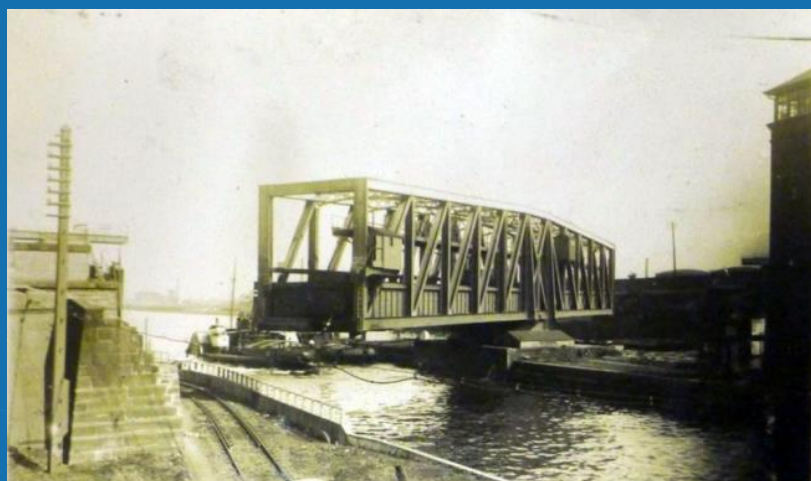


# Barton Upon Irwell Conservation Area – Supplementary Planning Document SPD5.6a



**TRAFFORD**  
COUNCIL

## Conservation Area Management Plan - March 2016





# Barton Upon Irwell Conservation Area Conservation Area Management Plan

## Contents

|                    |   |           |
|--------------------|---|-----------|
| <b>1</b>           | <b>Introduction</b>   | <b>1</b>  |
| 1.1.               | Context   | 1         |
| 1.2.               | Significance Statement  | 2         |
| 1.3.               | Purpose of a Conservation Area Management Plan                  | 4         |
| 1.4.               | Methodology   | 4         |
| 1.5.               | Planning Policy Framework                                       | 5         |
| 1.6.               | Conservation Area Policy Guidance                               | 6         |
| <b>2.</b>          | <b>Design Analysis and Guidance</b>                             | <b>7</b>  |
| 2.1.               | Introduction  | 7         |
| 2.2.               | Architectural Styles, Materials & Techniques                    | 7         |
| 2.3.               | Boundary Treatments   | 8         |
| 2.4.               | Public Realm  | 10        |
| 2.5.               | Buildings   | 12        |
| 2.6.               | Scale & Massing   | 13        |
| 2.7.               | Barton Road Swing Bridge, Barton Swing Aqueduct & Control Tower | 14        |
| <b>3.</b>          | <b>Conservation Area Management Policies</b>                    | <b>16</b> |
| 3.1.               | Conservation Principles and Philosophy                          | 16        |
| 3.2.               | Adoption & Enforcement  | 16        |
| 3.3.               | Design, Materials and Techniques                                | 17        |
| 3.4.               | Boundary Treatments   | 17        |
| 3.5.               | Public Realm  | 18        |
| 3.6.               | Demolition, Extensions & New Development                        | 19        |
| 3.7.               | Barton Road Swing Bridge, Barton Swing Aqueduct & Control Tower | 20        |
| <b>4.</b>          | <b>Implementation and Review</b>                                | <b>21</b> |
| <b>Appendix A:</b> | <b>Bibliography</b>   | <b>22</b> |
| <b>Appendix B:</b> | <b>Contacts</b>   | <b>23</b> |
| <b>Appendix C:</b> | <b>Control Measures Brought About By Designation</b>            | <b>24</b> |
| <b>Appendix D:</b> | <b>Glossary of Terms</b>  | <b>25</b> |

# 1 Introduction

## 1.1. Context

- 1.1.1 The Barton Upon Irwell Conservation Area was designated on 3rd February 1976 by Trafford Council. The boundaries were altered in March 2002, when an area to the west was excluded. Prior to 2015, the boundary of the Conservation Area in Trafford covered part of the Conservation Area in Salford. In 2015 the Trafford side of the Conservation Area boundary was amended so that it no longer overlapped with the Salford boundary. For clarity, this Management Plan only concerns the part of the Conservation Area that is within Trafford.
- 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. 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 Barton Upon Irwell has been prepared in conjunction with a Conservation Area Appraisal that defined and recorded the special architectural and historic interest of the Barton Upon Irwell Conservation Area.<sup>3</sup>
- 1.1.7 The Barton Upon Irwell Conservation Area is currently on the Heritage At Risk Register compiled by Historic England, the government-appointed body for the protection of the historic environment. The 2015 Register noted that the Conservation Area is currently in a very bad condition, highly vulnerable and deteriorating significantly.<sup>4</sup> The policies set out

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

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

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

<sup>4</sup> Historic England, *Heritage At Risk Register – North West*, (October 2014).

in this Management Plan seek to significantly improve the condition of the Conservation Area so that it may be removed from the Register.

