

Brogden Grove Conservation Area – Supplementary Planning Document SPD5.14a



Conservation Area Management Plan – October 2016



Brogden Grove Conservation Area Conservation Area Management Plan October 2016

Contents

1	Introduction.....	1
1.1.	Context.....	1
1.2.	Significance Statement	2
1.3.	Purpose of a Conservation Area Management Plan	5
1.4.	Methodology	5
1.5.	Planning Policy Framework.....	6
1.6.	Conservation Area Policy Guidance.....	8
2.	Design Analysis and Guidance	9
2.1.	Introduction	9
2.2.	Architectural Styles & Features	9
2.3.	Building Materials	11
2.4.	Boundary Treatments	12
2.5.	Public Realm	13
2.6.	Open & Green Spaces	14
2.7.	Scale & Massing	14
2.8.	New Development	15
2.9.	Other Features.....	15
3.	Conservation Area Management Policies.....	18
3.1.	Conservation Principles & Philosophy	18
3.2.	Adoption & Enforcement.....	18
3.3.	Design, Materials & Techniques	19
3.4.	Boundary Treatments	21
3.5.	Streetscape & Public Realm.....	22
3.6.	Demolition, Extensions & New Development	23
4.	Implementation and Review	24
Appendix A:	Bibliography.....	25
Appendix B:	Contacts.....	26
Appendix C:	Control Measures Brought About by Designation	27
Appendix D:	Glossary of Architectural Terms.....	28

1 Introduction

1.1. Context

- 1.1.1 The Brogden Grove Conservation Area was designated on 4th May 1976 by Trafford Borough Council. No amendments have previously been made to the boundary. Minor boundary amendments have been adopted in the Conservation Area Appraisal accompanying this Management Plan.
- 1.1.2 A conservation area is an area *'of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.'*¹ Designation takes place primarily by local planning authorities under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 71 of the Act imposes a duty on the local planning authority to formulate and publish proposals for the preservation and enhancement of conservation areas. Proposals should be publicised and incorporate public comment.
- 1.1.3 Conservation Area designation recognises the unique quality of an area as a whole. It is not just the contribution of individual buildings and monuments, but also that of features such as topography, layout of roads, pathways, street furniture, open spaces, and hard and soft landscaping which assist in defining the character and appearance of an area. Conservation Areas identify the familiar and cherished local scene that creates a sense of place, community, distinctiveness and environment.
- 1.1.4 The extent to which a building positively shapes the character of a Conservation Area depends not just on their street elevations but also on their integrity as historic structures and the impact they have in three dimensions, perhaps in an interesting roofscape, or skyline. Back elevations can be important, as can side views from alleys and yards.²
- 1.1.5 If the 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 Brogden Grove has been prepared in conjunction with a Conservation Area Appraisal that defined and recorded the special architectural and historic interest of the Brogden Grove Conservation Area.³ The Appraisal reviewed the boundary of the Conservation Area and it has been amended to include those areas marked on Map 1.
- 1.1.7 Properties in the Brogden Grove Conservation Area are not currently subject to an Article 4(2) direction, which controls development of the properties. It is proposed within this

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).

Management Plan to introduce an Article 4(2) direction to the properties shown on Map 1.

1.1.8 Under the Town and Country Planning (General Permitted Development Order) 2015, the classes of permitted development that would be withdrawn are: Schedule 2 Part 1 Class A and D and Part 2 Class A, as such planning permission must be obtained for:

- The enlargement, improvement or other alteration of a dwelling house. This includes all extensions, windows, doors, cladding, and dormers;
- The erection or construction of a porch outside any external door of a dwelling house; and
- The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.

1.1.9 See policy 1 and appendix C for further detail of control measures in Conservation Areas. Article 4 direction is proposed for addresses:-

- 2-9 Brogden Grove
- 10-19 Brogden Terrace
- 20-27 Brogden Grove
- 246-262 Marsland Road

1.1.10 If an Article 4 direction is supported affected residents will be consulted individually prior to an Article 4 direction being put in place after the adoption of the Management Plan.

