

South Hale Conservation Area – Supplementary Planning Document SPD5.21a



TRAFFORD
COUNCIL

Conservation Area Appraisal Management Plan – March 2017



South Hale Conservation Area Conservation Area Management Plan

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1 Introduction

1.1. Context

- 1.1.1 The South Hale Conservation Area was designated on 25th February 1986 by Trafford Council. The boundaries have not been altered since the original designation until the adoption of the 2017 Conservation Area Appraisal.
- 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 South Hale has been prepared in conjunction with a Conservation Area Appraisal that defined and recorded the special architectural and historic interest of the South Hale Conservation Area.³ The Appraisal reviewed the boundary of the Conservation Area and recommended that the boundaries should be amended to exclude and include those areas marked on Map 1.
- 1.1.7 The South Hale Conservation Area falls within an Area of Special Control: *‘Stricter advertisement controls apply in these areas. There is a lower maximum height limit and a smaller maximum size of letters or characters on all advertisements displayed with*

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

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

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

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

- 1.1.8 At present guidance on appropriate development in the South Hale Conservation Area is contained within Supplementary Planning Guidance note PG8 (January 1996) which can be accessed through the Council's website: <http://www.trafford.gov.uk/planning/strategic-planning/docs/pg-south-hale-conservation-area.pdf> .This guidance is now replaced by this Management Plan.
- 1.1.9 This Conservation Area Management Plan has been published by Trafford Council following the submission of an initial draft by Purcell.
- 1.1.10 The proposals set out by this Management Plan underwent 2 periods of public consultation and were submitted for consideration at public meetings in the area to which they relate.⁵ The local planning authority had regard to all views concerning the proposals expressed by persons attending the meeting or during the period of consultation.⁶