- 1.1.8 This Conservation Area Management Plan has been published by Trafford Council following the submission of a draft by Purcell.
- 1.1.9 The proposals set out by this Management Plan underwent a period of public consultation and was submitted for consideration at a public meeting in the area to which they relate.<sup>5</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 and amendments were made as appropriate.<sup>6</sup>

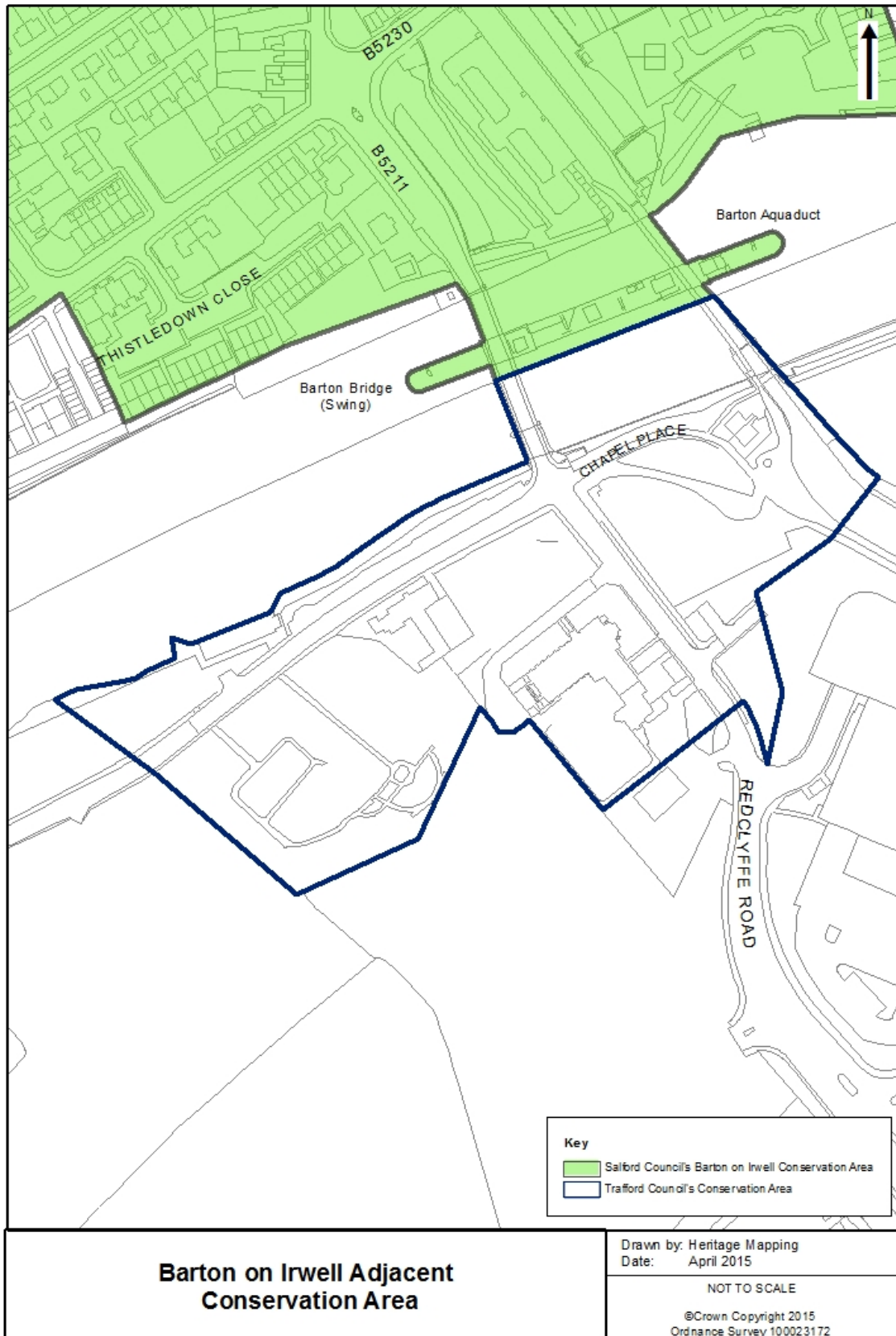
## **1.2. Significance Statement**

- 1.2.1 The Barton Upon Irwell Conservation Area is highly significant for its industrial and engineering history, containing a unique example of a surviving swing aqueduct and demonstrating a great feat of Victorian engineering and innovation. The structures are also part of the wider industrial landscape of the Manchester Ship Canal and Bridgewater Canal, England's first true canal in the world and a vital watercourse which helped paved the way for the Industrial Revolution. The later creation of the Manchester Ship Canal also contributed to this. The area has such high industrial significance that it has been considered for World Heritage Site designation.
- 1.2.2 The area's ecclesiastical history is also highly important, having formerly contained two churches. All Saints Church, a Grade I listed building, is of high significance for its high-quality design by a well-known architect, E. W. Pugin: perhaps his best work. While St Catherine's Church no longer survives there is a strong and significant link to its history with the retention of the grave yard and the Old School House, which was formerly run by the Church.
- 1.2.3 The area has potential to be an attractive canal side location but this is currently substantially impacted upon by the poor condition of the public realm and overgrown vegetation, creating a general air of neglect.
- 1.2.4 A more detailed assessment of significance is included in the accompanying Conservation Area Appraisal.

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<sup>5</sup> Section 71 (2) Planning (Listed Buildings and Conservation Areas) Act 1990.

<sup>6</sup> Section 71 (3) Planning (Listed Buildings and Conservation Areas) Act 1990.



Map 1: Conservation Area – Trafford & Salford boundaries

### **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>7</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>8</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 Barton Upon Irwell Conservation Area.<sup>9</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.

### **1.4. Methodology**

- 1.4.1 This Management Plan builds on work carried out for the preparation of the Barton Upon Irwell Conservation Area Appraisal. Several site surveys were carried out during late 2014 and June 2015, during which time photographs were taken and features of the Conservation Area noted. Historic research was carried out in local archives and a summary of the special interest of the Area was prepared.

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<sup>7</sup> Section 71(1) Planning (Listed Buildings and Conservation Areas) Act 1990.

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

<sup>9</sup> 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:

*'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>10</sup>

