

Ashley Heath Conservation Area – Supplementary Planning Document SPD5.8a



TRAFFORD
COUNCIL

Conservation Area Management Plan – July 2016



Ashley Heath Conservation Area Conservation Area Management Plan

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1 Introduction

1.1. Context

- 1.1.1 The Ashley Heath Conservation Area was designated on 4th July 1974 by Trafford Council. The boundary was amended on 5th April 1987 and is subject to further amendment in the adoption of the Conservation Area Appraisal July 2016.
- 1.1.2 A conservation area is an area *'of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.'*¹ Designation takes place primarily by local planning authorities under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 71 of the Act imposes a duty on the local planning authority to formulate and publish proposals for the preservation and enhancement of conservation areas. Proposals should be publicised and incorporate public comment.
- 1.1.3 Conservation Area designation recognises the unique quality of an area as a whole. It is not just the contribution of individual buildings and monuments, but also that of features such as topography, layout of roads, pathways, street furniture, open spaces, and hard and soft landscaping which assist in defining the character and appearance of an area. Conservation Areas identify the familiar and cherished local scene that creates a sense of place, community, distinctiveness and environment.
- 1.1.4 The extent to which a building positively shapes the character of a Conservation Area depends not just on their street elevations but also on their integrity as historic structures and the impact they have in three dimensions, perhaps in an interesting roofscape, or skyline. Back elevations can be important, as can side views from alleys and yards.²
- 1.1.5 If the area is conserved and inappropriate alterations are prevented, the benefits will be enjoyed by the owners, occupiers and visitors to the estate. It is in the public interest to preserve the area but preservation also benefits individuals as a pleasant environment helps to maintain property prices.
- 1.1.6 This Conservation Area Management Plan for Ashley Heath has been prepared in conjunction with a Conservation Area Appraisal that defined and recorded the special architectural and historic interest of the Ashley Heath Conservation Area.³ The Appraisal reviewed the boundary of the Conservation Area and recommended that it should be amended to exclude and include those areas marked on Map 1.
- 1.1.7 The Ashley Heath Conservation Area falls within an Area of Special Control: *'Stricter advertisement controls apply in these areas. There is a lower maximum height limit and a smaller maximum size of letters or characters on all advertisements displayed with*

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

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

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

"deemed consent". Some classes of advertisement, in particular general poster hoardings, may not be displayed at all.⁴

- 1.1.8 At present guidance on appropriate development in the Ashley Heath Conservation Area is contained within Supplementary Planning Guidance note PG7 (June 1992) which can be accessed through the Council's website: <http://trafford.gov.uk/planning/strategic-planning/docs/pg-downs-devisdale-bowdon-ashley-heath.pdf>.
- 1.1.9 This guidance will be replaced by this Management Plan.
- 1.1.10 This Conservation Area Management Plan has been published by Trafford Council following the submission of 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.⁵ The local planning authority had regard to the views concerning the proposals expressed by persons attending the meeting and during the period of consultation.⁶