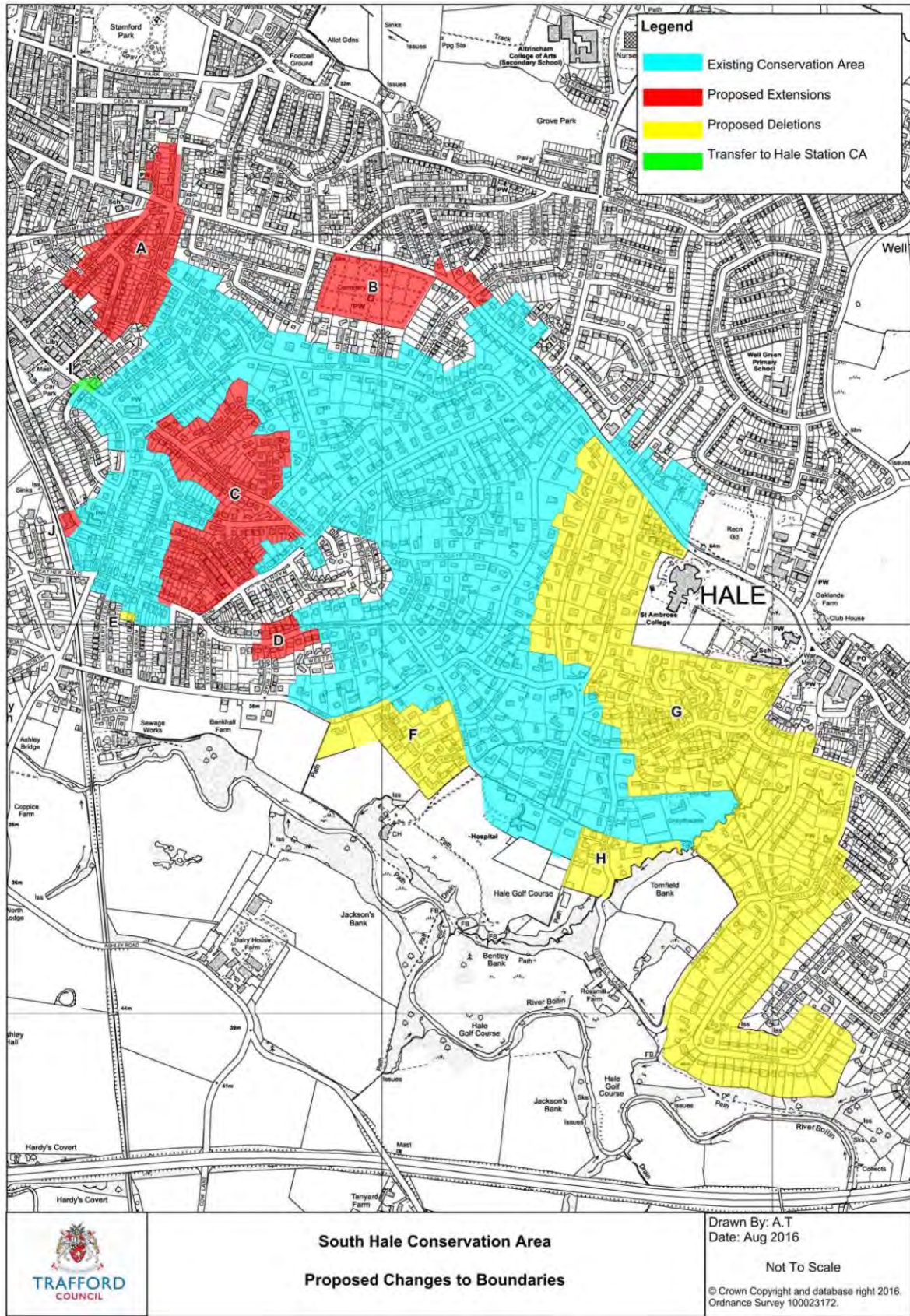
1.2. Significance Statement

- 1.2.1 The significance of the South Hale Conservation Area stems from its residential nature and the marriage of its built and natural environments. The buildings within the Conservation Area are characteristically of a high architectural quality and level of integrity. Features such as prominent gables, the use of brick coupled with render and bay windows, are repeated across buildings dating from a variety of dates, adding both visual stimulation and harmony. In addition to this, the retention of the generously-proportioned original plots is especially notable and, together with the mature planted boundaries and tree-lined streets, is one of the driving forces behind the characteristic greenness of the Conservation Area. The historic value of the Conservation Area is linked to the late 19th- and early 20th-century development and growth in Hale, and it is notable that the Conservation Area has retained its residential character, with houses designed by prominent architects including Edgar Wood and Henry Goldsmith.
- 1.2.2 A more detailed assessment of significance is included in the accompanying Conservation Area Appraisal.

⁴ Advertisements, Signage and Shop Fronts SPD (draft June 2015), para 2.5.

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

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



Map 1: Conservation Area Boundary with Revised Boundaries Adopted 2017

1.3. Purpose of a Conservation Area Management Plan

- 1.3.1 The National Planning Policy Framework (NPPF) stresses the need for local planning authorities to set out a positive strategy for the conservation and enjoyment of the historic environment. Local planning authorities are required to define and record the special characteristics of heritage assets within their area. This Management Plan fulfils the statutory duty placed on the local planning authority *'to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.'*⁷
- 1.3.2 Conservation Areas may be affected by direct physical change or by changes in their setting or in the uses of buildings or areas within it. A clear definition of those elements which contribute to the special architectural or historic interest of a place will enable the development of a robust policy framework for the future management of that area, against which applications can be considered.⁸
- 1.3.3 The purpose of the Appraisal that accompanies this Management Plan is, in accordance with the methodology recommended by Historic England, to define and record the special architectural and historic interest of the South Hale Conservation Area.⁹ This Management Plan should be read in conjunction with the Appraisal. It sets out actions to maintain and enhance the special character of the area, as defined in the Appraisal. These documents will support the positive and active management of the Conservation Area through the development management 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 South Hale Conservation Area Appraisal. Several site surveys were carried out during 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.
- 1.4.2 For the Management Plan more detailed site surveys of the Conservation Area were carried out in January, February and July 2015 and July 2016.

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

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

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

1.5. Planning Policy Framework

1.5.1 This section outlines the legislative and national policy framework for Conservation Area Appraisals and Management Plans.

1.5.2 The NPPF (paragraph 126) states:

‘Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account;

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- *the desirability of new development making a positive contribution to local character and distinctiveness;*
- *and opportunities to draw on the contribution made by the historic environment to the character of a place.’¹⁰*

1.5.3 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. 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.

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

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

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

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

- 1.5.6 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

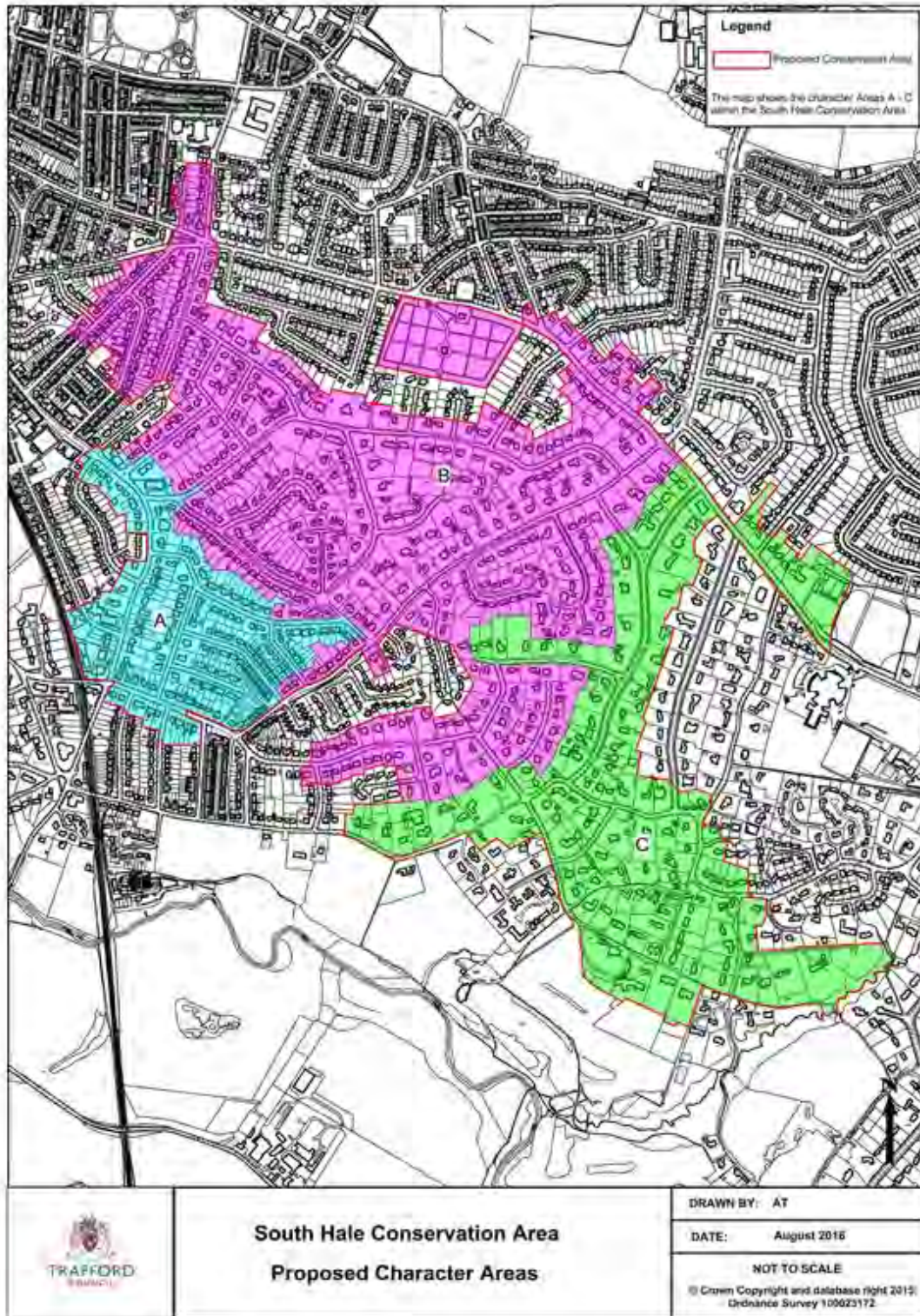
1.6.1 This Management Plan has taken into consideration methodologies and advice outlined by Historic England (formerly English Heritage) in the following publications:

- 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 South Hale Conservation Area. This design guidance should be used as a reference for building owners and developers as to the acceptable styles, materials and level of change that are permissible. It will also be used by Trafford Council to determine the outcome of applications for changes to the properties or new development within the Conservation Area.
- 2.1.2 The heritage significance and character within the Conservation Area boundary have generally been well preserved. However, there is potential for inappropriate development to negatively impact on and erode this character. This is true of both incremental and larger-scale development, both of which should be carefully managed to avoid the loss or dilution of character.
- 2.1.3 The South Hale Conservation Area Appraisal identified three character areas which comprise the Conservation Area; these are shown on Map 2. Each area is subtly different but there are a high proportion of characteristic features which are identifiable across the whole of the Conservation Area. Where a character area differs slightly from the rest of the Conservation Area, this is included in the relevant section.
- 2.1.4 Other buildings and features within the Conservation Area, and the public realm, including the distinctive planting, are also discussed in terms of their typical features and character.



Map 2: Adopted Character Areas:
Character Area A: St Peters & Ashley Road South
Character Area B: Park Road & Harrop Road
Character Area C: Hilltop, North Road & Bollinway

2.2. Architectural Styles & Features

- 2.2.1 There is a wide variety of architectural styles and features evident throughout the Conservation Area, and it is this rich texture that provides much of its character. This is further enhanced by the generally high quality of the architectural design and integrity of features.
- 2.2.2 Buildings throughout the Conservation Area range in date from Victorian and Edwardian to the modern period. The older buildings within the Conservation Area in particular draw inspiration from the Arts & Crafts and Tudor Revival styles.
- 2.2.3 The architectural features throughout the Conservation Area are analysed in greater detail in the accompanying Appraisal. These chiefly comprise:
- prominent gable ends on all elevations, but especially the principal elevation;
 - varied rooflines;
 - the appearance of half-timbered construction, which is especially prevalent in the Tudor Revival-inspired buildings with black timbers against a white rendered background;
 - bay and oriel windows;
 - timber-framed porches and verandas;
 - decorative features, especially where Arts & Crafts inspired (including bargeboards, ridge tiles, cladding and stained glass);
 - dressed stone detailing;
 - polychromatic brickwork; and
 - partial rendering, especially on the upper levels.
- 2.2.4 The residential buildings are predominantly detached, with a lesser number of semi-detached houses, with two storeys and attic rooms. There are some examples of three-storey buildings, but these are in the minority. The size of the houses corresponds with the size of their plot: grander buildings occupy the larger plots and more modest houses occupy the smaller plots.