1.5.3 The Enterprise and Regulatory Reform Act ( 2013) introduced measures to enable owners and local planning authorities to enter into non statutory Heritage 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.

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1.5.4 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.

1.5.5 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 L7 - Design

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.

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



- 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 spaces in the Barton Upon Irwell 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 At present, the heritage significance of Barton Upon Irwell is under serious threat from the pervading air of neglect throughout much of the Conservation Area. Additionally, the planned development within the wider setting of the Conservation Area has the potential to affect its significance, unless carefully managed. This is true of both small-scale incremental change and development on a much larger scale. Both should be carefully managed in order to avoid the loss or dilution of character. Such management, however, also offers the chance for this development to positively enhance and contribute to the Conservation Area.
- 2.1.3 The Conservation Area Appraisal identified two key groups and underlying themes which characterise the Conservation Area: the industrial and engineering history associated with the canals, aqueduct and bridge; and the ecclesiastical value of the church, grave yard and, by historical association, the Old School House.
- 2.1.4 The public realm and open spaces within the Conservation Area are other key features which define the Conservation Area, and so will also be discussed.

### **2.2. Architectural Styles, Materials & Techniques**

- 2.2.1 The built environment within the Conservation Area has noticeably changed compared to the first half of the 20<sup>th</sup> century (see the accompanying Conservation Area Appraisal for details of the historic development of the area). This has been instigated by the loss of the vast majority of the modest houses on Chapel Place and the loss of the few buildings formerly extant at the western side of the Conservation Area (St Catherine's Church and Bromyhurst Farm, the latter in an area omitted from the boundary in 2002).
- 2.2.2 Of the more densely concentrated buildings on Chapel Place only a derelict pair of semi-detached houses now remains. These are slightly larger than the terraced houses that formerly extended down Chapel Place to the south. Architecturally, they are very simple and typical of the early 20<sup>th</sup> century: two bays per address; mottled brick with higher-quality red brick on the principal elevations; and shallow-arch brick lintels to the lower windows and doors. This simpler domestic architectural style contrasts the grander Gothic Revival of the principal landmark buildings and also echoes some of the domestic buildings on the opposite side of the canal. Any new development to the east of Redclyffe Road should echo this simple, domestic style, albeit other forms of development will not be discouraged if they design is appropriate to the end use. New development should not detract from the canal which is the principal feature in this part of the Conservation Area.

