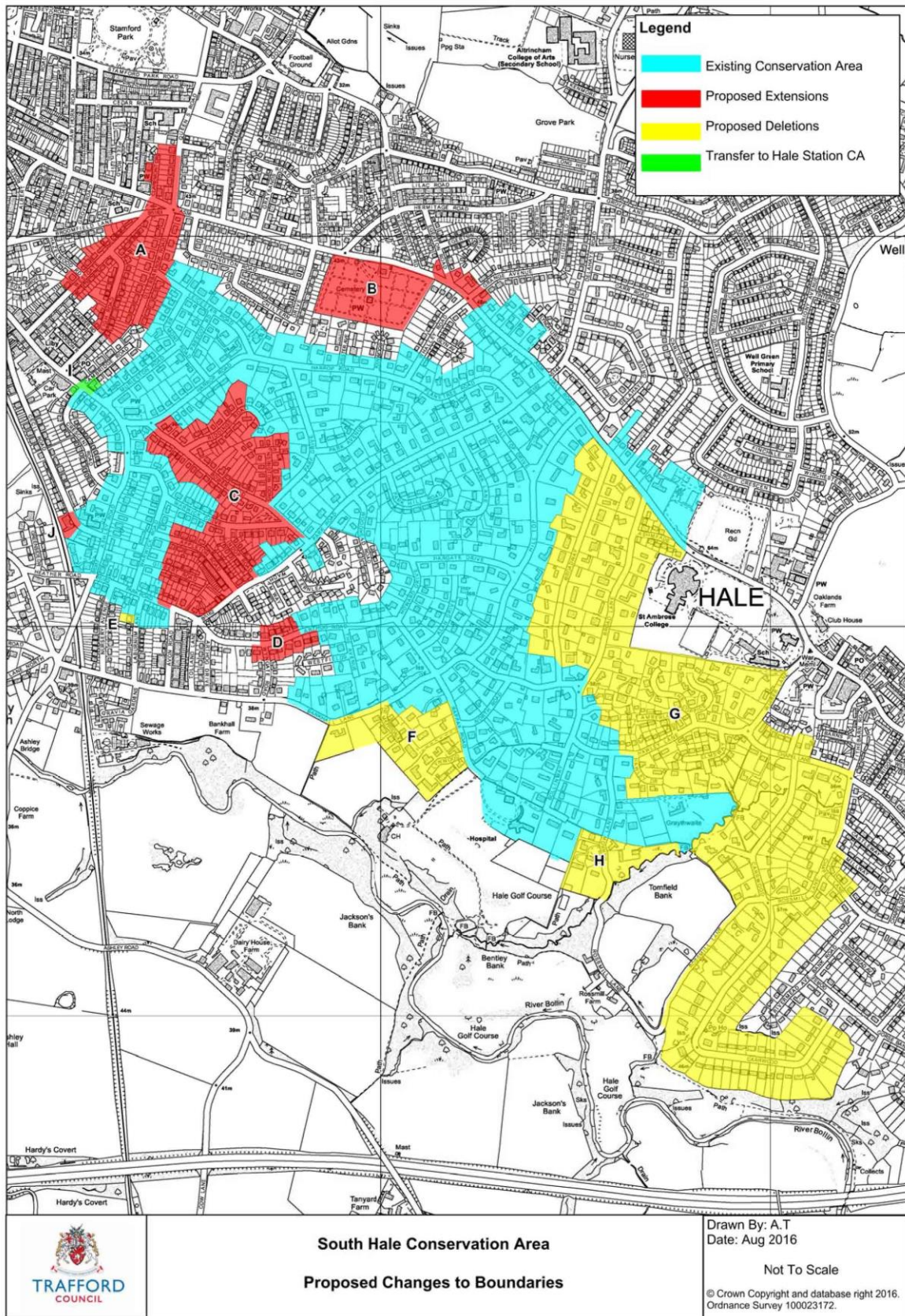


Appendix 3 – South HALE Conservation Area - Proposed Boundary Changes



- **Boundary Extension A:** This extension will include all structures along Ollerbarrow Road, with the exception of the two late 20th century properties to the south end of the street. extension will extend northwards and incorporate 129-135 Hale Road, numbers 1-11 along the left hand side of Queens Road and 127- 133 along the left side of Claremont Grove. These structures date to the mid-Victorian to early Edwardian period and retain sufficient architectural detail to warrant inclusion in to the Conservation Area.

The extension will then extend northwards from just beyond Hazelwood Road and incorporate 40-78 Westgate (even) and 41-69 Westgate (odd). Westgate was laid out slightly later than the majority of South Hale and to the south-west is characterised by short terraces of four dwellings, along both sides of the street in a variety of simplified Edwardian Arts & Crafts styles.

Extension A also incorporates the north-east end of Leigh Road and will extend northwards from Carver Road to incorporate 19-37 and 43 Leigh Road (odd) and 34-56 and 62a, 62-72 Leigh Road (even). Here, the houses are on a large scale and have a high level of Arts & Crafts architectural detail such as ornate stained glass and decorative timber work to porches. These buildings reflect a substantial number of other elements in the conservation. They reflect the traditional functional character and former uses in the area.