2.3. Building Materials

- 2.3.1 There is a distinctive palette of building materials employed throughout the Conservation Area. Red or brown brick is the predominant principal building material, most often with detailing picked out in red brick or, to a lesser extent, dark blue or yellow stock brick. This is identified in the Conservation Area Appraisal as especially characteristic of Character Area A but extant throughout the whole of the Conservation Area. It is also commonplace for higher quality red brick to be used on the principal elevation, with cheaper Cheshire bricks on the side and rear elevations. This is indicative of the historic manipulation of materials to reduce costs.
- 2.3.2 The Arts & Crafts influenced buildings throughout the whole of the Conservation Area are characterised by their high level of architectural detailing and integrity. Other materials associated with this style comprise terracotta (especially for detailing such as ridge tiles), and areas of timber cladding (weatherboarding) or hung tiles.
- 2.3.3 A significant proportion of the residential buildings within the Conservation Area adopt a half-timbered appearance, with exposed external timbers with render between. Partial rendering on a variety of different building styles is very prevalent throughout the Conservation Area, concentrated on the upper storeys. The use of light-coloured render is perpetuated in the later or modern buildings but is frequently used to a much greater extent.
- 2.3.4 In terms of the Edgar Wood properties Halecroft is a rich combination of red Ruabon style brickwork set against a white rendered body of the house with stone and stained timber providing contrast. It is the one house different to all the others which are dominated by carefully selected common bricks with a white variegated surface, sometimes affected by later cleaning. A variety of largely rustic materials define the edges of windows and doors and one house has a decorative timber framed porch. The overall aesthetic of all the houses, except Halecroft, is an attractive but muted brick colour making the group quiet and plain in appearance.
- 2.3.5 The roofs are more adventurous. Two of the houses have red tile roofs, as at Halecroft, another has a blue slate roof, one has a flat reinforced concrete roof and another a part concrete roof while the remainder have heavy stone Pennine flag roofs.
- 2.3.6 The perimeter materials facing the road are largely timber fencing with shrub and tree planting, which has now largely hidden many houses. Halecroft and Royd House have more formally designed walls.
- 2.3.7 All the window frames, downpipes, gutters, doors etc. of the houses were originally painted white which marked Edgar Wood as an avant garde designer.
- 2.3.8 Hale Cemetery contains a wide variety of tombs, monuments and headstones, making use of different materials such as marble, slate and stone. The Mortuary Chapel at the centre of the Cemetery is built in a rusticated stone. The entrance gates into the Cemetery are wrought iron.

- 2.3.9 Roofs are predominantly stone slate or tiles; pantiled replacements are identified as detracting features. Welsh or Westmorland slate is preferred over imported slate, which is considered too polished and lacking patina. The prevalence of protruding gables and dormers, as well as porches and verandas, combined with the common positioning of the houses further back from the road means that the roofs are frequently highly visible and enhance the visual interest of the built environment with their wide variety of forms.
- 2.3.10 Original windows are of timber frame construction, although there is evidence of replacement uPVC windows which have thicker, more obvious frames. Double-glazed uPVC windows can often be inappropriate to the style of the house, create a double reflection which draws more attention to them, lack the patina of historic windows and have thicker glazing bars which distort their proportions. On the whole, the replacement windows throughout the Conservation Area respect the size and shape of the original openings, and are of a traditional style with smaller lights (sometimes leaded and/or with stained glass) to the upper section. This should be continued.
- 2.3.11 External doors within the Conservation Area would historically have been timber and of a design appropriate to the style of the house. It is acknowledged that doors are often not visible from the public thoroughfares within the Conservation Area but replacements should still be of an appropriate design and material. Whilst timber is preferable, uPVC replacements which are of a suitable traditional design which echo the character of the individual buildings may be acceptable.
- 2.3.12 A small number of roof lights are also present. These are most sensitively located on the sides or rear of the houses, although there are a number evident on the principal elevations which have the potential to distort the architectural balance and impact on the aforementioned prominence of the roof. Conservation roof lights (those which are set flush with the roof surface) can help alleviate this, but such features are still best suited to secondary elevations.
- 2.3.13 Verandas and porches are primarily timber structures with stone slate or tiled roofs. There is frequently an element of decorative carving to the timber elements, especially where there is an Arts & Crafts influence. There are some examples of glazed porches within the Conservation Area; however these are less commonplace.
- 2.3.14 There is a noticeable number of new buildings within the Conservation Area, most of which are suitably designed to benefit their context: perpetuating established details such as gable ends and varied rooflines. The new buildings are often constructed on a larger scale and therefore closer to the plot boundaries than the historic buildings, however. This is most notable in Map 12 within the Conservation Area Appraisal, where the newest buildings are shaded brown. For example, the cluster of post-1967 buildings on the south side and at the termination end of Park Lane.



A new property on Hargate Drive which references the gable end and weatherboarding detail evident on historic properties but is a large building occupying a substantial proportion of its plot



A modern apartment building on Harrop Road, which is identified in the Appraisal as detracting for its design and scale which does not befit the semi-rural character of the Conservation Area

2.4. Boundary Treatments

- 2.4.1 The characteristic boundary treatments extant throughout the Conservation Area comprise low level walls of roughly-hewn local sandstone. This is a common feature within the wider Trafford area. Specifically within the South Hale Conservation Area, these low boundary walls are supplemented with planting, providing additional screening to approximately head height. This makes a significant contribution to the characteristic greenness of the Conservation Area. Additional screening through the erection of standard timber fencing or high-level brick walls are considered inappropriate and detrimental to the character of the Conservation Area. This is true both of the principal road-side plot boundaries and also the secondary boundaries which back onto the public cut-through footpaths, which are frequently of a poor quality.



Original boundary treatment and gateposts



Replacement gate posts on Howard Drive, which are too tall and of an incongruous design. The capping along the original wall is also inappropriate



Unightly and inappropriate timber fencing on Planetree Road

2.4.2 There are a number of areas throughout the Conservation Area where the characteristic boundary walls are in poor condition. This primarily stems from damage caused by mis-managed supplementary planting: either it is not being maintained properly or has been planted too close to the wall, causing it to bulge. Conversely, there are a small number of addresses where thick, crisp cement pointing has been applied. This does not befit the original form of the walls, which originally had very minimal pointing and was much more rustic in appearance, and can damage the condition of the stone through increased weathering.