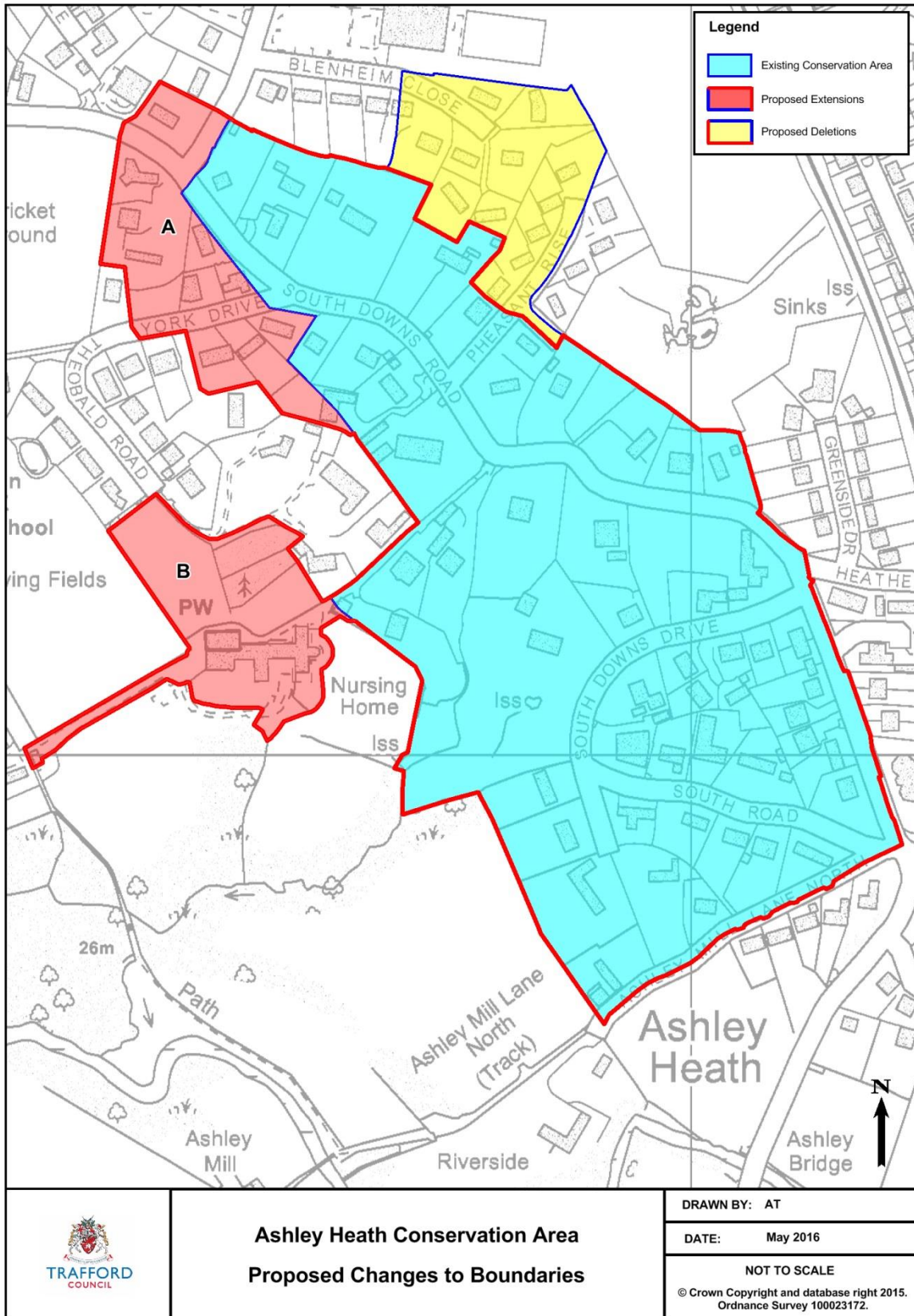
1.2. Significance Statement

- 1.2.1 The significance of the Ashley Heath Conservation Area is primarily rooted in its evolution from an area of agriculture through the latter half of the 19th century into a residential suburb of Altrincham. The buildings retain a high level of architectural detail, which chart the influx of wealth into the area. Both the high quality of the architecture and the attractiveness of the natural environment within the Conservation Area combine to create a high aesthetic value which contributes strongly to the overall significance of the Conservation Area.
- 1.2.2 A more detailed assessment of significance is included in the accompanying Conservation Area Appraisal.

⁴ Advertisements, Signage and Shop Fronts SPD

⁵ Section 71 (2) Planning (Listed Buildings and Conservation Areas) Act 1990.

⁶ Section 71 (3) Planning (Listed Buildings and Conservation Areas) Act 1990.



Map 1: Conservation Area boundary amendments adopted July 2016

1.3. Purpose of a Conservation Area Management Plan

- 1.3.1 The National Planning Policy Framework (NPPF) stresses the need for local planning authorities to set out a positive strategy for the conservation and enjoyment of the historic environment. Local planning authorities are required to define and record the special characteristics of heritage assets within their area. This Management Plan fulfils the statutory duty placed on the local planning authority *'to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.'*⁷
- 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.⁸
- 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 Ashley Heath Conservation Area.⁹ 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.

1.4. Methodology

- 1.4.1 This Management Plan builds on work carried out for the preparation of the Ashley Heath Conservation Area Appraisal. Site surveys were carried out, during which time photographs were taken and features of the Conservation Area noted. Historic research was carried out in local archives and a summary of the special interest of the Area was prepared.
- 1.4.2 For the Management Plan a more detailed site survey of the Conservation Area was carried out in September 2015.

⁷ Section 71(1) Planning (Listed Buildings and Conservation Areas) Act 1990.

⁸ Historic England (formerly English Heritage), *Guidance on Conservation Area Appraisals*, (2006) para 2.8.