- 2.2.3 The high architectural value of All Saints Church strongly contributes to its landmark status and should be maintained using traditional materials and like-for-like repair where necessary (such as lime mortar pointing, the distinctive roughly-hewn external masonry with ashlar detailing and use of two different coloured slates for the roof). Any development in the same Gothic Revival style within the Conservation Area and its setting has the potential to weaken the significant contribution the church makes to the Conservation Area. Development buffers should be included in both the Conservation Area and the general locality of the Church to ensure that it does not detract from the church (certainly not within the church plot boundary and with some form of buffer zone), a palette of sympathetic materials should be adopted so that any new buildings do not conflict with their wider setting. Pastiche development within the setting of the church, although not currently a threat to the Conservation Area, should be avoided at all costs.
- 2.2.4 The architectural style of the former school building on Old Barton Road is typical of its mid-19<sup>th</sup>-century construction date: the principal section of the low, road-facing elevation suggestive of its original use as a school room. This character should be retained and enhanced as part of its current redevelopment, which should be completed to a high standard to ensure the long-term viability of the building. In order to preserve the historic features which have survived, traditional materials and repair methods should be employed. It is important that any rear extension does not dominate and impede on an appreciation of the existing building. Design should take account of both Policy L7 and the Core Strategy and S7 of NPPF. Materials and roof coverings should also match the red brick and slate already established in the existing building. There is evidence of render on one end which it would be acceptable to replace providing it is of a high quality and well-maintained.

### **2.3. Boundary Treatments**

- 2.3.1 There are a range of boundary treatments throughout the Conservation Area, most of which are severely suffering through lack of maintenance and/or the effects of overgrowing vegetation. Where treatments such as iron railings (most notably along the canal side walk and north side of Chapel Place) or roughly-hewn masonry walls (along the Old Barton Road side of St Catherine's graveyard) survive in anything like their original condition, they should be repaired and consolidated. A large amount of brick walling throughout the Conservation Area is in need of cleaning and appropriate repairs, especially on Redclyffe Road. Cement pointing and capping should not be used as it causes spalling brickwork which compromises the integrity of the wall structure and is unsightly. Repairs should adopt the same bond, coursing, brick colour and any other detailing already established.



*Inappropriate repairs to a historic brick boundary wall*

2.3.2 The more municipal style boundary treatments along the Bridgewater Canal – the plain black municipal handrail, white-painted bollards and standard safety fence – are incongruous and bear no relation to the boundary treatments in the western part of the Conservation Area. If possible to implement the rationalisation of a boundary treatment scheme along the two canals in particular would unify these two spaces. The railings established on the west side of Old Barton Road would be an appropriate option.



*The municipal handrail along the Bridgewater Canal, with the safety fence on the far right*



*Overgrown but stylistically appropriate railings on Old Barton Road*

2.3.3 There is evidence that the now-derelict houses on Chapel Place once had traditional front boundaries formed of upright slabs of roughly-hewn local masonry, which is typical of much of the Trafford area. These should be repaired and fully reinstated where possible and where there is no conflict with consented development proposals. The Redclyffe Road boundary walls of All Saints Church are of similar, roughly-hewn local masonry which is very heavily stained and would benefit from cleaning.



*Boundary treatment in front of the derelict houses on Chapel Place*

## **2.4. Public Realm**

- 2.4.1 The public realm features throughout the Conservation Area are disjointed with attempts to implement unified schemes in the past failing or in need of substantial consolidation.
- 2.4.2 Most of the problems faced with regards to the public realm within the Conservation Area stem from the serious overgrowth of vegetation and the lack of proper management plan to combat this. In the first instance, the overgrown embankment, boundaries and other green areas should be substantially cut back and thinned so that any obscured features can be properly identified and a course of action planned. This will also re-introduce viewpoints from which the bridge can be seen.
- 2.4.3 In the case of the west section of Old Barton Road, vegetation clearing is primarily what is needed. There is a good collection of benches and railings in place which were clearly intended to frame the canal as a key feature and which can come back into use once these views are opened up once more. Features such as the large platform between the path and canal should be better incorporated into the public realm, possibly with the continuation of the black railings as a safety precaution.

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*Features of an earlier public realm scheme on Old Barton Road, which are now redundant due to the overgrown embankment vegetation*

- 2.4.4 Clearing the excess vegetation growth will also re-expose the Urmston sign which greets pedestrians and cars crossing the bridge from the north. Although modern, this feature helps create a sense of place so should be retained, cleaned and repaired.