Damaged wall on Harrop Road



Thick pointing on Arthog Road



Inappropriate boundary treatments on Hill Top Drive

2.4.3 There is a good proportion of surviving original gateposts throughout the Conservation Area. These are characteristically roughly-hewn local sandstone to match the original low boundary walls. In some instances these have been kept and a new gate opening positioned further back from the road; however this detracts from the original posts which mark the entrance point. Where the gateposts have not survived at all they have commonly been replaced by uncharacteristic tall brick posts.



Original gateposts and low boundary walls



A good-quality reproduction of an original gatepost on Arthog Road

- 2.4.4 Gates should be proportionate to the scale of historic gateposts where they survive, otherwise should not exceed 1.5m in height as this creates an anti-social feeling to the Conservation Area. Designs in timber with an open element incorporated or wrought iron gates are appropriate options. Inward-opening gates are considered the most appropriate. Garage doors should likewise be timber and side-hung in order to better reflect the character of the Conservation Area.

2.5. Public Realm

- 2.5.1 Streetlamps throughout the Conservation Area are irregular in design. Almost all are of a dated municipal design which does not reflect the character of the Conservation Area. Those which are slimmer and painted black with gold trim are less incongruous than the older composite posts. Original lamps survive outside St Peter's Church in Character Area A and enhance its setting.



Original lamp post outside St Peters

- 2.5.2 The wrought iron gates to Hale Cemetery are an important part of the public realm on Hale Road. These are likely to be original and are in a fair condition. Associated with the gates are square stone setts, which have limited areas of damage.
- 2.5.3 The pavement surfaces throughout the Conservation Area comprise a combination of ad hoc tarmac repairs and flagstones, many of which are cracked or damaged. Historic wide kerb stones survive in a number of places; however, large areas have been replaced with standard composite kerbstones or slimmer kerb stones. There are also a notable number of locations where historic cobbled setts have survived alongside the kerb stones and a few examples where they survive on the gateway approaches. There are also areas of damage where roots have pushed up both the pavement and road surfaces, as well as knocking the kerb stones out of alignment.
- 2.5.4 The quality of the road surfaces vary throughout the Conservation Area. The roads are exclusively tarmac (the exception of the aforementioned cobbled setts) with clear evidence of erosion and ad hoc repairs. The degree to which the roads are marked also varies throughout the Conservation Area, as does the quality. Those with reduced road markings have a higher aesthetic value; however there is increased potential for parked vehicles to reduce this.



An example of cobbled setts, historic kerbstones and ad hoc tarmac repairs, as well as a good example of modern setts to the driveway.

- 2.5.5 There are minimal public amenities such as benches and bins within the Conservation Area, given its primary residential nature. Where extant, they are of a standard municipal design that does not reflect the character of the Conservation Area.

2.6. Green Spaces

- 2.6.1 The Conservation Area is characteristically green; however, apart from Hale cemetery, there are no large-scale publically accessible green spaces. The small areas which can be

publically appreciated (for example Hale Tennis Club and the setting of St Peter’s Church) are kept in a very good condition.

- 2.6.2 The characteristically wide roads throughout much of the Conservation Area make a significant contribution to its character. A number of these roads are lined with trees to create an avenue effect; for example, Planetree Road and Murieston Road. The mature trees tunnel views along these thoroughfares and are supplemented by the mature and varied planting within the privately-owned plots. This is a driving force behind the aesthetic unity and special character of the Conservation Area.



The avenue-like Hargate Drive

- 2.6.3 Grass verges are often present where roads are lined with trees, further emphasising this green-ness. It is inappropriate, however, to establish domestic garden-style plant beds within these grass verges as this dilutes the sense of parkland-style ruralness.



Garden-style plant beds outside No. 20 Hill Top

2.7. Trees and Landscaping

- 2.7.1 The wealth of trees and mature planting including those in private gardens is a vital feature of the area and in many parts is as important to the character of the area as the buildings.

- 2.7.2 Frontage planting is clearly important in the street scene and makes a significant contribution to the character of the area (see section on boundary treatments). Trees located further back into sites may also make a significant contribution as background landscaping. Many of the trees contribute to the quality of the distant views which occur, particularly from the north and southwest due to the areas hill top and hill side situation. Shrubs of appropriate types contribute to the character of privacy and seclusion and help to screen otherwise obtrusive elements such as car parking.
- 2.7.3 New buildings, new car parking areas, new or improved accesses and their sightlines, driveways, service trenches and changes in ground levels can all have significant effects on trees.
- 2.7.4 Many trees in the area are covered by Tree Preservation Orders; ref App C.

2.8. Scale Massing & Design

- 2.8.1 The properties in Character Area C are characteristically large and set within very generously-sized plots. This is similar in the central portion of Character Area B, but on a slightly smaller scale. The western areas of the Conservation Area, Character Area A and sections of Character Area B, comprise smaller buildings within generally smaller, more regularly-sized plots.
- 2.8.2 The size and shape of the plots throughout the Conservation Area are significant for their strong links with the positioning of the buildings within each boundary plot; the consequent glimpsed or partial views of many of the buildings; the strong presence of greenery; and historic boundary treatments and gateposts. Alteration to plot sizes and building positioning will consequently have an incremental harmful effect on all this and the character of the Conservation Area.
- 2.8.3 The high ratio of green space compared to built space (including hard surface areas for parking and turning space, but not features such as patios and garden paths) is a strong defining feature of the Conservation Area and should not be diluted by extensive development and extension. Harmful development within the South Hale Conservation Area is defined as:
- The significant loss of front garden space in favour of off-road parking. Excessive parking provision above maximum standards is not likely to be acceptable.
 - Where buildings are set further forwards in their plot such development will not be permitted. Buildings within a larger plot and/or set further back from their front boundaries will have greater flexibility but still need to respect a sympathetic balance of hard surface area to garden.
 - The removal and/or alterations to historic boundary walls, gate posts and/or gate openings.