1.1.11 This Conservation Area Management Plan has been published by Trafford Council following the submission of an initial draft by Purcell.

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

1.2. Significance Statement

1.2.1 The special interest and heritage value of the Brogden Grove Conservation Area lies primarily in its connection with the establishment of the railway line from south-east Manchester to Sale and the urban development that accompanied it, and its development by John Brogden: a prominent local businessman. The houses are interesting as examples of dwellings which rank between the cheaper, densely compacted terraces originally built for workers and the more affluent suburban villas of the later 19th century.

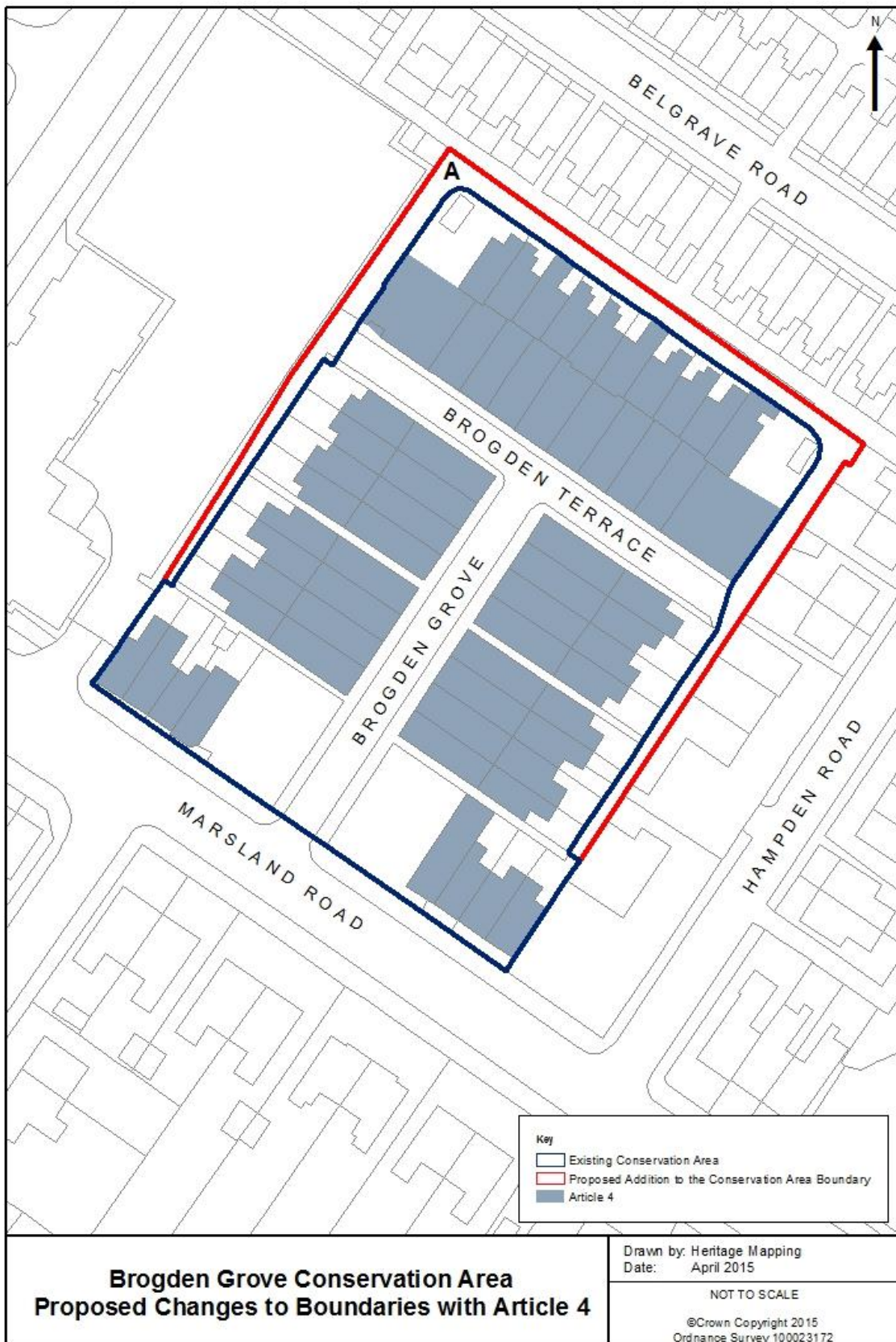
1.2.2 The attractive domestic streetscape has survived largely intact, though with changes such as the replacement of original windows and the conversion of portions of the front