*The Urmston sign, which is in need of repair*

- 2.4.5 The introduction of interpretation along the edge of the canal is also strongly recommended as a means of conveying the history and significance of the Conservation Area and Manchester's industrial heritage in general to the public. The aforementioned platform could be a good location for this as views of the swing bridge would be clearly visible once the overgrowing embankment was cleared and kept in a better condition. Interpretation should incorporate the surviving industrial features such as the crane on the east side of the Bridgewater Canal and the installation on Old Barton Road.



*Canal-side features which should be explained in the interpretation scheme*

- 2.4.6 It is also recommended that the interpretation scheme is extended to include St Catherine's grave yard, where there is no explanation about the second church which formerly stood in the Conservation Area. There are clear archaeological remains of this church which could be incorporated into a scheme to explain the history of the site. As a priority, any proposed scheme should be respectful of the consecrated nature of the site. This would also be a good opportunity to establish a discreet network of paths through

and around the grave yard, allowing wider use of the area, as presently access can be difficult underfoot.

- 2.4.7 With regards to the surface treatments, there are historic cobbles which survive in a good condition along part of the Bridgewater Canal and these should be retained and cared for where possible. Cobbles and modern square masonry setts extend further on to Chapel Place and are an appropriate surface treatment. Along Old Barton Road some of the roughly-hewn masonry slabs forming the surface of the pavement have been lost and replaced with standard tarmacadam. These should be reinstated.



*Historic cobbles and modern setts*

- 2.4.8 It is evident that a lighting scheme was introduced at some point in recent decades on Chapel Place and along Old Barton Road. This is stylistically appropriate and more attractive than the standard municipal lamp posts further up Redclyffe Road. Extending the scheme and ensuring the bulbs are all working will help alleviate the neglected air of the Conservation Area.



*Lamp posts on Chapel Place*

## 2.5. Buildings

- 2.5.1 The buildings in the eastern part of the Conservation Area are particularly notable for their lack of use. The purpose of the small building at the end of the swing bridge is related to

the operation of the bridge as it houses the mechanisms to open and close the Aqueduct ahead of it being spun. The security grates attached to the windows indicate that the building is vulnerable.

- 2.5.2 The derelict semi-detached houses on Chapel Place are in a very unattractive state and significantly contribute to the feeling that this is a run-down area. Much-needed repairs, clearing the overgrowth and fly tipping within their curtilage, and the establishment of a viable use should be sought as a first step to improving the condition, character and appearance of this part of the Conservation Area. Although originally residential, this may not be the most appropriate use for the buildings in the 21<sup>st</sup> century and with the developments in the wider area. It may be appropriate to use the buildings as interpretation space. Any future uses should respect and retain the simple, domestic style and scale of the building, however. Substantial extension or demolition is not recommended as these are the only surviving examples of the residential terraces in Chapel Place. Demolition should only be permitted if the public benefits of the proposed scheme substantially outweigh the negative impact on the Conservation Area.
- 2.5.3 The bridge, aqueduct and control towers are still fully operational is hugely important to their heritage value as they have continually functioned as originally intended. Their on-going ability to operate as intended makes an important contribution to their significance, and regular maintenance is key to achieving this.

## **2.6. Scale & Massing**

- 2.6.1 It is recognised that a significant amount of urban growth is expected to take place within the wider setting of the Conservation Area as part of the strategic development of the Trafford Centre Rectangle, as set out in the Core Strategy. This includes the Trafford Waters scheme proposed immediately west of the Conservation Area.<sup>11</sup> It is imperative that any development should be carefully managed so that the significance of the Conservation Area and its heritage assets is not overlooked or adversely affected. This is recognised in Policies SL4.4 and SL4.5 of the Core Strategy.
- 2.6.2 In particular, development in the setting of the Conservation Area should not substantially diminish the landmark status of All Saints Church. It is recognised that new development will be of a larger scale and massing than the established built environment within the Conservation Area; however, means such as the strategic positioning of larger buildings further away from the Conservation Area and the use of intervening open spaces and buffer zones should be used to mitigate this impact to the minimum amount possible.
- 2.6.3 The derelict pair of semi-detached houses on the east side of the Conservation Area are the only surviving buildings which give an indication of the historic scale of the built environment in this sub-area. Any development within the boundaries of the Conservation Area, between its eastern boundary and Redclyffe Road, should echo the domestic scale of the surviving houses unless it can be demonstrated that resulting public benefits will outweigh any harm identified.