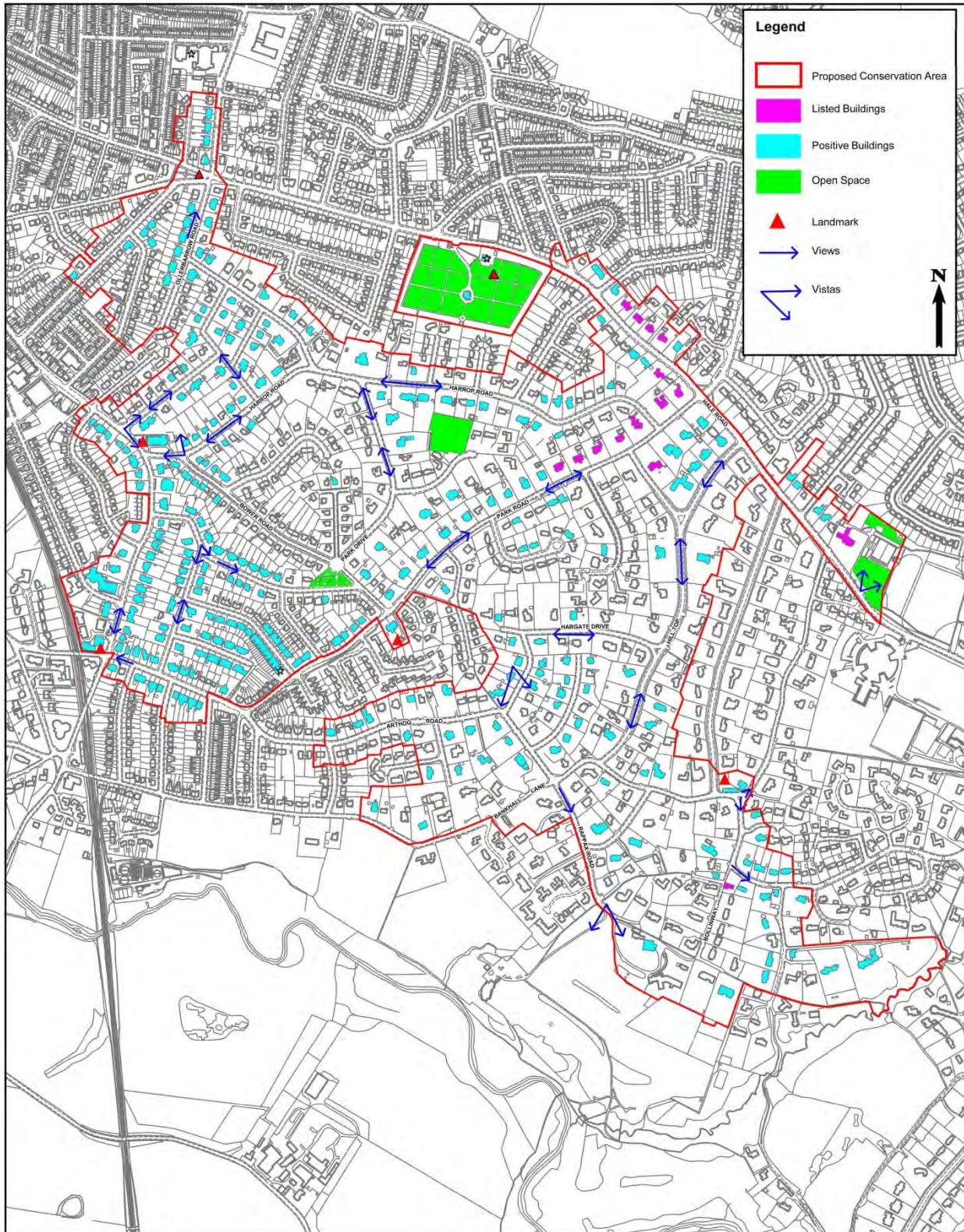
- Front extension which will make the building more prominent from the road where there are presently glimpsed or partial views. Where there is a unified front building line across a collection of buildings, front extensions would not normally be appropriate, including porches or verandas where there were none originally.
- Side and/or rear extension which will significantly reduce the intervening space between the existing building and plot boundary.
- The increase of roof heights which is not in keeping with the building's wider context.
- The subdivision of an existing plot into multiple plots will generally not be permitted due to the impact on the spacious character of the Conservation Area and the prevalence of surviving historic plots throughout the Conservation Area.
- The demolition and replacement of a building identified in the Conservation Area Appraisal as a listed building or positive contributor (see Map 3). However, this is not an exhaustive list of buildings inappropriate for demolition. Applications will therefore be considered on a case-by-case basis.
- Alteration, re-building or new development which is stylistically inappropriate and/or comprises an inappropriate palette of materials (as set out in section 2.2-2.4).
- Basement development work which will significantly alter the proportions of a building's exterior or which impacts on a significant elevation (with the additional of light wells or semi-sunken extensions, for example).
- The future of vacant buildings and sites such as the Oak Bank should consider high quality, contextual design of any redevelopment particularly respecting spaciousness, scale and boundary treatments.