⁹ Historic England (formerly English Heritage), *Guidance on Conservation Area Appraisals*, (2005).

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:

1.5.3 *‘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.’¹⁰*

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

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

1.5.5 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.

1.5.6 The Council’s 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>.

¹⁰ Department of Communities and Local Government, *National Planning Policy Framework*, (2012) para. 126.

1.6. Conservation Area Policy Guidance

1.6.1 This appraisal has taken into consideration methodologies and advice outlined by Historic England (formerly English Heritage) in the following publications:

- Measuring and Assessing Change in Conservation Areas, (2005);
- Guidance on Conservation Area Appraisals, (2006);
- Guidance on the Management of Conservation Areas, (2006);
- Understanding Place: An Introduction, (2010);
- Understanding Place: Historic Area Assessments in a Planning and Development Context, (2010);
- Understanding Place: Historic Area Assessments: Principles and Practice, (2010);
- Understanding Place: Conservation Area Designation, Appraisal and Management, (2011);
- Understanding Place: Character and Context in Local Planning, (2011);
- Streets for All: North West, (2006); and
- Conservation Principles, Policies and Guidance, (2008).

2. Design Analysis and Guidance

2.1. Introduction

- 2.1.1 This section is intended to define the key original characteristics of the historic buildings and spaces in the Ashley Heath Conservation Area. This design guidance should be used as a reference for building owners as to the acceptable styles, materials and level of change that are permissible. It will also be used by Trafford Council to determine the outcome of applications for changes to the properties or new development within the Conservation Area.
- 2.1.2 The heritage significance and character within the Conservation Area boundary have generally been well preserved and respected. However, there is potential for inappropriate development to negatively impact on and erode this character. This is true of both incremental and larger-scale development, both of which should be carefully managed to avoid the loss or dilution of character.
- 2.1.3 Other buildings and features within the Conservation Area, and the public realm, including the distinctive planting, are also discussed in terms of their typical features and character.

2.2. Architectural Styles & Features

- 2.2.1 There is a wide variety of architectural styles and features throughout the Ashley Heath Conservation Area, which illustrates the historic influx of wealth into the area and its gradual evolution from an agricultural area into a residential suburb. The quality of architectural design and the integrity of features are generally high.
- 2.2.2 The architectural variety stems from the diverse age of the buildings within the Conservation Area: ranging from cruck-framed 16th/17th-century to modern buildings. A large proportion date from the Victorian or Edwardian period and draw influence from a variety of different styles, predominantly Cheshire or Tudor Revival, Arts & Crafts and, to a lesser extent, elements of Gothic.
- 2.2.3 The palette of characteristic architectural features within the Conservation Area primarily comprises (but is not limited to):
- Gables, gabled dormers and varied rooflines;
 - Decorative detailing including ridge tiles, finials and contrasting brickwork;
 - Half-timbered effect with black timber on a white or light rendered background;
 - Partial rendering; and
 - Decorative chimneystacks.
- 2.2.4 The residential buildings are generally unique in their application of the characteristic styles and features. It is important that an established style or use of feature is retained and respected, and that any new development draws from this collection of established architecture in order to sympathise with the character of the Conservation Area.



An example of the characteristic varied roofline, use of half-timbering and render

- 2.2.5 There is no one characteristic style of window in the Conservation Area, rather a variety which reflects the character and style of each individual building. Original windows are typically smaller, as dictated by the size of sheet glass available when the houses were originally built. Both sash and casement styles are evident throughout the Conservation Area.
- 2.2.6 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 secondary 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.
- 2.2.7 Successful garages in the Conservation Area are sympathetically designed as secondary structures that do not detract from the architectural style of the surrounding principal buildings. Side-hung doors in a natural timber are the preferred option where the garage is visible from the highway. Paint and thick varnish has the potential to detract from the buildings and wider streetscape.

