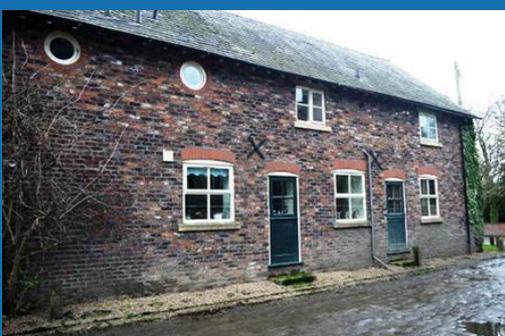


# Ashton upon Mersey Conservation Area Supplementary Planning Document SPD5.13a



**TRAFFORD**  
COUNCIL

Conservation Area Management Plan – October 2016



# Ashton upon Mersey Conservation Area Conservation Area Management Plan October 2016

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# 1 Introduction

## 1.1. Context

- 1.1.1 Ashton upon Mersey Conservation Area was designated by Trafford Council on 4<sup>th</sup> May 1976. There have been no extensions or alterations to the boundary.
- 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 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 Ashton upon Mersey has been prepared in conjunction with a Conservation Area Appraisal that defined and recorded the special architectural and historic interest of the Ashton upon Mersey Conservation Area.<sup>3</sup>
- 1.1.7 It is proposed in the CAA and in this Management Plan that the properties in the list below and shown on map 2 should be considered for an Article 4 direction, which controls development of the properties.
- 105-119 Church Lane
  - 96-114 Church Lane
  - Ashton Hall Farmhouse

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

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

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

- 1.1.8 Under the Town and Country Planning (General Permitted Development Order) 2015, the classes of permitted development that have been 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 and appendix C for further detail of control measures in Conservation Areas. . 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.
- 1.1.10 This Conservation Area Management Plan has been published by Trafford Council following the submission of a draft by Purcell.
- 1.1.11 The proposals set out by this Management Plan underwent a period of public consultation 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 Ashton upon Mersey is significant for its survival as an historic settlement with a long history of occupation and for retaining its pre-Second World War footprint. A church has been recorded here since 850, followed by a medieval mill and farmstead. The cluster of church, farm, hall and rectory continued into the 18<sup>th</sup> century, marking Ashton upon Mersey out as a wealthy settlement.
- 1.2.2 The early-19<sup>th</sup> century model farmstead is an important example of this building type, with its farmhouse and agricultural buildings situated within an enclosed courtyard during the period of 'high farming' in England. St Martin's Church is Grade II\* listed and has 18<sup>th</sup> and 19<sup>th</sup> century fabric, with earlier origins. It is significant for its connection to the wider Arts and Crafts architecture seen across Trafford, particularly its unusual tower and the matching lychgate. The suburban villas along Church Lane are also significant as early examples of this building type in Ashton upon Mersey and follow the narrative seen elsewhere within Trafford.
- 1.2.3 There has been a significant change in character within the Conservation Area since the 1990s, with the sale of the farmstead for residential and equestrian use, and the construction of the club house and community hall to the north in a modern style. The historic plan form and fabric of the settlement can still be read but care will need to be taken in the future to ensure this is retained and future development respects the special architectural and historic interest of the Conservation Area.

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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.

### 1.3. Purpose of a Conservation Area Management Plan

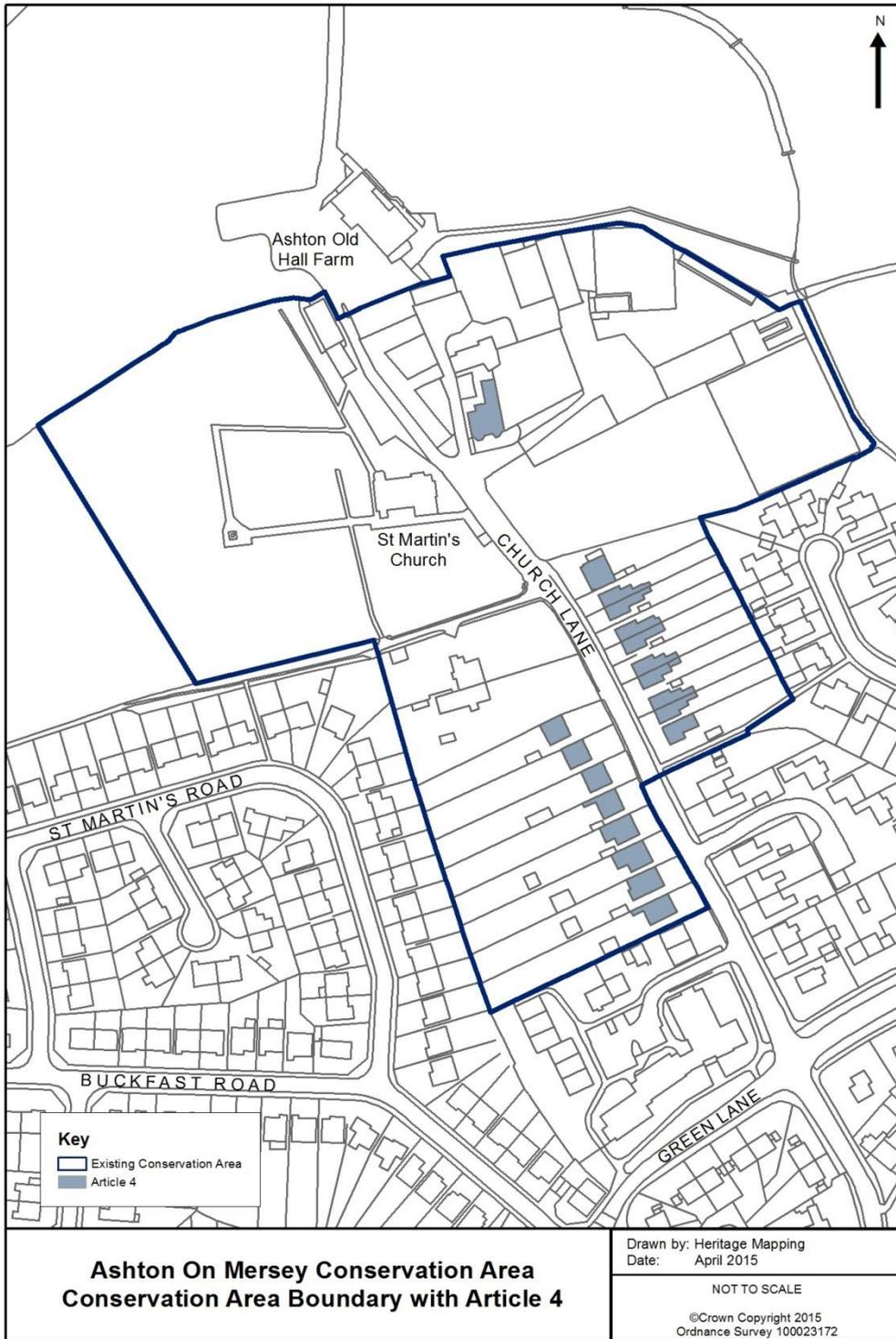
- 1.3.1 The National Planning Policy Framework (NPPF) stresses the need for local planning authorities to set out a positive strategy for the conservation and enjoyment of the historic environment. Local planning authorities are required to define and record the special characteristics of heritage assets 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 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 Ashton upon Mersey 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.
- 1.3.4 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.