2.9. Other Features

- 2.9.1 Solar panels are evident within the Conservation Area. Increasing energy prices have instigated a rise in such installations. Where solar panels are installed on the principal elevation they are detrimental to the aesthetic value and character of the Conservation Area. They are best suited to secondary elevations where they are least visible from the road.



Solar panels on Arthog Road



 <p>TRAFFORD COUNCIL</p>	<p>South Hale Conservation Area</p> <p>Townscape</p>	<p>DRAWN BY: AT</p> <p>DATE: March 2017</p> <p>NOT TO SCALE</p> <p><small>© Crown Copyright and database right 2015. Ordnance Survey 100023172.</small></p>
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Map 3: 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 South Hale Conservation Area must be the preservation and enhancement of its character, appearance, and special architectural, historic and spatial interest.
- 3.1.2 There are a variety of architectural styles within the Conservation Area and a large number of its buildings have been identified as positive contributors, making them non-designated heritage assets. A substantial proportion of the buildings retain their architectural integrity through sensitive and/or minimal intervention. The character of the Conservation Area stems from the variety and overall high quality of its architecture combined with the lush greenness of the mature planting. There is the potential, however, for both incremental change and areas of large-scale change to negatively affect the special interest of the Conservation Area.
- 3.1.3 The ensuing policies therefore set out parameters to manage future change to the Conservation Area. It is not the intention to prohibit change; the policies will stipulate appropriate materials, methods, and designs which will conserve the special character of the Conservation Area where change is proposed.

3.2. Adoption & Enforcement

22

Aims

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

Policy 1

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

Policy 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

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 could include ways to engage with owners and the enforcement options available to the Council.

3.3. Design, Materials and Techniques

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

Aims

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

Policy 5

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

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Policy 6

Materials and design where alterations are proposed should be appropriate to each individual property. The Edgar Wood properties in particular require very specific consideration. The characteristic palette of materials and design features are set out in section 2 of this Management Plan.

Policy 7

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

Policy 8

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

Policy 9

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

Policy 10

Replacement of doors or windows should be in timber. Other materials such as aluminium may be permitted only if it can be demonstrated that a design can be found which matches the form of the original window design for that particular property or is of an appropriate door design to match the historic style of that particular property, and the replacement represents a significant improvement over the existing windows and doors. Where windows are replaced, they should respect the size and form of the original opening(s) and glazing bars, and be of an appropriate traditional design. Replacement doors and windows should not detract from the established character of the building.

Policy 11

Garage doors should be of timber and side-hung.

Policy 12

Roof lights should not 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 13

Preferred roof materials should be slate (Welsh or Westmorland) or clay tiles, as appropriate to the building's context. Other natural materials may be acceptable subject to size, colour and patina.

Policy 14

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

3.4. Boundary Treatments

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

Aims

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

Policy 15

The characteristic historic low-level front and other principal boundary walls should be retained.

Policy 16

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

Policy 17

Pointing should be minimal and of traditional lime mortar.

Policy 18

Original gateposts should be retained where possible. Removal will not normally be acceptable.

Policy 19

Replacement gateposts should not exceed the height of the original gateposts and should be of a traditional design and materials. Replacement gates should be proportionate to the gateposts and should not normally exceed 1.5m in height.

Policy 20

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 21

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

Policy 22

Brick walls of any height are not an acceptable front boundary treatment as they do not echo the character of the Conservation Area. Railings set on top of stone boundary walls will not normally be acceptable. Railings set behind planting may be acceptable in some circumstances. In these cases a minimum of 1m of planting in front of the railings will be required.

Policy 23

Boundaries which border a public footpath should be well-maintained. The characteristic low boundary wall with supplementary planting is the preferred treatment in these locations.

Policy 24

Historic cast or wrought iron railings should be retained and repaired like-for-like when necessary.

3.5. Streetscape and Public Realm

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

Aims

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

Policy 25

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

Policy 26

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

Policy 27

Planting of a domestic style (garden trees, plant beds, etc.) outside the boundaries of the private gardens in the Conservation Area is discouraged.

Policy 28

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

Policy 29

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

Policy 30

The open spaces within the Conservation Area, including those around the public buildings on its western edges, should be maintained and conserved.

Policy 31

Hale cemetery should remain well-maintained and repairs made to monuments to ensure they do not fall into disrepair.

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Policy 32

Key views identified on the Townscape Analysis plan (see map 3) should be preserved and enhanced in order to protect the character and appearance of the Conservation Area.

Policy 33

Lighting for sports pitches within the Conservation Area should not spill over into surrounding residential areas. Lighting should not be visible from surrounding housing estates. Lighting columns should be lower than surrounding planting and should make use of energy-efficient LEDs with warm bulbs.

Policy 34

Discordant lighting columns and different levels of lighting are found throughout the Conservation Area and will be replaced using reduced light levels "warm white" LED lighting. When necessary to replace lighting columns, they should be of the appropriate height to meet recommended safety levels for the type of street but where possible be in a style sympathetic to the historic character of the area. Where resources allow, historic iron lampposts that require replacement may be replaced with Victorian repro 'post top' luminaires. These replacements will be assessed on a case by case basis. Street furniture appropriate to its setting should be used; in traditional or bespoke designs and materials.

