), but with 20th century luminaire. It is hoped that these will be retained by the owners.



Appropriate picket fencing boundary treatment and historic street lighting surviving at Larkrise



View towards the Conservation Area from the north-west. Note the traditional style signpost (modern replacement)



Grave-markers in a poor condition in Character Zone A



Traditional stone setts surrounding the church within Character Zone A

2.10. New development

2.10.1 Flixton Conservation Area is small and compact, and there is little opportunity for development within it.

2.10.2 The Rectory on Church Road is the most recent development and is a poor quality copy of the School House at no. 350. New design should always be high quality, whether it takes

design cues from surrounding buildings or is constructed in a modern design. New development should respect the appearance and character of the Conservation Area.

- 2.10.3 The two large car parks within the Conservation Area are potential opportunities for redevelopment, particularly the land to the west of the Church Inn, which is the site of a previous dwelling. The car park to the rear of The Village Inn is a large vacant area of hard standing but development here may represent an intensification of development on an historic burgage plot.



Large car park to the rear of The Village Inn

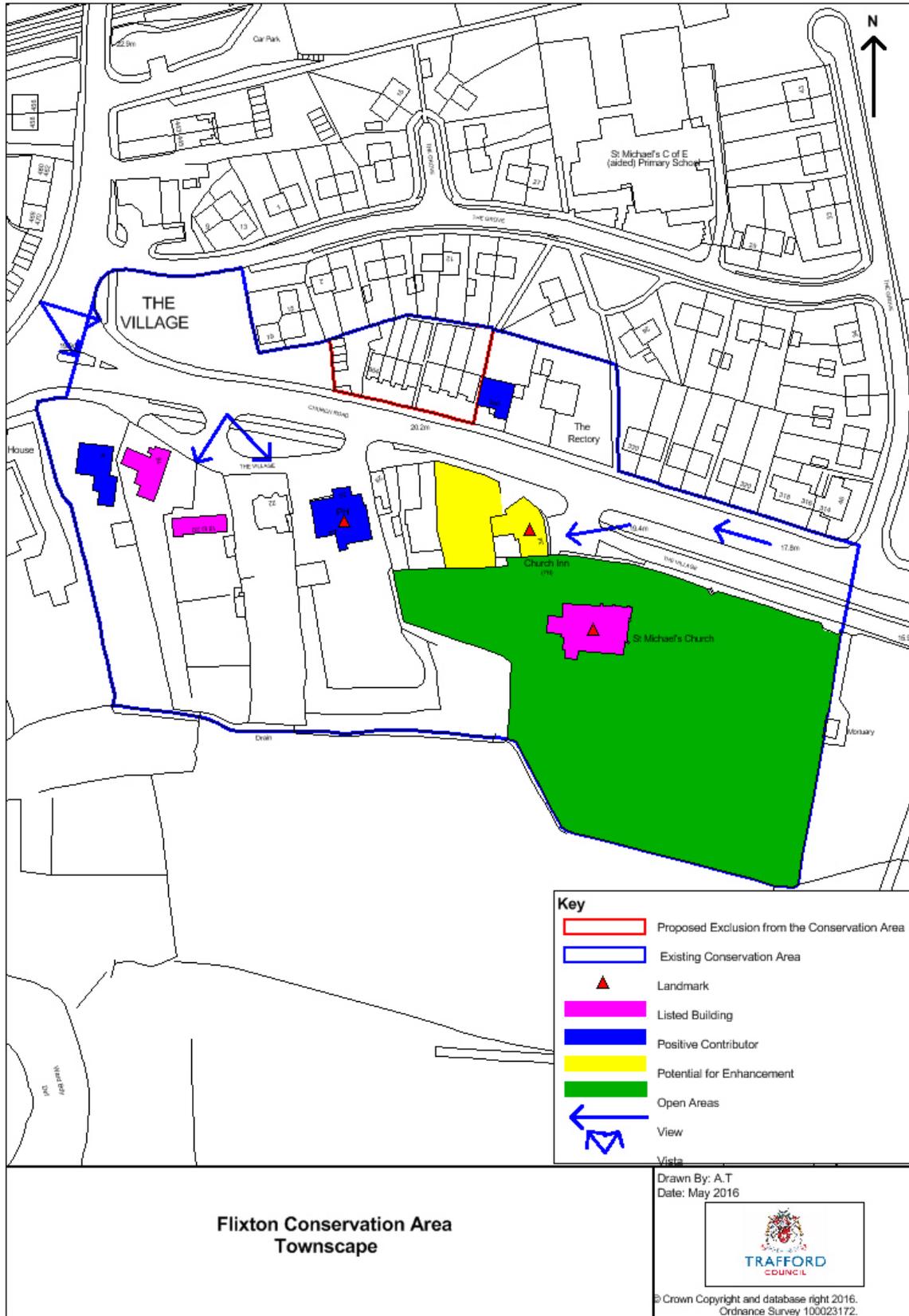


Late 20th century development at The Rectory

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

- The loss of front garden space in favour of off-road parking. Where buildings are set further forwards in their plot such development will not be permitted. Buildings within a larger plot and/or set further back from their front boundaries (i.e. the west side of Church Lane) will have greater flexibility but still need to respect a sympathetic balance of hard surface area to garden.
- The removal and/or alterations to historic boundary walls, gate posts and/or gate openings.
- Front extensions. Where there is a unified front building line across a collection of buildings, front extension would not be appropriate, including porches or verandas where there were none originally.
- Side and/or rear extension which will significantly reduce the intervening space between the existing building and plot boundary.
- The increase of roof heights which is not in keeping with the building's wider context.
- The subdivision of an existing plot into multiple plots and infill development will generally not be permitted due to the impact on the spacious character of the Conservation Area and the prevalence of surviving historic plots throughout the Conservation Area.

- The demolition and replacement of a building identified in the Conservation Area Appraisal as a Listed building or positive contributor. However, this is not an exhaustive list of buildings inappropriate for demolition and planning applications shall be assessed against national and local policies on their own merit.
- Alteration, re-building or new development which is stylistically inappropriate and/or comprises an inappropriate palette of materials.
- Basement development work which will significantly alter the proportions of a building's exterior (with the additional of light wells or semi-sunken extensions, for example).



Map 3 – 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 Flixton Conservation Area must be the preservation and enhancement of its character, appearance and special architectural interest.