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

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

gardens into additional car parking space. The houses are elegantly proportioned examples of 19th-century terraces, demonstrating additional architectural detail which adds interest, such as through the use of stock brick dressings.

- 1.2.3 A more detailed assessment of significance is included in the accompanying Conservation Area Appraisal.



Map 1: Current boundary, with adopted extensions and properties subject to the recommended Article 4 Direction.

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.'*⁶
- 1.3.2 Conservation areas may be affected by direct physical change or by changes in their setting or in the uses of buildings or areas within it. A clear definition of those elements which contribute to the special architectural or historic interest of a place will enable the development of a robust policy framework for the future management of that area, against which applications can be considered.⁷
- 1.3.3 The purpose of the Appraisal that accompanies this Management Plan is, in accordance with the methodology recommended by Historic England, to define and record the special architectural and historic interest of the Brogden Grove Conservation Area.⁸ 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 by Purcell for the preparation of the Brogden Grove Conservation Area Appraisal. Several site surveys were carried out in 2014 and 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.

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

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

⁸ 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.’⁹*

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

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

1.5.4 The Enterprise and Regulatory Reform Act (2013) contains guidance to enable owners and local planning authorities to enter into voluntary partnership agreements to help them manage listed buildings more effectively. They will also remove the requirement for Conservation Area Consent, while retaining the offence of demolishing an unlisted building in a conservation area without permission.

1.5.5 The measures will reduce burdens by granting listed building consent automatically for certain categories of work or buildings through a system of national and local class consents. They will also increase certainty and reduce the numbers of unnecessary consent applications by creating a certificate of lawfulness of proposed works to listed buildings.

1.5.6 A number of policies and proposals of the Revised Unitary Development Plan adopted in 2006 are currently ‘saved’, such as ENV21 Conservation Areas and ENV22 Conservation Area Designation, until they are replaced by the Land Allocations Development Plan Document.

⁹ 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 (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 Brogden Grove 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 buildings within the Conservation Area are exclusively domestic terraces functioning, with the exception of the florist, as private dwellings.
- 2.1.3 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.
- 2.1.4 Other buildings and features within the Conservation Area, and the public realm, are also discussed in terms of their typical features and character.

2.2. Architectural Styles & Features

- 2.2.1 There is a simple but established architectural style within the Conservation Area: balanced terraces of classical proportions and detailing. On Brogden Grove and Marsland Road, the houses are characteristically two bays wide with rhythmic fenestration and ground floor tripartite bay windows (excluding the properties to the west of the florist) on either side of the paired, recessed front doors. Brickwork detailing is limited to window and door lintels, and is very simple. An unusual timber eaves cornice detail survives on the Nos. 2-5 Brogden Grove terrace only and is believed to be an original feature that was not copied elsewhere in the Conservation Area, for unknown reasons. It is an architectural and historical quirk which should be retained as a contributor to the character and narrative of the Conservation Area.



A typical pair of Brogden Grove houses, both with early replacement windows (discernible for their slimmer frames but straight top edge). The doors have been replaced in an appropriate style (see paragraph 2.3.5).



The eaves cornice on Nos. 2 to 5 Brogden Grove.