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

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

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



**Map 1: Plan showing the conservation area boundary and properties that are proposed to be subject to Article 4 Directions in the Ashton upon Mersey Conservation Area.**

## 1.4. Methodology

1.4.1 This Management Plan builds on work carried out for the preparation of the Ashton upon Mersey 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.'*<sup>9</sup>

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

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<sup>9</sup> 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>.

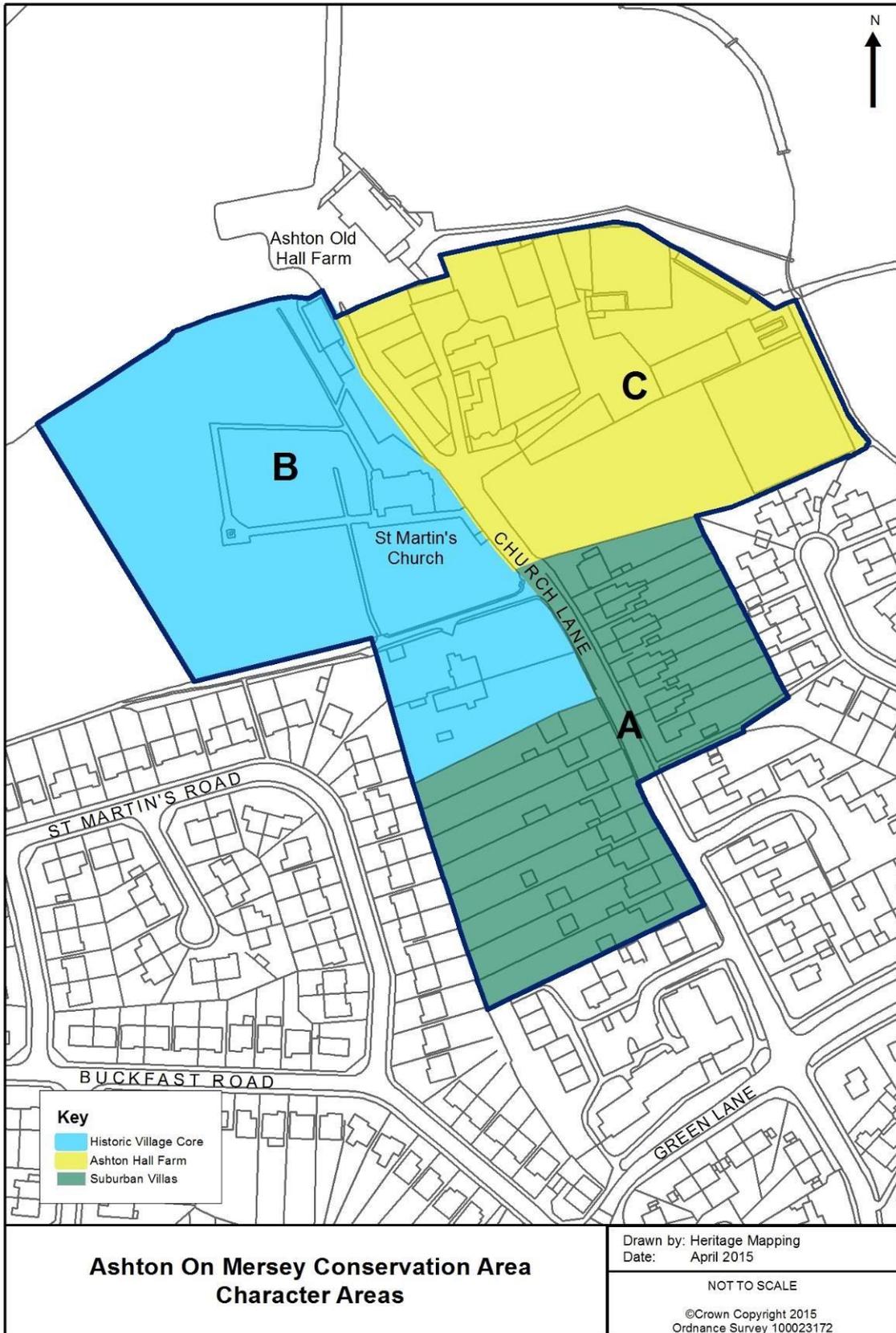
## **1.6. Conservation Area Policy Guidance**

- 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 original characteristics of the historic buildings and structures in the Ashton upon Mersey 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.
- 2.1.2 Ashton upon Mersey is a small historic village core retaining its pre-World War II layout with a church, farmstead and hall. The subsequent development of suburban villas in the south brings the Conservation Area into the wider narrative of Sale and Trafford as a whole, as it rapidly developed in the late 19<sup>th</sup> and early 20<sup>th</sup> century.
- 2.1.3 Ashton upon Mersey is comprised of three distinct Character Zones; A (Suburban Villas), B (Historic Village Core) and C (Ashton Hall Farm). The heritage significance and character within the Conservation Area has generally been well preserved and the pre-World War II layout has survived relatively intact, apart from the loss of the Rectory to the south.
- 2.1.4 The main pressures and problems within the Conservation Area relate to the cumulative impact of minor alterations to residential dwellings, the loss of original boundary treatments/front gardens and the need to preserve the original historic plan form.



**Map 3 – The three character areas within Ashton upon Mersey Conservation Area**

## 2.2. Building types and uses

- 2.2.1 Character Zone A is a residential area of Edwardian suburban villas, built on previously agricultural land associated with the Old Rectory and Hall. It is unlikely to be acceptable for commercial or retail use to be introduced into this area.
- 2.2.2 Character Zone B is the historic core of the Conservation Area and contains residential use, a community hall and place of worship, St Martin's Church. Traditional village uses are acceptable within this area. The churchyard and war memorial are also a key part of its character.
- 2.2.3 Character Zone C contains residential dwellings converted from an historic farmstead, now known as the Old Mill. The original Ashton Hall Farm is also within this Zone. The working aspects of the farm to the west are now in use as an equestrian centre.