2.3. Building Materials

- 2.3.1 There is a distinctive palette of building materials employed throughout the Conservation Area. Brick is most common, predominantly red or brown, with detail picked out in contrasting or decorative brick. In order to ensure the longevity of the bricks, a traditional lime mortar should be used for the pointing rather than a cementitious mix, which can cause spalling and other damage.
- 2.3.2 Although there are large numbers of buildings with exposed brick, render or partial render is also commonplace. In order to avoid a stark or sterile appearance which negatively contrasts with the historic rendering within the Conservation Area, any new or replacement rendering should be of a traditional lime mix and textured (rough cast).
- 2.3.3 Roofs throughout the Conservation Area are predominantly slate or tile covered. Welsh or Westmorland slate is the preferred roof covering where new development is proposed as this offers 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. Other roof materials are evident as well, including terracotta or clay tiles, which are indicative of the Conservation Area's architectural development over time. Replacement should be on a like-for-like basis, including decorative roof features such as ridge tiles or finials.
- 2.3.4 The original windows would have been timber framed; however, there appears to have been much replacement with uPVC. Where they survive, historic windows should be repaired and retained as far as is possible. Any proposed replacement windows (including double-glazing) should ideally be of timber, although uPVC may be acceptable if an appropriate design can be found befitting the established style of the building and the size of its window openings and has suitably slim frames which do not detract from the

proportions of the original opening. Where a building has painted window frames which contribute to the aesthetic value of the exterior, this should be retained. Any stone mullions or other original window surround features should also be retained.

2.4. Boundary Treatments

2.4.1 There are a wide range of boundary treatments throughout the Conservation Area, at times giving an incoherent, piecemeal appearance. The traditional treatment, both in Ashley Heath and also the wider Trafford area, comprises roughly-hewn local stone built to a low height and supplemented with planting. Where these survive it is important that they are retained for the benefit of the Conservation Area's character. In some instances additional unobtrusive railings behind planting may also be appropriate. Supplementary planting needs to be strategically positioned and maintained to minimise root damage to the wall. Pointing in these walls should be minimal; thick ribbon pointing or similar detracts from the character of the local stone and can cause damage if a cementitious mix is used.

2.4.2 Timber fencing is not an appropriate boundary treatment where it borders a highway as it is not in keeping with the character of the Conservation Area. It is notable that a number of established hedgerows are extant within the Conservation Area; a reference back to the area's former agricultural use. It is important that these features are protected and maintained, especially where they mark historic field boundaries and at the west end of the Conservation Area, where it is much more rural in character.



Left - inappropriate supplementary boundary treatment; Right – characteristic boundary treatment

2.4.3 Timber is an appropriate material for entrance gates. These should be of a high-quality design incorporating an open element and not exceeding 1.5m in height. Traditionally-designed wrought iron may also be appropriate. Side-hung gates are preferred over sliding alternatives and there are a number of surviving historic hinges throughout the Conservation Area which could be brought back into use. The characteristic historic gate posts of local stone should be retained where they survive and any new gates should be proportionate to these. 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.

2.5. Public Realm

2.5.1 The paths within the Conservation Area are in need of attention as a priority: in many instances they are very narrow, to the extent that they seem non-existent in areas. The tarmac surface in many places is suffering severe root damage, which makes for a very uneven surface that can be difficult to navigate. Additionally, the presence of a heavy moss coating in many places, the winding roads and amount of traffic makes these paths dangerous for pedestrians.

2.5.2 The highway surfaces are primarily tarmacked, with evidence of patched repairs and some surviving historic cobbles or setts in areas. It would be beneficial to the aesthetic value of the Conservation Area and long-term condition of the roads if such repairs were consolidated. As previously mentioned, the volume of traffic going through the Conservation Area has been identified as an area of concern and a management strategy addressing this would help alleviate the knock-on effects it is having on the Conservation Area.



Surviving setts, which make a positive contribution to the character of the Conservation Area

2.5.3 The street furniture comprises a combination of traditional-style and municipal modern. The character of the Conservation Area is better echoed in the traditional-style features and there may be opportunities in the future to replace lower quality features with better alternatives in a more traditional style.

2.6. Trees, Open & Green Spaces

2.6.1 The mature planting throughout the Conservation Area is a key contributor to its rural character and it is important that it is managed and maintained. The considerable effort and expense of home owners within the Conservation Area in maintaining gardens and

mature trees in their ownership is recognised. Maturing trees bring with them ongoing challenges which it would be prudent to anticipate and address in advance of any problems (falling or dead boughs, etc.).

- 2.6.2 The open fields surrounding the Conservation Area offer attractive views out of the Conservation Area. The main part of the Conservation Area is generally quite enclosed with winding roads lined with mature trees, resulting in a distinctive, idyllic streetscape. It is important that this is retained through the on-going management of the established planting, implementation of traffic management schemes and the appropriate positioning of any new development. New planting should be allowed to mature in order to continue the established character of the Conservation Area.