- **Boundary Extension B:** This includes Hale Road Cemetery and its associated Mortuary Chapel within the boundary. The cemetery is included due to the significant architectural contribution of the chapel, monuments and gates, its links to the historic growth of South Hale, its spacious green landscape and historic boundary treatments. Numbers 196, 221, 219 and 217 Hale Road and number 2 Egerton Road are also included. These properties contribute to the character of the area, retain a high level of historic architectural detail and are of high quality. They also contribute to the setting of designated heritage assets

- **Boundary Extension C**

Gilbert Road - The extension will include 2-16 Gilbert Road (even) and 1-15 Gilbert Road (odd). The semi-detached properties on Gilbert Road, though not quite as large as some of the other houses in the Character Zone, reflect the traditional character of the Conservation Area with Arts & Crafts architecture, mature gardens and traditional boundary treatments. The properties are matching in materials and style, demonstrate a unified character and rhythmic pattern.

Warwick Drive - The extension will include Lanham House, 2a-26 Warwick Drive (even) and 1-25 Warwick Drive (odd). The properties on Warwick Drive reflect elements of architectural detail and of other properties along Warwick Road and the wider South Hale Conservation Area. The buildings are of high-quality architecture and historic character.

Lindop Road - The extension will include Lanham House, 2-14 Lindop Road (even) and 1-15 Lindop Road (odd). To the south, Lindop Road contains high-quality houses in a uniform design making use of details and materials that reflect the character of the Conservation Area.

Appleton Road - The extension will include 2-46 Appleton Road (even) and 1-51 Appleton Road (odd). Appleton Road exhibits a similar style of architecture to Lindop Road, with good architectural details, materials and integrity. While the street has traditional boundary treatments and some mature tree planting, Overall, the quality and uniformity of the housing along Appleton Road, and its central location within the boundary, justifies its inclusion within the Conservation Area.

Riddings Road - Included as a street that reflects the spacious qualities of the area. Laid out in the 1930s, Riddings Road has tree-lined streets, mature gardens and houses set back from the street, creating a semi-rural character. The dwellings have been altered more significantly here than elsewhere but some still retain traditional, high-quality features. Kensington Gardens is also included due to its character as a mature residential street with high-quality Arts & Crafts dwellings

Bower Road - The extension will include 2-38 Bower Road (even) and 1-31 Bower Road (odd). Bower Road reflects other properties in the South Hale Conservation Area in terms of age, materials and style. They have retained a high level of historic architectural detail, are of high quality and warrant inclusion in the Conservation Area. The dwellings on Bower Road fit into the development of South Hale as an affluent residential suburb and provide evidence of the spectrum of substantial residential properties in spacious tree-lined streets. To include numbers 61-73 Park Road in between Albert Road and Lindop Road. These properties date to the Edwardian period and retain sufficient architectural detail and level of historic architectural character to warrant inclusion into the Conservation Area.

- **Boundary Extension D:** The extension is from the end of the existing boundary, westwards to the junction with Arthog Drive to include 16-24 Arthog Road (even) and 17-31 Arthog Road (odd), joining up to the existing Conservation Area boundary on Arthog Road to the east. The housing within this extension varies in design, date and quality. The character of Arthog Road becomes higher-density and less architecturally detailed as the road curves to the north. The majority of Arthog Road and Wyngate Road should be included within the Conservation Area as the streets reflect the traditional functional character and former uses in the area. The western extent of Arthog Road has been excluded from the Conservation Area due to a lower integrity and lower-quality architectural detailing.
- **Boundary Deletion E:** The boundary has been redrawn on Laburnum Lane. The boundary currently extends to include a 21st century development called Laburnum Court. The boundary has been re-drawn to exclude this development.

- **Boundary Deletion F:** To re-draw the boundary on Bankhall Lane and Rappax Road. This section of the Conservation Area currently contains numerous pockets of mid to late 20th century development that are not of sufficient quality or historic architectural character to warrant inclusion in the Conservation Area. Numbers 74 Bank Hall Lane, all of the properties along Lynwood and Meridale and numbers 4, 6a and 8 Rappax Road are to be removed. The sandstone boundary walls that line Rappax Road are not excluded.
- **Boundary Deletion G:** This deletion covers former character zone E, the majority of former zone D and half of the former zone C. This includes, Broad Lane, Ashmeade, Broadway, Amberley Drive, The Coppice, Hawley Lane east of Hawley Drive, Elmsway, Wicker Lane, Chapel Lane, Carrwood and Rossmill Lane. The removal of these areas is designed to focus the attention of the Conservation Area on the earlier properties of Victorian and Edwardian date, which are typically larger, are situated in larger plots or demonstrate typical design features or materials, such as brick coupled with render, black and white timber detailing, gables and bay windows. This will serve to create a more distinctive character to the Conservation Area, with fewer late 20th and early 20th century properties within the boundary.
- **Boundary Deletion H:** To redraw the boundary east of the end of Bollinway across Barrow Lane to remove properties south of Woodlands and Shelbourne House. These are 18 The Grange, Rose Acres, 16 South Cottage, Barrow Dene and 12 Tomfield Woods, 14, 15 Little Court, 19 Ashton House on Barrow Lane. This area contains many modern buildings that are not of historic interest and are considered to dilute the historic character of the rest of the Conservation Area
- **Boundary Alteration:** The boundary did include Piccolinos restaurant and the Tesco Express on Ashley Road, at the junctions with Cambridge Road and Crescent Road. The boundary review of Hale Station Conservation Area has adopted the inclusion of the section of Ashley Road from this point up to the station. The commercial nature of Piccolinos is more appropriate within the grouping of buildings north of this junction, as south of this the buildings become residential in nature. The boundary has been redrawn here to take the area now in Hale Station out of South Hale.
- **Boundary Extension J:** The boundary includes The Cecil Road Assembly Rooms as the buildings are of the same age and style as the St Peters Road Assembly Rooms opposite.