*Suburban villas on the west side of Church Lane in Character Zone A*



*The War Memorial within the churchyard in Character Zone B*



*The entrance to the equestrian centre in Character Zone C*

## 2.3. Architectural styles and details

2.3.1 The architectural styles of Ashton upon Mersey range from the simple agricultural vernacular to fashionable Edwardian and stately Georgian. The extant fabric of the historic core is largely Georgian, with the church dating from 1714, the hall of 1804 and the model farm of the early 19<sup>th</sup> century. A second phase of development is from the late 19<sup>th</sup> century with the addition of the large Arts & Crafts church tower in the 1880s and the residential villas from 1898-1910.

2.3.2 The buildings also take inspiration from a wide range of styles including;

- Classical (typically balanced with simple ornamentation, generally from the 18<sup>th</sup> century).
- Italianate (often classical but with an element of asymmetry, revived in the 19<sup>th</sup> century);
- Arts & Crafts (typically utilising a range of features such as decorative ridge tiles, cladding and asymmetry);
- Cheshire Revival (typified by the use of black-painted timber against a white rendered background in imitation of Tudor architecture); and
- Queen Anne (typically using terracotta and distinctive gable ends).
- Local vernacular (making use of local materials and traditional techniques)

2.3.3 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 a building or, where applicable, group of buildings 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

2.3.4 Character Zone A is a strong group of Edwardian suburban villas built between 1898 and 1910. These villas were built speculatively as detached or semi-detached dwellings and are therefore all individual, but make use of similar details in the Queen Anne style. The distinctive gable ends of nos. 105 and 107 Church Lane and the terracotta string courses and eaves of those further to the north are typical details of this style. Decorative ridge tiles and chimney pots, stained glass and decorative timberwork are also prominent features.

2.3.5 On the west of Church Lane, the houses at nos. 105 to 119 have casement windows. Those to the south have distinctive timber-framed casements while those further north have large bay windows with stained glass. On the east of Church Lane (nos. 96-114) the dwellings have suffered a much higher loss of original windows, with almost all having

been replaced with inappropriate modern uPVC windows. There are instances where replacement uPVC windows have been inserted in imitation of this style; however, the thickness of the frame and thin faux-leaded glazing gives a pastiche appearance.

- 2.3.6 The houses on both sides of the street are set back from the road within short front gardens with strong boundary divisions between the public and private realm. The buildings are characterised as having decorative front elevations, with much plainer side and rear elevations, often in local brown brick. Some have been painted or rendered, which is generally not an appropriate traditional finish in this area. To the rear are long narrow gardens.
- 2.3.7 Other local details of interest that should be retained include original stained glass, decorative tiles and chimney pots, terracotta, contrasting brickwork, string courses, brick quoins, timber lattice-work, individual date stones, porches and bay windows. These are all attractive features which add further visual interest to the front elevations of the buildings.
- 2.3.8 The houses along Church Lane are very simple rectangular structures, embellished on the front elevation to provide visual interest. It is therefore important that these features and details are retained and replaced on a like-for-like basis to protect the character and appearance of the Conservation Area. The cumulative impact of minor interventions, losses and alterations in the past has had a detrimental impact on historic features. The policies set out within section 3.3 seek to address this.



*Mid-20<sup>th</sup> century addition to the residential dwellings on Church Lane (west side)*



*Detached villas on the west side of Church Lane (Sandy Bank villa), note the poor condition of the driveway*

## Character Zone B

- 2.3.9 Character Zone B is the historic core of the Conservation Area and includes St Martin's Church, St Martin's Community Hall and Ashton New Hall.
- 2.3.10 Ashton New Hall was built in 1804 and is characterised by the classical architectural style, which balances proportions with simple ornamentation. The style makes use of segmental arched openings, large sash windows, deep bracketed eaves, hipped roofs and porches with pediments.



*Ashton New Hall on Church Lane*

- 2.3.11 St Martin's Church is also Georgian and was built in 1714 in a simple classical style. In the 1880s a large tower was added in the Arts and Crafts style, as was a south porch. The tower exhibits typical Arts & Crafts features, which also draw on the Cheshire vernacular, such as black and white half-timbering. The church is a Grade II\* listed landmark building and is distinct from other styles in the area. It forms a group with the church lychgate of the same date.
- 2.3.12 The church is currently in a good condition, the roof having been recently repaired, but there are minor maintenance issues that require addressing. Some masonry has delaminated and there are signs of slipped slates. The glazed aluminium porch-like projection over the vestry door is inappropriate for its design and modern materials. The polycarbonate protective glazing on the windows is also inappropriate and has a harmful visual impact on the church and the Conservation Area. These low-quality additions are not in keeping with the quality of the architecture around it.



*St Martin's Church*



*The Lychgate has timber-framing, iron gates and a tiled pyramidal roof*



*Inappropriate modern porch projection*

2.3.13 The community hall is a modern building and is very simple in its architectural style, with no decorative elements, which is out of keeping with the restrained but ornamented architecture of the Conservation Area. The building is a two storey range constructed in modern, low-quality red bricks in stretcher bond, with small segmental arched windows and timber frames.

2.3.14 Other structures within the Character Zone include the War Memorial, grave markers, and the stocks, restored by the Sale Civic Society in 1992. Many of these are suffering from neglect and are in need of maintenance.

### **Character Zone C**

2.3.15 Character Zone C encompasses the historic farmstead, associated with the adjacent church and New Hall. It is made up of the original farmhouse, facing out towards the church, the agricultural buildings surrounding an enclosed churchyard, and the modern farm structures to the east.

2.3.16 The historic structures exhibit a local vernacular style. The Old Mill development is made up of the historic barns and agricultural outbuildings. This is F-plan, with an additional detached range, all set-out within an enclosed courtyard. The buildings are characterised by long, simple, brick ranges under pitched slate roofs, with a significant number of inserted windows and doors associated with the new domestic use. The offshoot ranges at right angles reflect the planned use of the barns for different purposes. Its simple rustic form within a rural setting can still be read to an extent however the character is harmed by the modern domestic character of some of the features, such as the gardens, garaging and the newly inserted windows, doors and balconies. In particular the domestic porches on the Old Mill development are inappropriate for the historic agricultural nature of the buildings.