South Downs Drive, with established planting and a quality of pavement which is lacking elsewhere in the Conservation Area

2.7. Scale, Massing & Design

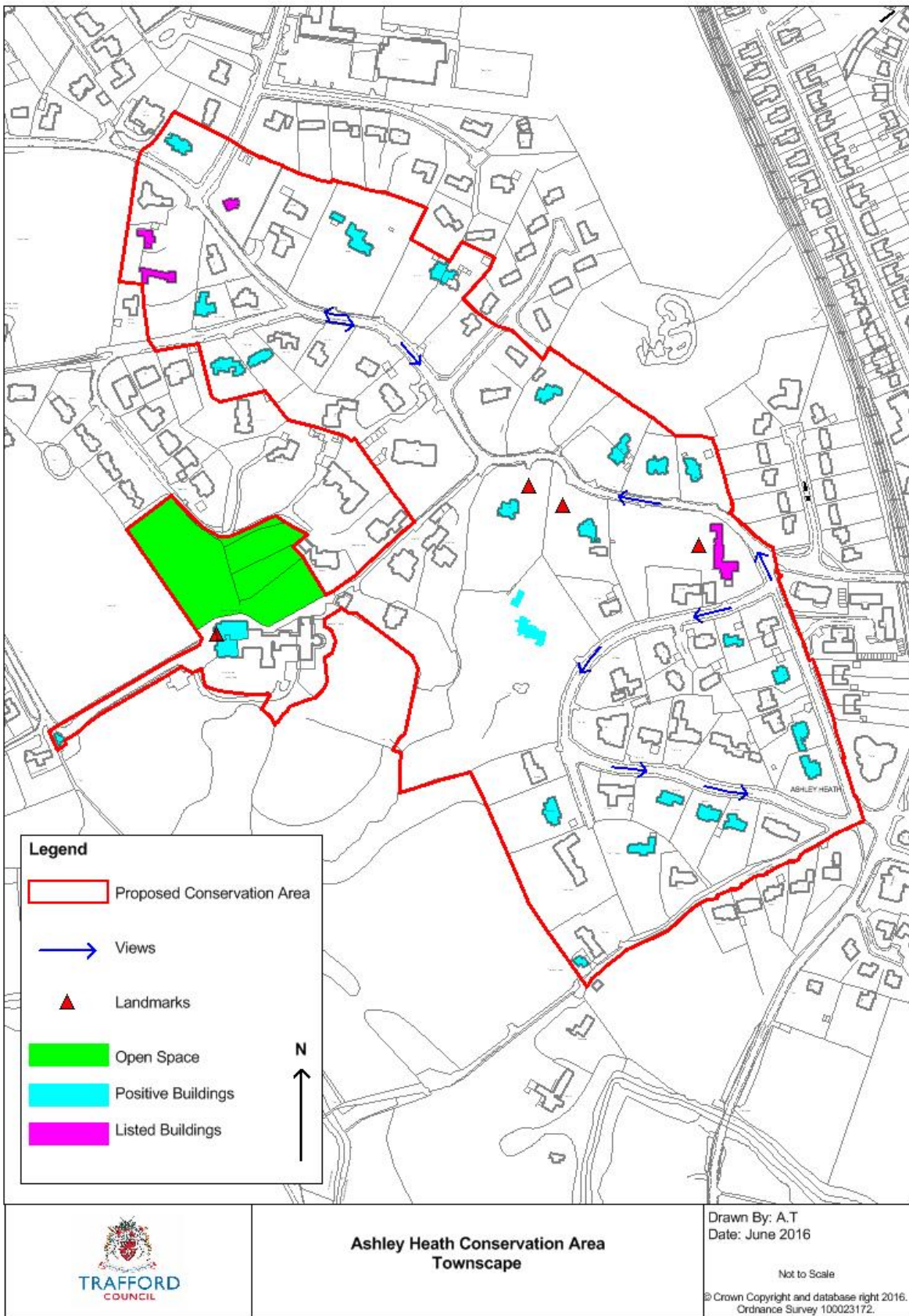
- 2.7.1 The residential buildings within the Conservation Area are all characteristically set back from the street; some being almost completely obscured by boundary planting. This results in the distinctively green streetscape. The buildings are typically two storeys in height (sometimes with attic rooms) but often give the impression of being larger due to tall ceilings and generally large scale. Front extension or the re-positioning of buildings so that they are closer to the front boundary, and therefore more visible from the highway, is discouraged. Much of the character of the built environment within the Conservation Area stems from the irregularity of the positioning of buildings within their plots.
- 2.7.2 A number of historic plot boundaries survive within the Conservation Area. Where they survive, these should be preserved or else their loss will compromise the integrity of the historic built grain of the Conservation Area.