- 3.1.2 The Conservation Area is centred on a compact historic village core that has largely avoided suburban development. Many of the buildings within the Conservation Area are positive contributors but will need careful management to ensure that change does not negatively affect the special interest of the Conservation Area. There is scope for enhancement when considering the boundary treatments and the large car parks within the Conservation Area.
- 3.1.3 The ensuing policies therefore set out parameters to manage future change to the Conservation Area. It is not the intention to prohibit change; the policies will stipulate appropriate materials, methods, and designs which will conserve the special character of the Conservation Area where change is proposed.

3.2. Adoption and Enforcement

Aims

- To maintain the special interest of the Conservation Area, in particular the characteristic domestic scale of the buildings and it's detached, semi-rural and village feel.
- To ensure that building owners and local estate agents are fully aware of the Conservation Area and the responsibilities it brings for owners.
- To ensure the policies and guidance contained within this plan remain up-to-date.

Policy 1

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

Policy 2

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

Policy 3

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

Policy 4

Seek to undertake a Heritage at Risk strategy for the Conservation Areas across Trafford Borough that sets out and prioritises the buildings at risk, and provides a strategy for dealing with them in a targeted way. This strategy could include ways to engage with owners and the enforcement options available to the Council.

3.3. Design, Materials and Techniques

Sections 2.2, 2.3 and 2.4 of this Management Plan provide further detail relating to the following policies.

Aims

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

Policy 5

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

Policy 6

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

Policy 7

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

Policy 8

Brick walls should not be painted or rendered, unless this was a feature of the original design. Where repairs are needed to the brickwork this should be done with like-for-like replacements.

Policy 9

Lime mortar matching the colour and material composition of the existing pointing and render should be used for any repointing or re-rendering works to historic buildings and boundary walls. The light-coloured, contrasting pointing on The Village Inn (no. 28 The Village) should be replaced on a like-for-like basis, when necessary.

Policy 10

Original architectural detailing and features are not to be removed or replaced, unless on a like-for-like basis if poor condition requires it. All replacement features to the front of properties should conform to the original design of the property, as described in the design guidance above. Vernacular and Arts & Crafts style elements such as half-timbering, decorative ridge tiles,

finials, timber porches and brickwork are of particular importance and should be repaired using like-for-like materials and using the appropriate traditional technique. Decorative architectural elements retained where possible.