Policy 35

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.

3.6. Trees and Landscaping

Sections 2.7 of this Management Plan provide further detail relating to the following policies.

- The council will seek to ensure that any new developments contribute to landscaped quality of the area.

Policy 36

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

Policy 37

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

Policy 38

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

3.7. Demolition, Extensions, Vacancy & New Development

Section 2.8 of this Management Plan provides further detail relating to the following policies.

Aims

- To retain the character of the built environment within each character area and the wider Conservation Area.
- To preserve potentially significant archaeology within the Conservation Area.
- To preserve the historic character and appearance of the Conservation Area as an affluent residential suburb.
- To ensure the vacancy of buildings is addressed to avoid deterioration of fabric and harm to aesthetic significance

Policy 39

Any new development should take inspiration from the established architectural styles within the Conservation Area. Appropriate features, materials and detailing are to be integrated into the design (see 2.2 of this Management Plan and the extended discussion in the accompanying Appraisal). Modern design is not prohibited within the Conservation Area but should be sympathetic

to its historic context; have regard to appropriate siting, of a high standard; of an appropriate scale and proportions; and use appropriate, high-quality materials.

Policy 40

Extensions, to an existing building, should have regard to its established style by respecting the building's established features, form, proportions and materials.

Policy 41

Any new or altered driveways should normally be curved rather than straight in order to minimise direct views into the site and to ensure that the character of glimpsed views of buildings is retained. For drives and hardsurfaced areas, porous surface materials that complement the character of the area will be required.

Policy 42

The Council will seek to resist the demolition or significant alteration of buildings identified as positive contributors including detached out buildings in the grounds of these buildings. (see Map 3).

Policy 43

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

Policy 44

Where properties are adversely affecting the amenity of the Conservation Area, the Council should use its powers under Section 215 of the Town and Country Planning Act 1990 to require action from property owners to remedy the external condition of the premises. Enforcement action should be taken to require the improvements to be carried out if necessary.

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Policy 45

Trafford Council should work with owners of vacant priority sites in order to come to appropriate solutions for the future of the buildings.

Policy 46

Any development concerning the basement of a property should be sensitively designed so that it does not detract from the established architecture of the building and the balance of its exterior is not significantly altered (with the addition of light wells or large, semi-sunken basement extensions, for example).

Policy 47

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

Policy 48

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

4. Implementation and Review

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

Appendix A: Bibliography

National Planning Guidelines

- Planning (Listed Buildings and Conservation Areas) Act 1990
- Department of Communities and Local Government, *National Planning Policy Framework* (2012)
- Trafford Core Strategy (adopted January 2012)
- Trafford Metropolitan Borough Council, *Supplementary Planning Guidance note PG8* (January 1996)

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 South Hale 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*'.¹¹ This requirement, as set out in legislation, is also reflected in national and local policy.

In order to protect and enhance conservation areas any changes that take place must do so in a way that encourages positive conservation and management. Statutory control measures are designed to prevent development that may have a negative or cumulative effect on the character and appearance of an area and include the following:

- Planning permission is usually required to totally or substantially demolish buildings or structures including walls, gate piers, gates, chimneys, fence or railings within a conservation area.
- The extent of 'permitted' development is reduced for commercial and residential properties restricting such things as cladding, extensions to the side of the original dwelling or the installation of satellite dishes. Further control measures such as Article 4 directions may be placed upon an area. These may be served to further restrict permitted development rights, for example, elements or alterations such as windows, doors, chimneys, boundary walls and gate posts and restrict certain types of extensions.
- Trees with a stem diameter of 75mm or greater, measured at 1.5 metres from soil level, enjoy a measure of protection if they stand in a designated conservation area. The Council requires six weeks written notice of any proposed felling or pruning of such trees, other than the removal of dead wood and the felling of dead and/or dangerous trees, which do not require notification. In the case of the removal of undesirable trees to allow superior trees to flourish, known as 'selective thinning', the requirement is relaxed to allow the removal of trees of stem diameter up to 100mm to be removed without giving the Council prior notice.
- Should the notified tree work be unacceptable to the Council, the latter will make a Tree Preservation Order during the six week notification period, thus ensuring continuity of protection. Local Authorities cannot insist upon a replacement for a tree lawfully felled within a conservation area, unless the tree is also protected by a Tree Preservation Order.

NB - The authority's consent is not needed before pruning any tree cultivated for the production of fruit, as long as the work is carried out in accordance with good horticultural practice.

¹¹ Section 72 (1) Planning (Listed Buildings and Conservation Areas) Act 1990.

Certain categories of advertisement which have deemed consent under the Advertisement Regulations are restricted in areas of special control.

Appendix D: Glossary of Architectural Terms

Barge Boards

Timber boards fixed below the eaves of a cornice. They have a practical use in covering and protecting the rafters.

Bay Window

A window of one or more storeys that projects from the face of a building.

Cladding/Weatherboarding

Overlapping horizontal boards attached to a wall.

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.

Gable End

A triangular wall at the end of a pitched 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).

Lime Mortar/Render

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

Lintel

A horizontal beam or stone bridging an opening, usually above a door or window. It can be a structural load bearing component, a decorative feature, or a combination of the two.

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.

Oriel Window

A bay window on an upper storey which rests on brackets.

Pointing

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

Reconstituted Stone (or composite)

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

Ridge Tile

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

Setts

Squared stones used for paving.