- 2.2.2 Brogden Terrace is notable for its slightly more ornate detailing and architectural form: echoing the Palladian principles of design with a central block flanked by smaller end ‘pavilions’ and a higher level of detailing incorporating contrasting brickwork for the lintels, stringcourse, eaves cornice and quoins, and varied window openings. Brogden Terrace also differs from Brogden Grove in its inclusion of attic dormers.



The central block of Brogden Terrace, with attic dormers on either side and detailing picked out in contrasting stock brick.

- 2.2.3 The conversion of attic space into additional living space is becoming increasingly commonplace, such as at Nos. 24 and 2 Brogden Grove pictured above. In order to obtain natural light for these rooms, roof lights are frequently installed. Within the Conservation Area, roof lights should preferably be restricted to secondary elevations so as not to detract from the aesthetic value and architectural balance of the principal elevations, although it is recognised that roof lights have already been established on principal elevations within the Conservation Area. Conservation roof lights (those set flush with

the roof) should be inserted as standard in order to mitigate their visual impact. Dormer windows are not appropriate on the Brogden Grove terraces.

2.3. Building Materials

- 2.3.1 Red brick laid in a Flemish bond is the primary building material within the Conservation Area. For Brogden Terrace this is supplemented with contrasting stock brick detailing. The chimney stacks are similarly of red brick with plain entablature detailing at the top and a variety of clay chimney pots in traditional or plain styles. In order to ensure the longevity of the historic brickwork, re-pointing and bedding for the chimney pots should be carried out using a traditional lime mortar. Cementitious mortars are detrimental to the condition of the brickwork and are likely to cause spalling and other damage over time. Thick or ribbon pointing is also inappropriate as it detracts from the appearance of the brickwork and can cause damage.



Damaging cementitious ribbon pointing.

- 2.3.2 The pitched roofs are slate-covered with ridge tiles. Where necessary, slates and ridge tiles should be replaced on a like-for-like basis. Any new roofs should be Westmorland or Welsh slate-covered as these materials offer a slightly patinated appearance which better compliments the sense of history within the Conservation Area. Spanish or other imported slate is frequently highly polished and is inappropriate for use within a Conservation Area.
- 2.3.3 White-painted timber framed sash windows were originally in place across the Conservation Area; however, there has been substantial 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 where there has already been replacement and 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

proportions of the original opening. Replacement windows should also respect the established line of transoms across the upper levels of the terraces. On Brogden Terrace in particular, windows which curve at the top to fill the whole of the ground and first floor openings (i.e. those which are not squared off with additional framing at the top) are preferable.



An original ground floor window at No. 12 Brogden Terrace, with later replacements on the upper floors.



Inappropriate replacement windows at No. 23 Brogden Grove, with transoms which disrupt the rhythm of the wider terrace's fenestration.

- 2.3.4 Rear elevation windows are also significant. Where historic frames survive they should be kept and repaired as far as possible. Where replacement is necessary, appropriate styles and materials as closely matching the originals as possible should be chosen. The creation of new windows or alterations to the size of existing openings would not be appropriate.
- 2.3.5 Doors would historically have been of timber, although there is much evidence of replacement throughout the Conservation Area in both timber and uPVC. An appropriate replacement style is a four-panelled, painted timber door with a glazed upper section. Bare or stained doors are not appropriate. Rear doors onto the yards have a greater degree of flexibility with regards to their design, but a traditional style is the preferred option, especially where they can be seen from the ginnels or a public thoroughfare.

2.4. Boundary Treatments

- 2.4.1 Historic sources indicate that low stone walls with supplementary planting originally comprised the front boundary treatment to the terraces. There is now a range of different treatments, many of which are born out of the preference for converting front garden space into off-road parking. Where fragments of original walls survive, they should be retained and consolidated as far as possible. Repairs should be thoughtfully executed using matching materials. Some front boundary walls appear structurally unsound and would especially benefit from consolidation work. Original carved stone gateposts should similarly be kept and not painted as this can have a detrimental effect on the condition of the stone. Any new gateposts and front boundary walls should

respect the character of the Conservation Area, ideally constructed of unpainted, roughly-hewn local stone and not exceed the established height of existing features.