*The Old Mill development from within the courtyard*



*Overly domestic features within the Old Mill development, viewed from the north*

2.3.17 The farmhouse also makes use of local vernacular details but is built along simple classical lines and is well proportioned. The substantial double height bays are modern additions but are appropriate for the character of the Conservation Area.

2.3.18 The farmstead has remained active but has shifted to the east and is now in use as an equestrian centre. Large modern agricultural buildings are functional in appearance, are low in height and generally out of site from the historic core of the Conservation Area. New structures should not dominate existing structures and should not be overly visible from the centre of the Conservation Area. Traditional materials are preferred such as timber-framing and light-weight reversible structures are also preferred.



*Ashton Hall Farm*



*The equestrian centre*

## 2.4. Building materials

- 2.4.1 Character Zone A makes use of brick and terracotta, with timber-framed windows, stained glass, and some decorative timberwork. These elements are crucial to the character of the area and their loss would result in a harmful erosion of that character.
- 2.4.2 It is important that any decorative terracotta elements are retained and preserved. The condition of the pointing is key to this: traditional lime mortar should be used, not a cementitious mix which will cause spalling and other damage to the brickwork over time. When decorative elements require repair, a very close match may be acceptable if the same brick or tile cannot be found. Decorative timber joinery should be replaced on a like-for-like basis.
- 2.4.3 Original windows are generally casements on the ground floor with two pane sash windows on the first floor. These historic windows should be repaired and retained as far as is possible. When replacement is required the style of the window should be dictated by the existing window opening (or the creation of a more appropriate opening where unsympathetic change has previously been made), and the original architectural style of the individual building.
- 2.4.4 Many windows on the east side of Church Lane (and some on the west) have been replaced with uPVC-framed windows. These are inappropriate for their modern use of materials, the heavy glazing bars and the reflective double-glazing. When necessary, these windows should be replaced with a more traditional unit in appropriate materials, as described in section 2.4.3. Existing original windows along Church Lane should be used as examples for any replacements, uPVC replacements will not be accepted, even if this material is already in place.
- 2.4.5 Double glazing may be considered only if the windows in question require replacing and there is no material change to appearance. For example slim-line or conservation double glazing in timber should be used.



*Inappropriate uPVC replacement windows and modern stained glass detailing at Ash Villas (east side)*



*Original timber casement windows, contrasting brickwork and individual datestones*



*Example of the historic decorative materials such as ridge tiles, terracotta and stained glass*

- 2.4.6 Character Zone B contains a variety of historic materials that differ across the various building types in the area. Ashton New Hall makes use of red brick on the front elevation and local brown brick to the rear. The outrigger is rendered and painted. The church is an exception to the area and is built in two distinctive sandstones of different colours. The black and white half-timbering of the church and lychgate is also distinctive. The community hall is of low-quality and built in modern red bricks in a stretcher bond. It is not considered to be in keeping with the high-quality materials of the Conservation Area.
- 2.4.7 The churchyard is filled with many high-quality gravemarkers and memorials, including a listed sundial. These stones are often in poor condition, with many cracked or leaning dangerously. The use of gravemarkers as a pavement surface is unacceptable due to the safety hazards of these stones (slippery and cracked) and the lack of consent from the families who own the slabs.
- 2.4.8 Modern materials such as polycarbonate sheets and aluminium framed glazing found within the church and churchyard are not considered to be acceptable.



*Intrusive polycarbonate protective glazing to the east window of St Martin's Church*



*Detail of the Arts & Crafts tower added to the church in the 1880s*

- 2.4.9 Character Zone C largely relates to vernacular farm buildings, which have been converted into residential use with modern materials such as red bricks and timber balconies.
- 2.4.10 Ashton Hall Farm and the Old Mill both have slate roofs and walls of local brick. The farm house also makes use of more imposing materials such as stone lintels and quoins. The Old Mill has timber-framed windows, however the windows in the farm house have been replaced inappropriately in uPVC.
- 2.4.11 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.



*The Old Mill development with modern brick arches, doors and windows*

## **2.5. Scale and massing**

- 2.5.1 The established built scale within the Ashton upon Mersey Conservation Area does not exceed two storeys, apart from several larger landmark structures within the historic core, which add some variety. The standard rooflines of Church Lane should be preserved and respected, as should the raised profiles of the landmark buildings.
- 2.5.2 The Edwardian villas of Character Zone A are all small, detached or semi-detached two storey dwellings. The conversion of attic space into additional living space is becoming increasingly commonplace. In order to obtain natural light for these rooms, roof lights are frequently installed. Within the Conservation Area, roof lights should be restricted to side and rear elevations so as not to detract from the aesthetic value and architectural balance of the principal elevation. Conservation roof lights (those set flush with the roof) should be inserted as standard in order to mitigate their visual impact.
- 2.5.3 Character Zone B contains the landmark buildings of the church and hall. Ashton New Hall is two storeys, with an additional attic floor but over a much larger scale. The large scale of Ashton New Hall ensures that it stands apart from the other residential dwellings on Church Lane. St Martin's Church is a relatively small 18<sup>th</sup> century church consisting of a

nave, chancel and separate baptistery. The large tower, which dominates the building, was added in the late 19<sup>th</sup> century.

- 2.5.4 Character Zone C is low in scale and has a narrow, long profile, consistent with historic agricultural buildings. The farmhouse stands out as a polite front-facing building, but is also on a village-scale. The working buildings of the equestrian centre have large footprints but are also low in scale and single storey.

## 2.6. Green spaces, views and landscaping

- 2.6.1 Green and open spaces 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.
- 2.6.2 Private gardens within Character Zone A are green spaces which positively contribute to the Conservation Area; most of which are maintained to a very high standard at the expense and effort of owners. Although there is pressure for an increase in off-road parking to alleviate congestion on the roads, it is important that the contribution made by private gardens to the Conservation Area is recognised and respected. In many instances, this may mean that the loss of front garden space in favour of off-road parking is not appropriate.
- 2.6.3 Planting is denser and more mature on the west side of Church Lane while the gardens to the east are smaller and more open. More gardens have been converted into driveways on the east side, which is harmful to character and appearance of the Conservation Area due to the high proportion of hardstanding to soft landscaping. Development such as hard-surfaced drives and the conversion of garden space into off-road parking needs to be carefully monitored and managed so that the positive contribution made by the mature planting throughout the Conservation Area is not diluted. The reinstatement of front gardens will be looked upon favourably.