2.7.3 Harmful development within the Ashley Heath 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 or front extension. Where buildings are set further forwards in their plot such development should not be permitted. Buildings within a larger plot and/or set further back from their front boundaries will have greater flexibility but still need to respect a sympathetic balance of hard surface area to garden.
- The removal of and/or alterations to historic boundary walls, gate posts and/or gate openings.
- removal of historic hedgerows
- Front extension which will make the building more prominent from the road where there are presently glimpsed or partial views.
- Side and/or rear extension which will significantly reduce the intervening space between the existing building and plot boundary.
- Extension which is not respectful of the established architectural style of the house.
- 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 of a building identified in the Conservation Area Appraisal as a listed building or positive contributor (see Map 3). 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 (as set out in section 2.2-2.3).
- Basement development work which will significantly alter the proportions of a building's exterior or impacts on a significant elevation (with the addition of light wells or semi-sunken extensions, for example).
- Development which will diminish the contribution of the identified landmarks and key views/vistas within the Conservation Area.

2.8. Other Features

- 2.8.1 Due to increasing energy prices, domestic solar panels are becoming an increasingly common feature. Where these are installed on a principal elevation, they are detrimental to the aesthetic value and character of the Conservation Area. They are best suited to secondary elevations where they are least visible from the road.



Map 2: Townscape analysis

3. Conservation Area Management Policies

3.1. Conservation Principles and Philosophy

- 3.1.1 Heritage assets are an irreplaceable resource. The key aim for the protection of the Ashley Heath Conservation Area must be the preservation and enhancement of its character, appearance, and special architectural and spatial interest.
- 3.1.2 There are a variety of architectural styles within the Conservation Area and a number of its buildings have been identified as positive contributors, making them non-designated heritage assets. A substantial proportion of the buildings retain their architectural integrity through sensitive and/or minimal intervention. The character of the Conservation Area stems from the variety and overall high quality of its architecture combined with the large green areas and mature planting. There is the potential, however, for both incremental change and areas of large-scale change to 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 & Enforcement

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

Aims

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

Policy 1

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

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

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

3.3. Design, Materials & Techniques

Sections 2.2, 2.3 and 2.8 of this Management Plan provide further detail relating to the following policies.

Aims

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

Policy 5

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

Policy 6

Materials and design should be appropriate to each individual property. The characteristic palette of materials and design features are set out in section 2 of this Management Plan.

Policy 7

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

Policy 8

Repair should be carried out using like-for-like materials and using the appropriate traditional technique.

Policy 9

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

Policy 10

Where it is necessary to replace original windows, the replacement of single glazing with double glazing is acceptable only if repair is not possible 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 11

If replacement of non-original doors or windows is proposed, whether in timber or uPVC, any further replacements should be in timber but uPVC may be permitted only if it can be demonstrated that a design can be found which matches the form of the original window design for that particular property or is of an appropriate door design to match the historic style of that particular property, and the replacement represents a significant improvement over the existing windows. 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 12

Garages should be sympathetically designed to reflect the character of their neighbouring buildings. Doors should be of natural timber and side-hung.

Policy 13

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.

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Policy 14

Roofs should be slate (Welsh or Westmorland) or tile covered (terracotta or clay), as appropriate to the building's context.

Policy 15

Established architectural detailing and features should not be removed or replaced, unless on a like-for-like basis.

Policy 16

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 17

Although advertisements and commercial activity are not currently identified as threats to the Conservation Area due to the Area of Special Control, this should be reviewed regularly and additional policies implemented if necessary.

3.4. Boundary Treatments

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

Aims

- To ensure the consistent character of the Conservation Area is preserved.

Policy 18

The characteristic historic low-level front with hedges and shrubs planted above and behind and other principal boundary walls should be retained.

Policy 19

Any replacement boundary walls should not extend any higher than the characteristic low boundary walls. Supplementary planting is strongly encouraged.

Policy 20

Pointing should be minimal and of traditional lime mortar.

Policy 21

Original gateposts should be retained where possible.