Different boundary treatments, including some original low stone wall which has been extensively replaced with a brick replacement at No. 20 Brogden Grove, possibly when the front garden was converted to off-road parking.

- 2.4.2 The rear boundary treatments, where the properties back onto the ginnels, are typically taller brick walls with tile or brick capping, with some areas of timber fencing. The condition of these secondary boundary treatments is notably worse than the principal front boundaries. In particular, much of the pointing has been subject to patch repairs or has significantly eroded. These are important historic boundary treatments and should be well maintained in order to differentiate the historic spaces. As with the main properties, the brickwork should be maintained with traditional lime mortar applied in an appropriate manner (i.e. no thick or ribbon pointing). Some timber panelled fencing is evident along the ginnels, which has less of a negative impact than if it were used for a primary boundary treatment. Where these are proposed to be replaced, brick walls matching the style and established scale within the ginnel are preferred.

13

2.5. Public Realm

- 2.5.1 There are modern, traditionally-styled street lamps extant within the Conservation Area. These are appropriate to its character and should be retained. Taller, municipal lamp posts would not reflect or respect the character of the Conservation Area and should not replace the existing lamp posts.
- 2.5.2 The road and pavement surfaces within the Conservation Area are of tarmac, resulting in a municipal appearance which does not contribute to the character of the Conservation Area. Paving slabs for the pedestrian pavements may go some way to alleviate this. Similarly, where driveways have been created textured surfaces such as paving stones, setts or bricks are preferable over tarmac. This is also true of the car park area in front of the florist, which has been identified as having potential for enhancement.
- 2.5.3 The ginnels are characteristically cobbled, an important historic feature which should be retained and also repaired as necessary. The cobbles are indicative of the spaces'

secondary status which should be kept as part of the overall hierarchy of space within the Conservation Area.



A ginnel with cobbled floor and brick yard walls (right).

2.6. Open & Green Spaces

- 2.6.1 The long gardens in front of the properties on Brogden Terrace and Brogden Grove are a fundamental characteristic of the Conservation Area; however, a large proportion of this space has been given over to off-road parking. The existence of garden space as well as the more utilitarian rear yards is indicative of the 19th-century wealth within the Conservation Area which sets it apart from the historically lower-status workers' accommodation in the wider area (i.e. that which fronts directly onto the pavement). Conversion of these spaces in favour of off-road parking should be discouraged to reduce the risk of increased dilution of the Conservation Area's historic hierarchy of space. Likewise, the rear yards should be retained and not given over to substantial rear extension.
- 2.6.2 The greenery within the Conservation Area stems almost exclusively from private garden planting and the small commemorative gardens tended by local residents. The planting is primarily domestic in scale and continued maintenance will ensure that the architectural value of the Conservation Area is not disrupted by inappropriately thick planting, which also has the potential to additionally cause physical damage to the built environment by being positioned too close to the walls or by roots pushing through the surface.

2.7. Scale & Massing

- 2.7.1 There has been little alteration to the established architectural scale within the Conservation Area: two principal storeys over a semi-submerged basement and some evidence of attic conversion on Brogden Grove and Marsland Road, and two principal storeys with attic level on Brogden Terrace. Additions such as porches, further dormers where they already exist or new dormers where they do not and extension of the ground floor bay windows where they exist or creation of bay windows where they do not are

some examples of inappropriate development which should not be permitted. Any development which detracts from the rhythm of the street-front elevations will not be permitted as this will substantially harm the special architectural interest of the Conservation Area.