*Mature planting on the west side of Church Lane*



*Gardens to the east are more open and are more likely to have been converted to parking*

2.6.4 The largest green space within the Conservation Area is within Character Zone B. The churchyard is a space open to the public and is a vast area of lawn, densely filled with gravemakers. The churchyard contains many mature trees and a strip of land to the west is being managed as a nature strip. Across the churchyard are views out towards the open fields, which is designated as green belt land.



*View of church and trees from the public footpath*



*Views out over the churchyard to the west*

2.6.5 The paddock at the centre of Character Zone B is associated with the equestrian centre and is an important visual and open amenity space to the Conservation Area. This should be retained and protected from development.

2.6.6 Gardens related to the Old Mill residential development within the enclosed courtyard are very domestic in nature and do not fit in with the original agricultural character of the site, for example the small, neat lawns and trimmed box hedges. However, they do add valuable green space and should be retained. The mature planting relating to the farm house should also be retained.

2.6.7 Views within and across the Conservation Area are of importance and should be retained. St Martin's Church and associated lychgate are both highly visible from the centre of the Conservation Area, as are views along Church Lane to the north and south. Views west across the churchyard over the fields and from the footpath towards the church are of interest, as are views eastwards across the paddock towards the open fields.



*The paddock to the east of the Conservation Area*



*Gardens within the Old Mill development*



*The open area at the centre of the historic core of Ashton upon Mersey Conservation Area*



*View past the Old Mill residential development, looking north towards the golf course*

- 2.6.8 Character Zone A contains no public open or green spaces. The houses along Church Lane have front gardens that are separated from the street by mature planting including trees and shrubbery. Tall mature trees also line the street within the public realm. The leafy suburban character is harmed by the conversion of front gardens into parking, with a wide driveway that swings round to the front of the house.
- 2.6.9 Ashton New Hall should also be noted for its large lawns to the front, a sweeping tarmacked driveway and dense hedge planting to Church Lane. The front gardens and hedging should be retained.



*View along the east side of Church Lane*

## 2.7. Shop fronts, advertising and signage

- 2.7.1 There are no shops or commercial premises within the Ashton upon Mersey Conservation Area.
- 2.7.2 Advertisements and signage relating to the equestrian centre and a local enterprise called 'Da Vin Wines', such as large format banners, can be found within the historic core of the Conservation Area. These are generally overly large for their surroundings within the historic core and a predominately residential area.



*Equestrian centre signage*



*Advertisement for Da Vin Wines*

## 2.8. Rear and side elevations

- 2.8.1 Within Character Zone A, the majority of Edwardian villas to the west of Church Lane have small two storey outriggers to the north of each building on the rear elevation. Additional smaller single storey extensions have been added on the rear elevations and most rear gardens contain a shed or garage structure. Due to the limited space between houses there is no capacity for side extensions. Extensions to the fronts of these dwellings such as porches should be avoided as they would have a negative impact on the original front façades. Outriggers that are not visible from Church Lane and that are constructed in appropriate materials to an appropriate scale may be acceptable in certain circumstances.
- 2.8.2 To the east of Church Lane, each semi-detached pair of houses was originally constructed with a central outrigger over two storeys. Several of these have been extended outwards, often doubling the floor space of the dwelling. Extensions of this size are considered inappropriate. Any extension should remain subservient in size and style to the original house. Extensions should not be visible from Church Lane and will not be acceptable on the front or side elevations.
- 2.8.3 In Character Zone B is Ashton New Hall. This large residential building has been split into two separate ownerships and is L-shaped in plan with has several outriggers, some original to the house and some later in date. The diminutive side extension to the north (visible from Church Lane) is appropriate in scale and style for its setting.



*The rear elevation of Ashton New Hall*

2.8.4 The focus of Character Zone C is the Old Mill residential development, which is a site that has little scope for additions or extensions. The site fronts onto Church Lane but also has visible elevations to the east in relation to the enclosed courtyard. Additional structures within the courtyard would harm the historic plan form and should be avoided. Conservatory extensions are not considered to be suitable due to their domestic nature. Adding new floors to existing structures would also be harmful to character and appearance as it would result in increased density of development.



*Entrance to the Old Mill development (the historic farmstead)*



*Garaging within the Old Mill development. The addition of a first floor to create residential accommodation here would be inappropriate*



*Rear of the Old Mill development showing conservatory extensions*

## 2.9. Boundary Treatments

- 2.9.1 Character Zone A is an area of detached and semi-detached residential dwellings, set back from Church Lane behind low boundary walls, supplementary planting and small gardens. Each house on the western side also has a driveway, which has been hard-paved and extended to sweep round to the front of the house. To the east the majority of gardens have been reduced to increase the space for hardstanding.
- 2.9.2 The original boundary treatment on Church Lane would have been a low rough-faced stone walls with accompanying stone gateposts. These gateposts and stone walls survive in places, particularly on the west side and surrounding Ashton New Hall. The characteristic historic gate posts and walls of local stone should be retained where they survive. The use of gates or railings is not a traditional feature and should not be added. Where new gate posts are to be inserted, local stone carved in a traditional manner is the preferred option. Overly-large gate posts in an unsympathetic material are not appropriate as they do not reflect the character of the Conservation Area.
- 2.9.3 Ongoing loss of traditional boundary treatments and replacement with modern materials is common within Character Zone A and has resulted in an eclectic mix of materials and styles, eroding the historic character of the area. Post and panel fencing in timber and concrete has been commonly used to separate the gardens of the semi-detached villas. While it is not a traditional material, the fences are fairly unobtrusive and older 20<sup>th</sup> century examples of this fencing can also be found, using split planks.
- 2.9.4 The use of timber post and panel fencing between dwellings is acceptable, up to 1m in height. Timber fences are not considered to be an appropriate treatment for the front boundaries, which should be a low stone wall to match the historic examples, or in brick. Reconstituted stone or light-coloured stone is not an appropriate material.
- 2.9.5 Modern and overly ornate iron gates, sometimes used to separate the front and back gardens of the villas, are not considered to be an appropriate material for this Character Zone. Low brick walls are sometimes used to separate the dwellings and are an acceptable material.
- 2.9.6 Distinctive herringbone brick boundary walls on the west side of Church Lane should be retained as they appear to be an historic replacement of the original low stone wall. They are an interesting local feature and should be repaired or replaced (if necessary) on a like-for-like basis.
- 2.9.7 The presence of mature planting, including trees and hedging, relates in many instances to the construction of the villas and should be retained as an important element of the boundary treatment.