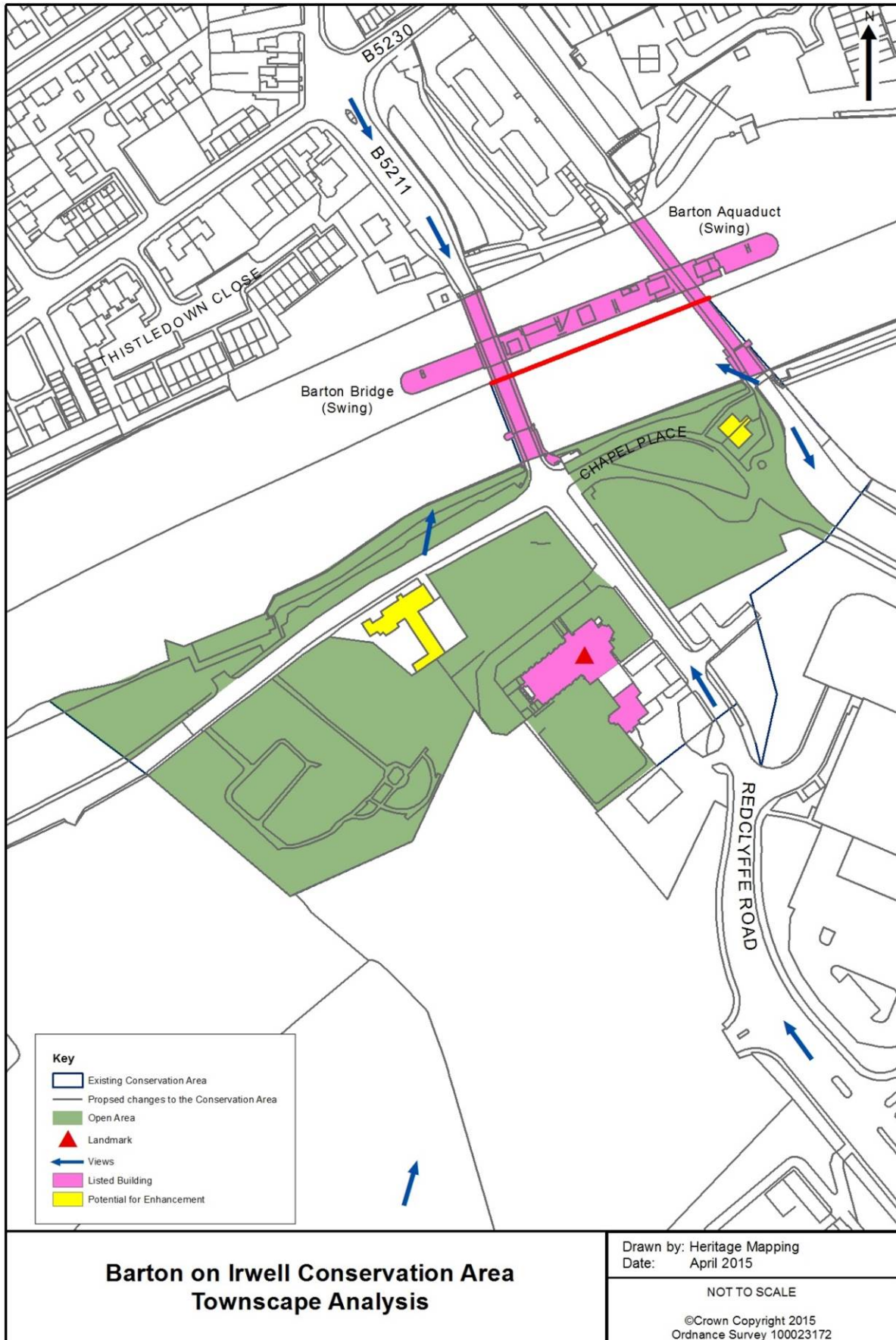
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<sup>11</sup> Ref. 85282/OUT/15.



## **2.7. Barton Road Swing Bridge, Barton Swing Aqueduct & Control Tower**

- 2.7.1 The group comprising the swing bridge, aqueduct and control tower is a key feature of the Conservation Area. They are operational structures and are under constant review in order to remain functional. However, efforts should be focused on re-emphasising their landmark status. Physically, this should be achieved by clearing the extensively overgrown embankment on the south side of the canal so that views from Old Barton Road are opened up once more. Areas of corrosion and other areas in need of cleaning should be addressed to improve the condition of the component structures and the aesthetic value of the group.
- 2.7.2 As already mentioned, a scheme of interpretation would considerably enhance the public's understanding of the bridge and aqueduct, and their high historic significance. The pedestrian route along Old Barton Road into Chapel Place offers a good opportunity to implement a kinetic scheme of coherent component parts, rather than a token gesture board in one static location. By association, this scheme would also need to address the lack of safe pedestrian crossing from Chapel Place to Old Barton Road, so that the two areas are better unified.