- 2.7.2 Historic outbuildings within the rear yards are tell-tale features of the Conservation Area's construction period and social history. As such, all efforts should be made to retain them, including necessary repairs. Rear and side extension should be resisted as this will result in the loss of yard space and negatively affect the proportions of the terraces.

2.8. New Development

- 2.8.1 Further harmful development within the Conservation Area is defined as:

- An increase in roof heights (partial or whole);
- The removal of and/or alteration to historic boundary walls (rear and front), gate posts and/or gate openings;
- The loss of front garden space in favour of off-road parking;
- The demolition and replacement of any building identified as a positive contributor;
- Alteration, re-building or new development which is stylistically inappropriate and/or comprises an inappropriate palette of materials (see section 2.3);
- Basement development work which will significantly alter the proportions of a building's exterior (for example with the addition of light wells or semi-sunken extensions).

2.9. Other Features

- 2.9.1 There is one commercial building within the Conservation Area: the florist at the corner of Brogden Grove and Marsland Road. The shop windows continue the fenestration pattern established elsewhere in the Conservation Area and the building retains a domestic character. It is important that this is not superseded by the addition of an inappropriate fascias or other commercial signage which would detract from the domestic character of the Conservation Area. Additional guidelines concerning appropriate shop fronts in conservation areas are currently provided in Supplementary Planning Guidance 17 (1993). Any future revisions of this document should also be consulted.

- 2.9.2 Satellite dishes fixed to the principal elevations of the buildings within the Conservation Area have been identified as aesthetically intrusive. Where possible, such features should be attached to secondary elevations.

- 2.9.3 The accompanying Conservation Area Appraisal identified the possibility of an Article 4 Direction being put in place to prohibit the loss of original features and the further dilution of the Conservation Area's character. This would remove permitted development rights and place further restrictions on the style and material of replacement features (including doors, fanlights, windows and boundary walls), and also the further loss of front garden space in favour of off-road parking space. It should additionally protect the surviving historic outbuildings in the rear yards, which are likely to be small enough in size that they can rightfully be demolished under the current permitted development rights. Cumulatively, these are character defining features within the Conservation Area which need to be protected in order to retain the special architectural and historical interest of the Conservation Area.



Map 2: Townscape analysis

3. Conservation Area Management Policies

3.1. Conservation Principles & Philosophy

- 3.1.1 Heritage assets are an irreplaceable resource. The key aim for the protection of the Brogden Grove Conservation Area must be the preservation and enhancement of its character, appearance, and special architectural and spatial interest.
- 3.1.2 The Brogden Grove Conservation Area is characteristically uniform and balanced in its architecture. With the exception of the florist shop, all its buildings have been identified as positive contributors, making them non-designated heritage assets. A large proportion of the buildings have retained their architectural integrity through minimal intervention. There are instances, however, when inappropriate replacement windows threaten to unbalance the regular fenestration pattern and detract from the group value of the terraces. It is therefore important to manage both incremental change and also larger-scale change which have the potential 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

18

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 consider consult on creating an Article 4(2) direction for the Conservation Area. This would cover the properties set out within Map 2.
- To ensure the policies and guidance contained within this plan remain up-to-date.

Policy 1

The Article 4 Direction would be consulted upon, and if agreed, put in place for the houses identified on Map 2. Under the Town and Country Planning (General Permitted Development Order) 2015, the classes of permitted development that will be withdrawn from are: Schedule 2 Part 1 Class A, C and D and F and Part 2 Class A, as such planning permission must be obtained for:

- *The enlargement, improvement or other alteration of a dwelling house. This includes all extensions, windows, doors, cladding, and dormers;*
- *Any other alterations to the roof of a dwelling house;*
- *The erection or construction of a porch outside any external door of a dwelling house;*

- *The provision within the curtilage of a dwelling house of a hard surface for any purpose incidental to the enjoyment of the dwelling house as such; and*
- *The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.*

Additionally, classes of permitted development Part 1 Class F and Part 2 Class A would be withdrawn from dwelling houses at nos. 2-9 and 20-27 Brogden Grove, nos. 10-19 Brogden Terrace, and nos. 246-262 Marsland Road. As such planning permission must be obtained for:

- *The provision within the curtilage of a dwelling house of a hard surface for any purpose incidental to the enjoyment of the dwelling house as such; and*
- *The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.*

To apply an Article 4(2) Trafford Council must define the properties to be included within the direction, consult with owners and notify them of its adoption.