*Original boundary treatment of low stone walls and gate piers*



*Original stone walls (right) and modern brick treatments (left)*



*Example of appropriate timber fences and brick walls separating properties. The rear gates are overly large*



*Inappropriate modern materials including concrete slabs and modern stonework. The loss of planting is also detrimental to character*



*Herringbone brick boundary wall, in a poor condition*

2.9.8 Within Character Zone B the most important boundary is that to the raised churchyard. The churchyard is bound by a high historic brick wall to the east, hedging to the south and an inappropriate modern brick wall to the north east. To the north around the Community Hall is a chain link fence, which is unacceptable for its utilitarian character and chain link fence to the north east. Mature planting marks the boundary of the churchyard from the open fields beyond. The church boundary wall is partially pointed in cement. There are areas of spalled brickwork and heavy moss build up.

2.9.9 Ashton New Hall is also bound by a high brick walls to the north and dense hedge planting to the east (Church Lane). Both of these are traditional treatments and should be retained.



*Rear boundary to Ashton New Hall*



*The boundary between the churchyard and the community hall*



*Church boundary wall in need of some repairs and repointing*

2.9.10 Within Character Zone C the historic front boundary wall and iron railings of Ashton Hall Farm have been replaced but the farmhouse has retained a large private garden with mature planting.

2.9.11 As part of the Old Mill development, tall brick walls, ornate railings and gates have been added as part of the residential conversion. These are not in keeping with the historic agricultural and vernacular character of the site.

2.9.12 The open nature of the paddock to the east is enhanced by a post and rail fence that runs around it to the south although a substantial brick wall to the north is somewhat out of character due to the large brick piers.



*View of the overly large modern brick walls and piers surrounding the paddock and farmhouse*

- 2.9.13 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 should be appropriately located and managed in order to avoid root damage to the wall. 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.

## **2.10. Public Realm**

- 2.10.1 The public realm of Character Zone A consists of tarmacked roads and pavements at the lower end of Church Lane, which change to stone setts and stone kerbs to the north. The character zone has very limited public realm with no street furniture and few street lamps. Street lighting retains historic iron columns with lantern luminaires; these should be retained where possible.
- 2.10.2 Traditional stone setts and historic brick walls contrast with an inappropriate use of modern materials to driveways such as concrete slabs or setts and block paving. These should be replaced where possible with more appropriate materials and the amount of hardstanding should be reduced as much as possible. Textured or soft surfaces such as setts or gravel are most appropriate for private drives and can be seen within the Conservation Area.



*Modern setts within the driveway of Larch Villas (east side)*



*Stone setts on the northern extent of Church Lane within Character Zone A. Note the historic boundary walls and surfaces.*



*Street lighting is minimal and retains historic columns and lanterns*

- 2.10.3 Character Zone B contains the footpaths across the churchyard and the public footpath than runs east to west between the churchyard and Ashton New Hall. The churchyard paths are surfaced in block paving or gravel, while a path running south from the church is laid in 'flatstone' gravemarkers, which is not appropriate. A cobbled surface leads from the lychgate to the east end of the church.
- 2.10.4 The public footpath is an unsurfaced track that gets muddy after rainfall. The high brick wall of Ashton New Hall, running along the public footpath, has been vandalised with graffiti. This historic thoroughfare would benefit from some planting maintenance and improved lighting.
- 2.10.5 As with Character Zone A, there is little street furniture within Character Zone B and street lighting is limited to historic iron columns with lanterns, which should be retained.



*View along the public footpath towards Church Lane*



*Graffiti to the high brick wall to Ashton New Hall*



*Parking along Church Lane relating to church and community hall use*

- 2.10.6 The public realm of Church Lane within Character Zone C consists of historic stone setts, which disintegrates into an unsealed road to the north and to the east towards the equestrian centre. The road is in a poor condition and there is a build-up of dirt on the historic stone surfaces. Potholes fill with water after rainfall. It would be beneficial to the aesthetic value of the Conservation Area and long-term condition of the roads and paths if such repairs were consolidated.

- 2.10.7 Car parking is a concern along Church Lane due to the narrow street. Cars parked on both sides reduce the width of the road and it is particularly intensively used during services such as funerals. South of the community hall is a small area of parking with concrete paving and gravel surfaces in need of maintenance. Paving slabs to the south of the Community Hall are a modern material and could be replaced with a more traditional alternative such as stone setts.
- 2.10.8 The Old Mill enclosed courtyard is residential in character with tarmacked surfaces and concrete block paving.



*Traditional road and pavement surfaces, in a poor condition*

## **2.11. New development**

- 2.11.1 Ashton upon Mersey Conservation Area is small and compact, and there is little opportunity for development within it. The historic plan form is important and should be retained. Open spaces within the Conservation Area are valuable amenities and should be retained as existing.
- 2.11.2 St Martin's Community Hall to the north of Church Lane is a modern addition to the Conservation Area. While its position along Church Lane is in keeping with the plan form of the area, the quality of architecture and the materials used are not appropriate. The modern red bricks are low quality; the building takes no design cues from its surroundings and jars with the historic paving and surrounding buildings, including the listed church.



*St Martin's Community Hall*

- 2.11.3 Modern agricultural structures within the equestrian centre are not of suitable quality for a Conservation Area and have an overly large footprint. However, the structures are

generally lightweight and reversible. Any new or replacement structures on this site should be of lightweight construction and should not be visible from the historic core of the Conservation Area.

- 2.11.4 The Old Mill development in Character Zone C is a late 20<sup>th</sup> Century residential development and is a typical example of a barn conversion scheme from this era. The conversion is relatively sensitive, retaining the external envelope and plan form of the site, but the domestic detailing of the development (including neat hedges, porches and garages) are at odds with the historic agricultural character of the farmstead.
- 2.11.5 A late-20<sup>th</sup> century sheltered housing development, Townscroft Lodge, is situated on the southern edge of Church Lane, outside the Conservation Area but is within its setting. These residential buildings are not in keeping with the character or appearance of the Conservation Area and do not relate successfully to their surroundings, particularly due to the massing and large plot size.



*Inappropriate modern development within the setting of the Conservation Area*

- 2.11.6 At the northern end of Church Lane is the Ashton upon Mersey golf course and Club House, both of which are outside the Conservation Area boundary. While the golf course itself is historic, the club house replaces the earlier timber structure that was destroyed by fire in the 1990s. The replacement building is a large brick pitched roof structure with end gables. There is a large glass entrance porch on the principal elevation. The scale and design of the club house is somewhat at odds with its position within the setting of the adjacent Conservation Area.