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 Barton Upon Irwell Conservation Area must be the preservation and further enhancement of its character, appearance, and special architectural and industrial interest.
- 3.1.2 The Barton Upon Irwell Conservation Area has two primary threads which define its character: its ecclesiastical heritage and industrial history. The built environment within the Conservation Area is a reflection of this and their significance is recognised in the statutory listing of the church, presbytery and canal group.
- 3.1.3 There is however scope for improvement. Vacancy and a general air of neglect within the Conservation Area are two problems which, once rectified, would have a substantial positive effect. The benefits brought by development in the wider setting of the Conservation Area should not be overlooked, but such development will require management and guidance in order to avoid any detrimental effect on the Conservation Area.
- 3.1.4 The ensuing policies therefore set out parameters to manage future change to the Conservation Area (within Trafford only; not Salford). 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 and enhance the special interest of the Conservation Area, in particular its relationship with the Manchester Ship Canal and its industrial history.
- 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**

*Any proposals within the Conservation Area should be compliant with the guidance and policy contained within the Core Strategy. Relevant policies include R1 (Historic Environment) and R2 (Natural Environment), while Policy R1.3 deals specifically with Conservation Areas in Trafford Borough.*

#### **Policy 5**

*Seek to undertake a Heritage at Risk strategy for the Conservation Areas across Trafford Council that sets out and prioritises the buildings at risk, and provides a strategy for dealing with them in a targeted way. This strategy should include engagement with owners, set target timescales and the enforcement options available to the Council.*

### **3.3. Design, Materials and Techniques**

Section 2.2 of this Management Plan provides 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.

#### **Policy 6**

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

#### **Policy 7**

*Repairs to All Saints Church and the Presbytery should be carried out in a like-for-like manner using appropriate traditional materials and techniques.*

#### **Policy 8**

*Repairs to the presently vacant buildings within the Conservation Area are to be carried out using the established palette of materials, techniques and design of that particular building unless otherwise agreed with the LA.*

#### **Policy 9**

*The design of any new development within the setting of the Conservation Area is to be respectful of the established style and palette of materials.*

#### **Policy 10**

*It is recommended that the owner(s) of the Chapel Place houses should commission a condition survey of said buildings as part of any future planning application for the site.*

### **3.4. Boundary Treatments**

Section 2.3 of this Management Plan provides further detail relating to the following policies.

#### **Aims**

- To ensure consistency is established across the Conservation Area.

**Policy 11**

*The established railings and benches along Old Barton Road should be repaired, consolidated and extended where as part of any new development proposal where appropriate.*

**Policy 12**

*A coherent scheme of railings along the Manchester Ship Canal and Bridgewater Canal should be implemented as part of any new development proposal, or where funding permits, using the already established features on Old Barton Road as a precedent.*

**Policy 13**

*Where funding allows inappropriate repairs to the brick walls on Redclyffe Road should be replaced using the appropriate colour brick, bond, coursing and capping, and lime mortar.*

**Policy 14**

*Where funding allows the Redclyffe Road boundary walls to All Saints Church and Presbytery should be cleaned, a process which is to be repeated as necessary to avoid the present level of pollutant build up.*

**Policy 15**

*The regionally characteristic boundary walls of upright masonry slabs in front of the derelict Chapel Place houses should be repaired if possible and retained.*

**3.5. Public Realm**

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

**Aims**

- To unify the two halves of the Trafford-designated Conservation Area divided by Redclyffe Road.
- To significantly enhance the character and appearance of the public spaces within the Conservation Area.
- To enhance key views with, into and out of the Conservation Area.