Policy 11

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

Policy 12

Roofs should be repaired with the original roofing material; this will either be in Welsh or Westmorland slates.

Policy 13

Where original timber doors and windows survive these should be retained. If refurbishment is required this should be done in a like-for-like manner and replacing the minimum fabric necessary to make the repair. If thermal upgrading is required, secondary glazing with a frame that follows the glazing bars of the external window should be used.

Policy 14

Replacement of doors or windows should be in timber. Other materials such as aluminium may be permitted only if it can be demonstrated that a design can be found which matches the original window design for that particular property. Or it is of an appropriate window and door design to match the historic style of properties that particular property and the replacement represents a significant improvement over the existing windows and doors. Where windows are replaced, they should respect the size and form of the original opening(s) and glazing bars, and be of an appropriate traditional design. Replacement doors and windows should not detract from the established character of the building.

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Policy 15

Replacing single glazing with double glazing is acceptable only if the windows require replacing and there is no material change to appearance i.e. making use of slim line/conservation double glazing. Historic glazing should be retained where possible. UPVC plastic windows and standard double glazing are not considered acceptable. Faux leaded glazing is not an acceptable finish.

Policy 16

Ducting, ventilation, solar panels and other functional features such as satellite dishes and air conditioning units should not be installed on the principal elevation of properties. Additions to rear and secondary street elevations should be unobtrusive to protect any visual amenity to the conservation area. Ducting should not penetrate through windows.

Policy 17

The installation of garage doors, modern windows or light wells at the front of the property should not be permitted if they harm the appearance of the Conservation Area. This will include the inappropriate use of materials, the loss of front gardens and boundary treatments or the introduction of hardstanding.

Policy 18

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 that are flush with the roof upon which they sit should be installed rather than standard roof lights. Dormer windows are not a traditional feature of the area and should be avoided.

3.4. Shop Fronts, Advertisements and Signage

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

Aims

- To provide detailed design guidance for owners and applicants regarding advertisements and signage

Policy 19

Large advertising hoardings or large format banners will not be permitted within Flixton Conservation Area due to the significant visual impact this would have on its surroundings. Large format banners will only be permitted where a building is to be scaffolded for building or related work, and that such scaffolding covers an entire elevation. No commercial advertisements will be permissible on these.

Policy 20

Small format banner advertisements are only acceptable for temporary periods to draw attention to specific events or activities within the borough. The siting of advertisement banners upon listed buildings and positive contributors will however be strongly resisted.

Policy 21

Notice boards and permanent advertisements associated with commercial premises should be traditional in appearance and make use of high-quality materials and subtle designs. Excessive and cluttered signage of disparate styles and shapes on principal street elevations is not appropriate.

Policy 22

Outdoor furniture such as seating and smoking shelters associated with commercial premises should be constructed in high-quality materials and should respect their historic surroundings.

3.5. Boundary Treatments

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

Aims

- To avoid low-quality boundary treatments that have an undesirable effect on the character of the Conservation Area and the removal or alteration of those boundary treatments, which add to the character and appearance of the Conservation Area.
- To ensure the consistent character of the Conservation Area is preserved and enhanced.

Policy 23

Historic brick and stone boundary walls and timber picket fencing to residential dwellings within the Conservation Area should to be retained. Replacement boundary walls are to extend no

higher than the original. Supplementary boundary planting such as deciduous shrubs or trees are to be encouraged, while the use of modern metal railings is discouraged. Lost historic boundary treatments should be reinstated.

Policy 24

Original gateposts are to be retained and should not be painted rendered or otherwise altered. Removal will not normally be acceptable. New gateposts are not to exceed the height of the original gateposts. Gate openings are not to be widened or re-positioned unless it can be proven that access is unsafe. Any gate additions should be constructed in traditional materials and should not create a solid visual barrier to the property beyond. Metal gates and ornate designs are not acceptable.

Policy 25

Boundary treatments (and front gardens) should not be removed to create additional hardstanding, garaging or parking. The reinstatement of traditional front gardens and boundaries will be encouraged.

3.6. Green spaces, views and landscaping

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

Aims

- To preserve and enhance the mature planting and green spaces within the Conservation Area.
- To preserve key views within the Conservation Area.