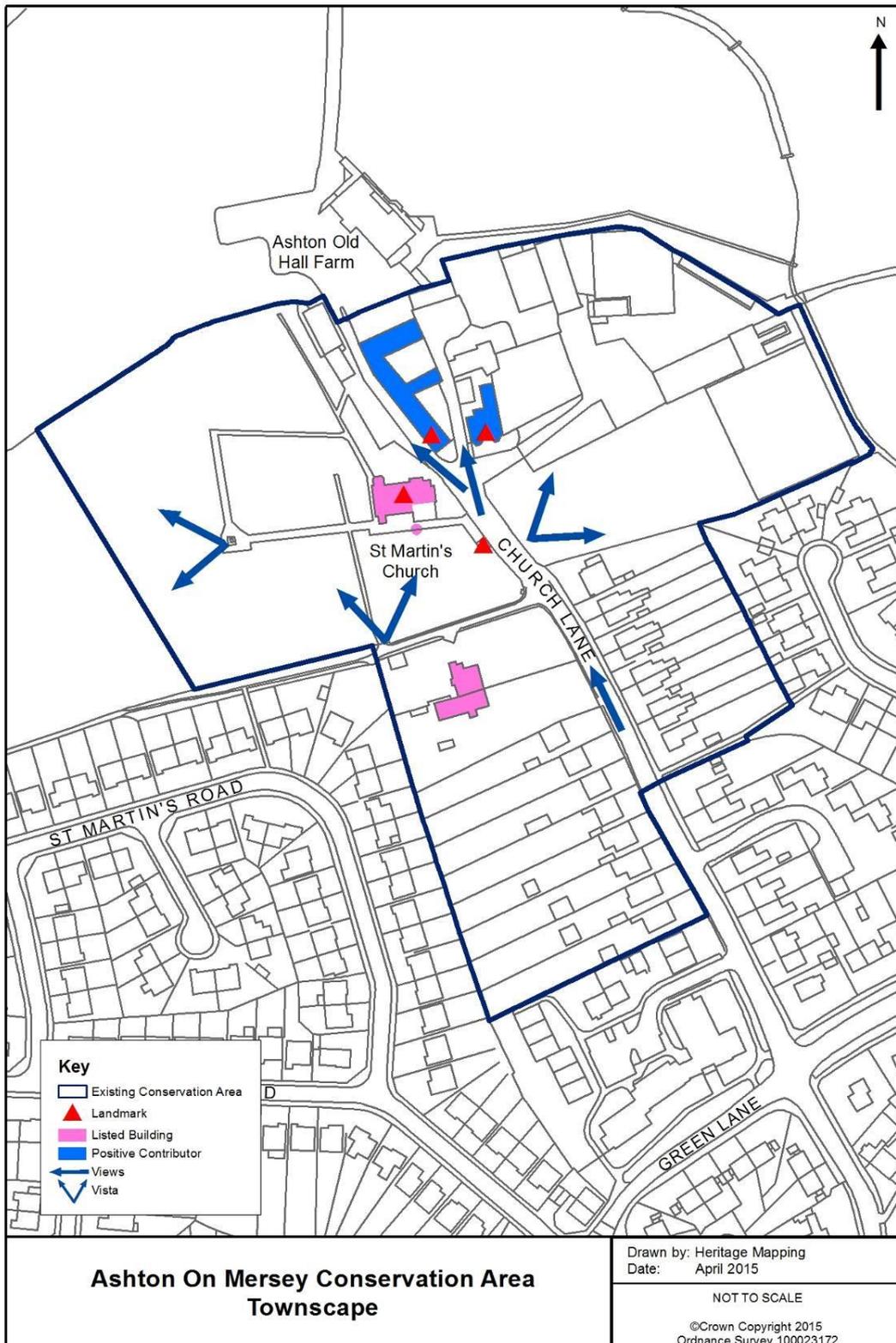


*Golf course club house, outside the Conservation Area  
but within its setting to the north*

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

- The significant loss of front garden space in favour of off-road parking. Where buildings are set further forwards in their plot (i.e. the east side of Church Lane) 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. Applications will therefore be considered on a case-by-case basis.
- Alteration, re-building or new development which is stylistically inappropriate and/or comprises an inappropriate palette of materials.
- Basement development work which will significantly alter the proportions of a building's exterior (with the additional of light wells or semi-sunken extensions, for example).



Map 4 – Townscape analysis

### **3. Conservation Area Management Policies**

#### **3.1. Conservation Principles and Philosophy**

- 3.1.1 Heritage assets are an irreplaceable resource. The key aim for the protection of the Ashton upon Mersey 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 and enclosed historic core, with early 20<sup>th</sup> century suburban development. The integrity of the Conservation Area has been at risk in recent years from a culmination of minor residential alterations and the encroachment of commercial or agricultural activity from the north. 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.
- 3.1.3 The ensuing policies therefore set out parameters to manage future change to the Conservation Area. It is not the intention to prohibit change; the policies will stipulate appropriate materials, methods, and designs which will conserve the special character of the Conservation Area where change is proposed.

#### **3.2. Adoption and Enforcement**

##### **Aims**

- To maintain the special interest of the Conservation Area, in particular to bring back the coherence of the residential dwellings through appropriate repairs and replacements.
- To consult on the addition of an Article 4(2) direction for the shown on Map 2.
- To ensure that building owners and local estate agents are fully aware of the Conservation Area and possible Article 4 designations which affect permitted development rights.
- 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 houses identified on Map 2 and listed here: 105-119 Church Lane, 96-114 Church Lane and Ashton Hall Farmhouse. 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, C and D and Part 2 Class A, as such planning permission must be obtained for:*

- *The enlargement, improvement or other alteration of a dwellinghouse. This includes all extensions, changes to windows, doors, cladding and dormers.*
- *The erection or construction of a porch outside any external door of a dwellinghouse.*
- *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 (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 3**

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

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### **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**

*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 6**

*Ensure that adaptations to achieve 21<sup>st</sup> 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 7**

*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 8**

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

#### **Policy 9**

*The Council is advised to work with St Martin's Church to replace the polycarbonate window sheeting on the east windows with something more appropriate such as window grilles or glass protective glazing.*

#### **Policy 10**

*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 11**

*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.*

#### **Policy 12**

*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. Edwardian, Queen Anne and Arts & Crafts elements such as timberwork and terracotta are of particular importance and should be repaired using like-for-like materials and using the*