Policy 2

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

Policy 3

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

19

Policy 4

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

3.3. Design, Materials & Techniques

Sections 2.2, 2.3 and 2.9 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 uniform 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

Any repair work should be carried out on a like-for-like basis using the appropriate traditional materials and techniques as set out in section 2.3 of this Management Plan.

Policy 7

The appropriate materials and techniques as set out in section 2.3 of this Management Plan should be used for any future development.

Policy 8

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

Policy 9

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

Policy 10

If the replacement of doors or windows is proposed, whether the existing is of timber or uPVC, any further replacements should be in timber and should represent a significant improvement over the existing. Where windows are replaced, they should respect the size and form of the original opening(s) and glazing bars, and be of an appropriate traditional design. Replacement doors and windows should not detract from the established character of the building.

20

Policy 11

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.

Policy 12

Roofs should be slate covered (Welsh or Westmorland) with appropriate ridge tiles to match the existing.

Policy 13

Rainwater goods should be of black or dark grey iron or aluminium.

Policy 14

Established architectural detailing and features should not be removed or replaced, unless on a like-for-like basis if poor condition requires it. All replacement features should conform to the original design of the property, as described in the section 2 of this Management Plan.

Policy 15

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

Policy 16

Any alterations to the shop front of the florist should not detract from the domestic character of the building. Features should be of a traditional design to reflect the historic value of the Conservation Area.

3.4. Boundary Treatments

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

Aims

- To enhance the fragmented character of the front boundary treatments and protect the historic rear boundary treatments.

Policy 17

Where original boundary walls bordering the pavement survive, these should be retained and repaired as necessary, especially those of questionable structural soundness. Repairs should be carried out on a like-for-like basis.

Policy 18

Roughly-hewn local stone is the preferred material where the replacement of front boundary walls is proposed. Pointing should be of a lime mortar and minimal.

21

Policy 19

Original roughly-hewn local stone gate posts should be retained where possible and left unpainted.

Policy 20

Replacement gate posts should not exceed the height of the original gate posts and should be of a traditional design. Any gates should be proportionate to the posts and of timber or iron.

Policy 21

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 22

Any replacement boundary walls should not extend any higher than the original boundary walls. Modest supplementary planting is encouraged.

Policy 23

The rear brick boundary walls defining the yards and ginnels should be retained and repaired using appropriate traditional materials and techniques. Where possible, the timber fencing should be replaced with a more appropriate traditional treatment.

3.5. Streetscape & Public Realm

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

Aims

- To enhance the character of the public spaces within the Conservation Area.
- To preserve key views within the Conservation Area.

Policy 24

The traditional lantern-style street lights should be retained. Where funding permits, the Council should seek to investigate how the sustainability of these lights can be improved with warm LED bulbs without compromising their contribution to the character of the Conservation Area.

Policy 25

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

Policy 26

The ginnels should be retained as important historic spaces, and their cobbles retained and repaired as necessary.

Policy 27

Where funding permits, Trafford Council should consider the possibility of replacing the tarmac pavement surface with a more textured, traditional material such as paving stones.

22

Policy 28

The identified key view up Brogden Terrace should be preserved. Development which will negatively impact on this should not be permitted.

Policy 29

Local residents are encouraged to continue their care and maintenance of the communal Cancer Gardens.

Policy 30

Owners should monitor mature trees within the Conservation Area for weak branches and root spread which may cause damage to the surrounding built environment and/or pose a safety risk. Any work to a tree subject to a Tree Preservation Order should first obtain the necessary consent.