Policy 26

Mature trees within gardens and along Church Road and The Village should be retained. Green verges should also be preserved and maintained.

Policy 27

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

Policy 28

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

Policy 29

The open spaces and key views within the Conservation Area should be protected from redevelopment. The area to the west of the Conservation Area at the junction with Flixton Road and the churchyard of St Michael's are significant green spaces. Key views to be preserved are identified in section 2.6.7-8.

3.7. Streetscape and Public Realm

Section 2.9 of this Management Plan provide further detail relating to the following policies.

Aims

- To enhance the character and appearance of the Conservation Area by improving the public realm in a way that is appropriate for its historic setting.
- To ensure traditional road surfaces within the Conservation Area are preserved.

Policy 30

Trafford Council should ensure that the public realm is maintained to a high standard. Areas of damaged road or pavement surface should be repaired, and traditional road surfaces such as stone setts, kerbs and cobbles should be preserved. Reinstatement is also encouraged.

Policy 31

Utility companies and other contractors should be made aware of the importance of the streetscape of the Conservation Area to avoid unsympathetic repairs and poor reinstatement following repairs. Any new proposals for IT infrastructure such as cabinets, masts, columns and the like should not be sited on or adjacent to prominent buildings, positive contributors or within identified important views and vistas.

Policy 32

Discordant lighting columns and different levels of lighting are found throughout the Conservation Area and will be replaced using reduced light levels “warm white” LED lighting. When necessary to replace lighting columns, they should be of the appropriate height to meet recommended safety levels for the type of street but where possible be in a style sympathetic to the historic character of the area. Historic lighting at no. 28 The Village and Larkrise should be retained if possible.

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3.8. Demolition, extensions and new development

Section 2.11 of this Management Plan provides further detail relating to the following policies.

Aims

- To retain the character of the built environment within each character area and the wider Conservation Area.
- To preserve potential significance archaeology within the Conservation Area.

Policy 33

Extensions, to an existing building, should have regard to its established style by respecting the building’s established features, form, proportions and materials

Policy 34

Demolition is only likely to be permitted if it involves the replacement of a property that has not been defined as a positive contributor (see map 3) to the Conservation Area. The design of any

replacement building should reflect the character and appearance of the Conservation Area and have regard to the other policies in this management plan.

Policy 35

The scale of any new development (including extensions and hard surfacing) should abide by the parameters set out in paragraph 2.10 of this Management Plan.

Policy 36

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 discouraged as it would be detrimental to the aesthetic value of the streetscape

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 are responsible for the implementation of this plan. It is the responsibility of building owners and occupiers 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, keep building owners informed of the Conservation Area designation and to review and update this plan on a regular basis.

Appendix A: Bibliography

Planning Policies

- Planning (Listed Buildings and Conservation Areas) Act 1990
- Department of Communities and Local Government, *National Planning Policy Framework* (2012)
- Trafford Core Strategy (adopted January 2012)
- Trafford Metropolitan Borough Council, *Linotype Conservation Area, Broadheath, Altrincham, Supplementary Planning Guidance – PG23* (November 2000)

Historic England

- Listed Buildings: <https://www.historicengland.org.uk/advice/hpg/has/listed-buildings/> (accessed 9 June 2015)
- Measuring and Assessing Change in Conservation Areas, (2005) Guidance on Conservation Area Appraisals, (2006)
- Guidance on the Management of Conservation Areas, (2006)
- Understanding Place: An Introduction, (2010)
- Understanding Place: Historic Area Assessments in a Planning and Development Context, (2010)
- Understanding Place: Historic Area Assessments: Principles and Practice, (2010)
- Understanding Place: Conservation Area Designation, Appraisal and Management, (2011)
- Understanding Place: Character and Context in Local Planning, (2011)
- Streets for All: North West, (2006)
- Conservation Principles Policies and Guidance, (2008)

Appendix B: Contacts

Trafford Council Contacts

General development enquiries concerning Flixton 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

National Organisations

Historic England (formerly English Heritage)

North West Office, 3rd Floor Canada House, 3 Chepstow Street, Manchester, M1 5FW
Telephone: 0161 242 1416. <http://www.historicengland.org.uk/>. email: northwest@HistoricEngland.org.uk