Policy 22

Replacement gateposts should not exceed the height of the original gateposts. They should be of local stone and a traditional design. Replacement gates should be proportionate to the gateposts.

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Policy 23

Gate openings should not be widened or re-positioned unless it can be proven that access is unsafe. Where gate openings are to be widened or re-positioned on the grounds of highways safety, Trafford Council will require the applicant to submit a highway consultant's report to demonstrate highway safety implications.

Policy 24

Timber fencing panels are generally not acceptable as a supplementary boundary treatment where adjacent to the public highway.

Policy 25

Brick walls of any height are not an acceptable front boundary treatment as they do not echo the character of the Conservation Area. Railings set behind planting may be acceptable in some circumstances.

3.5. Streetscape and Public Realm

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

Aims

- To preserve the attractive green spaces (including private gardens), mature trees and planting within the Conservation Area.
- To enhance the character of the public spaces within the Conservation Area.
- To preserve key views within the Conservation Area.

Policy 26

Historic kerbstones and cobbled setts should be retained and kept in good condition. Reinstatement is also encouraged where funding permits.

Policy 27

Where funding permits, areas of damaged road or pavement surface should be repaired, and a strategy is to be sought and implemented regarding maintenance, road markings, signage and on-road parking.

Policy 28

Where funding permits, a review of pedestrian safety should be carried out and the inaccessible areas of pavement rectified.

Policy 29

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

3.6. Trees & Landscaping

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

Aim

- To ensure that any new developments contribute to the landscaped quality of the area.

Policy 30

Supplementary planting should be maintained and positioned so as not to damage the boundary walls.

Policy 31

Where funding permits, Trafford Council should prepare a tree management strategy and implement it throughout the public realm of the Conservation Area, taking into consideration Tree Preservation Orders. Trees within the Conservation Area are subject to control measures, as outlined in Appendix C.

Policy 32

The Council will seek to maintain and enhance existing tree cover in the area together with established boundary planting. New planting should be in character with other planting in the area.

Policy 33

The Council will seek to avoid opening up frontages by new or wider accesses and avoid the siting of any new buildings or other development close to trees or boundary planting.

Policy 34

On sites where there is little planting, significant new planting will be required so as to achieve development in character with the conservation area.

3.7. Demolition, Extensions & New Development

Section 2.7 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 potentially significant archaeology within the Conservation Area.

Policy 35

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; of a high standard; of an appropriate scale; and use appropriate, high-quality materials.

Policy 36

Extension of an existing building should respect its established style by echoing the building's established features, form, proportions and materials.

Policy 37

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

Policy 38

The scale of any new development (including extensions and hard surfacing) should abide by the parameters set out in paragraph 2.7.3 of this Management Plan.

Policy 39

Any development concerning the basement of a property should be sensitively designed so that it does not detract from the established architecture of the building, and the balance of

its exterior is not significantly altered (with the addition of light wells – with or without additional railings – or large, semi-sunken basement extensions, for example).

Policy 40

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

4. Implementation and Review

- 4.1.1 Following consultation and any necessary subsequent amendments, this Conservation Area Management Plan will be adopted by Trafford Council as a Supplementary Planning Guidance document. The design guide and policies contained within it will be a material consideration in the determination of planning applications and appeals for proposed works within the Conservation Area.
- 4.1.2 Both Trafford Council and building owners and occupiers are responsible for the implementation of this plan. It is the responsibility of building owners and occupiers to make the necessary consents for any changes to their property and to avoid making unlawful changes without consent. It is Trafford Council's responsibility to review and determine planning permission for changes within the area, monitor the condition of the Conservation Area, maintain and enhance the public realm in its ownership, keep building owners informed of the Conservation Area designation, and to review and update this plan on a regular basis.

Appendix A: Bibliography

National Planning Guidelines

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

Historic England (formerly English Heritage)

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

Appendix B: Contacts

Trafford Council Contacts

General development control enquiries concerning the Ashley Heath Conservation Area should be referred to Planning 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

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.

Dormer Window

A window which projects outwards from a sloping roof.

Finial

An ornamental feature, often adorning the apex or gable end of a roof.

Gable End

A triangular wall at the end of a pitched roof.

Half-timbered

Non-structural decorative timberwork.

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.

Pointing

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

Reconstituted Stone (or composite)

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.

Ridge Tile

A semi-circular or curved tile used to cover the apex of a pitched roof.

Setts

Squared stones used for paving.