*appropriate traditional technique. Decorative plasterwork, ridge tiles, chimney stacks, timber latticework, verandas and stained glass should all be retained where possible.*

**Policy 13**

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

**Policy 14**

*Roofs should be repaired with the original roofing material; this will either be in Welsh or Westmorland slate or clay tiles.*

**Policy 16**

*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 17**

*If thermal upgrading is required, secondary glazing with a frame that follows the glazing bars of the external window should be used. 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 is not considered acceptable.*

**Policy 18**

*Ducting, ventilation, satellite dishes, solar panels and other functional features should not be installed on the primary elevation of properties. Additions to rear and ancillary street elevations should be unobtrusive to protect the visual amenity of the Conservation Area.*

**Policy 19**

*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 20**

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

### **3.4. 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 21**

*Large advertising hoardings or large format banners will not be permitted within Ashton upon Mersey 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 22**

*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 or positive contributors within the Conservation Area will however be strongly resisted.*

## **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, including gateposts, 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 25**

*The historic low-level brick and stone boundary walls to residential dwellings within the Conservation Area are to be retained. Replacement boundary walls are to extend no higher than the original or existing. Supplementary planting such as hedges above these walls are to be encouraged, while the use of modern railings is discouraged.*

### **Policy 26**

*The reinstatement of traditional boundary treatments will be looked on favourable within Character Zone A. Low stone boundary walls in local stone are preferred for front boundaries. Side boundaries between dwellings can make use of timber and concrete post fencing no more than 1m tall. Reconstituted stone, brickwork and light-coloured stone are not preferred materials. Herringbone retaining walls should be repaired, or replaced on a like-for-like basis if necessary.*

### **Policy 27**

*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. Copies of original gateposts in stone are encouraged as acceptable replacements. 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.*

**Policy 28**

*Boundary treatments (and front gardens) should not be removed to create additional hardstanding, garaging or parking. In particular, the small front gardens that survive in Character Zone A should not be removed. The reinstatement of traditional front gardens and boundaries will be encouraged.*

**Policy 29**

*Having no boundary treatment is acceptable in locations where this does not already exist, for example properties within the Old Mill development within Character Zone C. Rear property boundaries such as high brick walls in Character Zone B should be retained and repaired when necessary.*

**Policy 30**

*Timber fencing panels are generally not acceptable as a main or supplementary boundary treatment where adjacent to the public highway. Low timber fencing is an acceptable treatment to separate the front gardens of individual properties from their neighbours. Tall and ornate railings detract from the original modest properties and should not be used. Traditional planting and low boundary walls are preferred.*

**Policy 31**

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

**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 suburban nature of the Conservation Area.
- To preserve key views within the Conservation Area.

**Policy 32**

*Mature trees within gardens and along Church Lane should be retained, as their loss greatly diminishes character.*

**Policy 33**

*Trees, hedges and mature 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 34**

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

**Policy 35**

*The open spaces and key views within the Conservation Area should be protected from redevelopment. Development on open spaces, including the addition of hardstanding for parking is not acceptable.*

### **3.7. Streetscape and Public Realm**

Sections 2.6 and 2.10 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 historic road surfaces within the Conservation Area are preserved.

#### **Policy 36**

*Historic pedestrian routes such as the public footpath south of the church should be preserved.*

#### **Policy 37**

*Areas of damaged road or pavement surface should be repaired, and historic road surfaces such as stone setts, kerbs and cobbles should be preserved. Reinstatement is also encouraged. Where funding permits, a strategy should be sought and implemented regarding maintenance and on-road parking.*

#### **Policy 38**

*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 and telecommunications 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 39**

*Any street lighting replacement scheme should retain existing historic columns and lanterns and should make use reduced light levels “warm white” LED lighting. Overly tall columns in modern materials should be avoided in the future when replacements are made. 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.*

### **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 40**

*Any new development should take inspiration from the established architectural styles within the Conservation Area. Appropriate features, materials and detailing are to be integrated into the design (see 2.2 of this Management Plan and the extended discussion in the accompanying Appraisal). Modern design is not prohibited within the Conservation Area but should be sympathetic to its historic context; have regard to appropriate siting, of a high standard; of an appropriate scale and proportions; and use appropriate, high-quality materials.*

**Policy 41**

*Extensions, to an existing building, should have regard to its established style by respecting the building's established features, form, proportions and materials. First floor additions and extensions altering the plan form of the Old Mill development within Ashton Hall Farm would have a negative impact on the rustic simplicity of the converted agricultural buildings and should be avoided.*

**Policy 42**

*Large and inappropriate extensions of the equestrian centre should be avoided. Extensions of the golf course must have regard to the setting of the Conservation Area, and any extension causing harm to the setting should be avoided.*

**Policy 43**

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

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**Policy 44**

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

**Policy 45**

*Intensification of use and the sub-division of single historic plots for residential accommodation is unlikely to be acceptable.*

**Policy 46**

*Basement extensions will be strongly discouraged, particularly in locations where front gardens, boundary treatments and planting is removed to increase access and light to the front of the basement light well.*

**Policy 47**

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

**Policy 48**

*Trafford Council must consult with the Greater Manchester Archaeological Advisory Service on the potential to uncover archaeological evidence of medieval or Anglo-Saxon features relating to the agricultural activity or settlement in these periods if any development is proposed which may affect this.*

## **4. Implementation and Review**

- 4.1.1 This Conservation Area Management Plan is adopted by Trafford Borough Council as a Supplementary Planning Guidance document. The design guide and policies contained within it will be a material consideration in the determination of planning applications and appeals for proposed works within the Conservation Area.
- 4.1.2 Both Trafford Council and building owners are responsible for the implementation of this plan. It is the responsibility of building owners 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 management enquiries concerning Ashton upon Mersey 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)

#### **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.

## **Appendix D: Glossary of Architectural Terms**

### **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 17<sup>th</sup> and 19<sup>th</sup> 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).

### **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.

### **Outrigger**

A local term used to describe a single storey outbuilding attached to the rear of a dwellinghouse. They were typically half the width of the house with a monopitched roof and originally served as storage or as WCs.

### **Quoin**

A dressed or emphasised stone at the corner of a building, used for strength or to create a feature of the corner or an impression of strength. They can be imitated in brick or other materials.

### **Reconstituted Stone**

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

**Sash Window**

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

**String Course**

A horizontal band or moulding, either of stone or brick, that projects from the surface of a wall.

**Side Hung/Top Hung Casements**

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