**Policy 16**

*A high-quality scheme of interpretation should be implemented to explain the industrial and engineering significance of Barton Bridge and Aqueduct, and the history of St Catherine's grave yard.*

**Policy 17**

*A safe pedestrian crossing should be established across Redclyffe Road from Chapel Place to Old Barton Road.*

**Policy 18**

*The substantially overgrown embankment on the south side of the canal and the overgrown planting around Chapel Place and St Catherine's grave yard should be cleared.*

**Policy 19**

*A Landscape Plan and maintenance plan should ideally be established by the responsible owners in order to manage the vegetation and planting within the Conservation Area and identify areas for enhanced landscaping or screening, including St Catherine's grave yard. Trafford Council should work with the owners to put an appropriate plan in place.*

**Policy 20**

*Surface repairs should be high-quality and either carried out in a like-for-like manner or replace lost historic surfaces.*

**Policy 21**

*Street and pavement lighting throughout the Conservation Area should be reviewed, both for security reasons and in order to maintain a coherent and stylistically-appropriate scheme throughout the whole of the Conservation Area. There are currently some stylistically appropriate lamp posts but a holistic scheme would be beneficial.*

**Policy 22**

*A discreet network of paths through and around St Catherine's grave yard should be established and maintained, using any existing paths as a basis and non-invasive surface treatments such as mown grass or light gravel.*

**Policy 23**

*The Urmston sign at the corner of Redclyffe Road and Old Barton Road should be cleared of the overgrown vegetation, cleaned and repaired by the responsible owner(s).*

**Policy 24**

*Historic features relating to the historic use of the canals should be retained and repaired where necessary, and information provided in the interpretation scheme.*

**3.6. Demolition, Extensions & New Development**

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

**Aims**

- To retain and enhance the character of the Conservation Area.
- To preserve the archaeology and consecrated status of St Catherine's grave yard.

**Policy 25**

*The on-going development of the Trafford Centre Rectangle is to respect and enhance the setting of the Conservation Area through strategic planning and design as set out in paragraphs 2.6.1-2.6.3 of this Management Plan and the Core Strategy.*

**Policy 26**

*Developers or building owners should consult with Trafford Council as early as possible where proposals are likely to impact on the Conservation Area, either directly or it's setting.*

**Policy 27**

*The demolition of buildings identified as having potential for enhancement in the Conservation Area Appraisal (the Schoolhouse and Chapel Place houses) will be discouraged unless substantial public benefit can be proven.*

**Policy 28**

*Trafford Council should work with the property owners to carry out a feasibility study to establish a viable use for the Chapel Place site.*

**Policy 29**

*St Catherine's grave yard is to be respected as a consecrated site and no development (other than the minor enhancements set out in policies 13, 15, 16 and 19) is to take place within its boundaries.*

**Policy 30**

*A suitable and viable use should be established for the former school buildings. This could be the currently consented scheme or another appropriate proposal.*

**3.7. Barton Road Swing Bridge, Barton Swing Aqueduct & Control Tower**

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

**Aims**

- To preserve this internationally significant heritage asset.
- To explain its importance to the wider public.

20

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**Policy 31**

*A full condition survey of Barton Bridge, Aqueduct and Control Tower is advised to be carried out by their owners/operators.*

**Policy 32**

*Areas of corrosion and disrepair as highlighted in the condition survey (policy 31) should be rectified if affecting the heritage value of the asset.*

**Policy 33**

*To ensure the heritage value of this asset is not weakened Trafford Council should work with the owners/operators of Barton Road Swing Bridge and Barton Swing Aqueduct to establish an agreed maintenance plan.*

## **4. Implementation and Review**

- 4.1.1 Following consultation and 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 are 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 Guidance

- 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 PG8* (January 1996)

### Historic England (formerly English Heritage)

- Listed Buildings: <https://www.historicengland.org.uk/advice/hpg/has/listed-buildings/> (accessed 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)
- Heritage At Risk Register – North West, (October 2014)

## **Appendix B: Contacts**

### **Trafford Council Contacts**

General development control enquiries concerning the Barton Upon Irwell Conservation Area should be referred to Development Control. Telephone: 0161 912 3149

Enquiries relating to trees within the Conservation Area should be addressed to the Local Planning Authority's Arboricultural Officer. Telephone: 0161 912 3199

Enquiries relating to accessing Historic Environment Records, archaeological planning advice, and charges, where appropriate, should be addressed to the Greater Manchester Archaeological Advisory Service, University of Salford, Centre for Applied Archaeology, Joule House, Salford M5 4WT [gmaas@salford.ac.uk](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)

23

#### **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>12</sup> This requirement, as set out in legislation, is also reflected in national and local policy.

When applied to designated heritage assets such as listed buildings legislation and national policy may take precedence over policies in local Conservation Area Management Plans.

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>12</sup> Section 72 (1) Planning (Listed Buildings and Conservation Areas) Act 1990.

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

### **Designated Heritage Asset (NPPF, Annex 2 definition)**

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

### **Heritage Asset (NPPF, Annex 2 definition)**

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

### **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.