Policy 31

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

Policy 32

Where funding permits, areas of damaged road or pavement surface should be repaired, and a strategy sought and implemented regarding maintenance, road markings, signage and street trees.

3.6. Demolition, Extensions & New Development

Sections 2.7 and 2.8 of this Management Plan provides further detail relating to the following policies.

Aims

- To retain the character of the built environment within the Conservation Area.

Policy 33

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

Policy 34

Unless reinstating a lost original feature or replacing an existing feature on a like-for-like basis, new development to the front of the terraces (porches, bay window extensions, etc.) should not be permitted.

Policy 35

The demolition of historic outbuildings should not be permitted.

Policy 36

Extensions which alter the form and massing of roofs of the original terraces will not be permitted. Loft conversions may be permitted only if conservation roof lights are used and new roof light openings are restricted to the rear elevations of properties.

23

Policy 37

Minor rear extensions or additional outbuildings one storey in height and which do not take up a significant proportion of the rear yard footprint may be permissible subject to proposed size, scale, design and materials.

Policy 38

Side extensions will generally not be acceptable due to their impact on the architectural balance of the terraces. Where extensions already exist any further enlargement of the extension is also unlikely to be permitted.

Policy 39

The conversion of front garden space into off-road parking is discouraged. Opportunities for this will be further restricted by the protection afforded to the boundary treatments under the Article 4 Direction (see Policy 1).

4. Implementation and Review

- 4.1.1 This Conservation Area Management Plan is adopted by Trafford Council as a Supplementary Planning Guidance document. The design guide and policies contained within it will be a material consideration in the determination of planning applications and appeals for proposed works within the Conservation Area. Further consideration should be given to the implementation of the recommended Article 4 Direction.
- 4.1.2 Both Trafford Council and building owners are responsible for the implementation of this plan. It is the responsibility of building owners and occupiers to gain the necessary consents for any changes to their property and to avoid making unlawful changes without consent. It is Trafford Council's responsibility to review and determine planning permission for changes within the area, monitor the condition of the Conservation Area, maintain and enhance the public realm in its ownership, keep building owners informed of the Conservation Area designation and potential Article 4 Direction, and to review and update this plan on a regular basis.

Appendix A: Bibliography

National Planning Guidelines

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

Historic England (formerly English Heritage)

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

Appendix B: Contacts

Trafford Council Contacts

General development enquiries concerning the Brogden Grove Conservation Area should be referred to Development Management. Telephone: 0161 912 3149

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

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

National Organisations

Historic England (formerly English Heritage)

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

Victorian Society

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

Georgian Group

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

Twentieth Century Society

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

Institute of Historic Building Conservation

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

Appendix C: Control Measures Brought About by Designation

In determining applications for development in conservation areas, local planning authorities must pay special attention '*to the desirability of preserving or enhancing the character or appearance of that area*'.¹⁰ 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.

¹⁰ Section 72 (1) Planning (Listed Buildings and Conservation Areas) Act 1990.

Appendix D: Glossary of Architectural Terms

Bay Window

A window projecting from the flat face of a building ('tripartite' where it comprises three component sides).

Cementitious Mortar

A type of mortar composed of cement and an aggregate, creating a very hard bonding material which should not be used in conjunction with soft building materials such as brick, terracotta or natural stone.

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.

Eaves Cornice

A decorative course set under the overhanging edge of a roof.

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).

28

Lime Mortar

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

Lintel

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

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.

Palladian

An architectural style influenced by the teachings and architecture of Andrea Palladio. Typically classical with a strong element of balance and rhythm.

Pointing

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

Quoins

Dressed or contrasting stones at the angles of a building.

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.

Ribbon Pointing

Pointing between brickwork or masonry blocks which has been applied in thick, precise lines.

Ridge Tile

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

Stock Brick

A brick with a yellow hue.

String Course

A horizontal course or moulding projecting from the surface of a wall.