Victorian Society

The Victorian Society
1 Priory Gardens Bedford Park London W4 1TT
Telephone: 020 8994 1019 www.victorian-society.org.uk email: admin@victorian-society.org.uk

Georgian Group

6 Fitzroy Square, London W1T 5DX
Telephone: 087 1750 2936 www.georgiangroup.org.uk email: info@georgiangroup.org.uk

Twentieth Century Society

70 Cowcross Street London EC1M 6EJ
Telephone: 020 7250 3857 www.c20society.org.uk email: coordinator@c20society.org.uk

Institute of Historic Building Conservation

Jubilee House, High Street, Tisbury, Wiltshire SP3 6HA
Telephone: 01747 873133 www.ihbc.org.uk email: admin@ihbc.org.uk

Appendix C: Control Measures Brought About By Designation

In determining applications for development in conservation areas, local planning authorities must pay special attention '*to the desirability of preserving or enhancing the character or appearance of that area*'.¹¹ This requirement, as set out in legislation, is also reflected in national and local policy.

In order to protect and enhance conservation areas any changes that take place must do so in a way that encourages positive conservation and management. Statutory control measures are designed to prevent development that may have a negative or cumulative effect on the character and appearance of an area and include the following:

- Planning permission is usually required to totally or substantially demolish buildings or structures including walls, gate piers, gates, chimneys, fence or railings within a conservation area.
- The extent of 'permitted' development is reduced for commercial and residential properties restricting such things as cladding, extensions to the side of the original dwelling or the installation of satellite dishes. Further control measures such as Article 4 directions may be placed upon an area. These may be served to further restrict permitted development rights, for example, elements or alterations such as windows, doors, chimneys, boundary walls and gate posts and restrict certain types of extensions.
- Trees with a stem diameter of 75mm or greater, measured at 1.5 metres from soil level, enjoy a measure of protection if they stand in a designated conservation area. The Council requires six weeks written notice of any proposed felling or pruning of such trees, other than the removal of dead wood and the felling of dead and/or dangerous trees, which do not require notification. In the case of the removal of undesirable trees to allow superior trees to flourish, known as 'selective thinning', the requirement is relaxed to allow the removal of trees of stem diameter up to 100mm to be removed without giving the Council prior notice.
- Should the notified tree work be unacceptable to the Council, the latter will make a Tree Preservation Order during the six week notification period, thus ensuring continuity of protection. Local Authorities cannot insist upon a replacement for a tree lawfully felled within a conservation area, unless the tree is also protected by a Tree Preservation Order.

Certain categories of advertisement which have deemed consent under the Advertisement Regulations are restricted in areas of special control.

¹¹ Section 72 (1) Planning (Listed Buildings and Conservation Areas) Act 1990.

Appendix D: Glossary of Architectural Terms

Cill

The horizontal member at the bottom of a window or door to which vertical members are attached.

Coping

A course of masonry or brickwork that caps a wall in order to minimise water ingress. It can either slope in one direction (splayed or wedge coping) or slope in two directions away from a central high point (saddle coping).

Crown Glass Bullseye Panes

A type of hand-blown glass common between the 17th and 19th centuries. The glass took the shape of a flat disk, which could be cut to size; the glass is thicker and more opaque towards the centre, creating an effect known as a bullseye.

Designated Heritage Asset (NPPF, Annex 2 definition)

A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park or Garden, Registered Battlefield or Conservation Area designated as such under the relevant legislation.

Heritage Asset (NPPF, Annex 2 definition)

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and non-designated heritage assets identified by the local planning authority (including local listing).

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Lime Mortar/Render

A type of mortar/render composed of lime and an aggregate, such as sand, mixed with water. It is a soft, porous material that works particularly well with softer building materials such as historic brickwork, terracotta or natural stone.

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.

Reconstituted Stone

A man-made imitation stone made from crushed stone embedded in mortar, cement or plaster. The surface can be finished to simulate different types of stone.

Sash Window

A window formed of one or more moveable panels formed as a frame to hold panes of glass. The panels are balanced by concealed weights and open by sliding in grooves.

Side Hung/Top Hung Casements

A window that is attached to its frame by one or more hinges and opened by using a crank or handle that also serves as a window lock. It can either be hinged at the side (side hung) or at the top (top hung) to open inwards or outwards.