



# Bowdon Conservation Area

## Conservation Area Management Plan



July 2016



# Bowdon Conservation Area Conservation Area Management Plan

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# 1 Introduction

## 1.1. Context

- 1.1.1 The Bowdon Conservation Area was designated on 6<sup>th</sup> February 1973. The original boundary was extended on 4<sup>th</sup> July 1974. Further alterations are proposed which will come into effect with the formal adoption of 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.'*<sup>1</sup> Designation takes place primarily by local planning authorities under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 71 of the Act imposes a duty on the local planning authority to formulate and publish proposals for the preservation and enhancement of conservation areas. Proposals should be publicised and incorporate public comment.
- 1.1.3 Conservation Area designation recognises the unique quality of an area as a whole. It is not just the contribution of individual buildings and monuments, but also that of features such as topography, layout of roads, pathways, street furniture, open spaces, and hard and soft landscaping which assist in defining the character and appearance of an area. Conservation Areas identify the familiar and cherished local scene that creates a sense of place, community, distinctiveness and environment.
- 1.1.4 The extent to which a building positively shapes the character of a Conservation Area depends not just on their street elevations but also on their integrity as historic structures and the impact they have in three dimensions, perhaps in an interesting roofscape, or skyline. Back elevations can be important, as can side views from alleys and yards.<sup>2</sup>
- 1.1.5 If the 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 Bowdon has been prepared in conjunction with a Conservation Area Appraisal that defined and recorded the special architectural and historic interest of the Bowdon Conservation Area.<sup>3</sup> The Appraisal reviewed the boundary of the Conservation Area and recommends that it should be amended to exclude and include those areas marked on Map 1.

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

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

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

- 1.1.7 The Bowdon 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 "deemed consent". Some classes of advertisement, in particular general poster hoardings, may not be displayed at all.'*<sup>4</sup>
- 1.1.8 At present guidance on appropriate development in the Bowdon Conservation Area is contained within Supplementary Planning Guidance note PG7 (June 1992) which can be accessed through the Council's website: <http://trafford.gov.uk/planning/planning-for-householders/docs/pg-downs-devisdale-bowdon-ashleyheath.pdf>.
- This guidance is now replaced by this Adopted Management Plan.
- 1.1.9 This Conservation Area Management Plan has been published by Trafford Council following the submission of a draft by Purcell.
- 1.1.10 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.<sup>5</sup> The local planning authority had regard to the views concerning the proposals expressed by persons attending the meeting or during the period of consultation.<sup>6</sup>

## **1.2. Significance Statement**

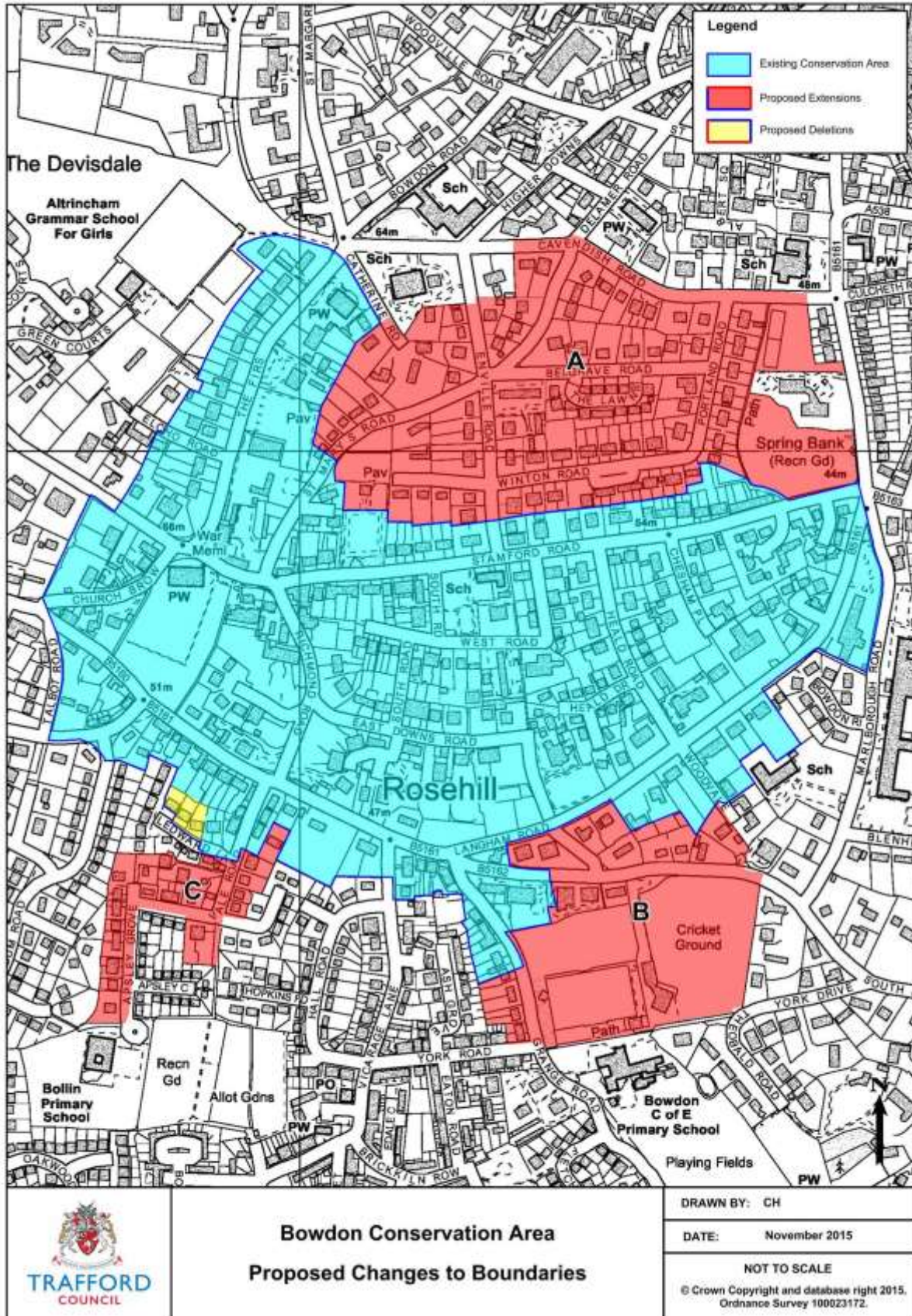
- 1.2.1 The significance of the Bowdon Conservation Area is primarily rooted in its long history with settlement benefitting from its advantageous geography, and also its rich architectural variety and integrity. The area is predominantly residential with a number of supporting public amenities and community core, which are indicative of Bowdon's increasing popularity and evolution as a suburb from the 19<sup>th</sup> century onwards.
- 1.2.2 A more detailed assessment of significance is included in the accompanying Conservation Area Appraisal.

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<sup>4</sup> Advertisements, Signage and Shop Fronts SPD

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

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



Map 1: Conservation Area Boundary with alterations adopted July 2016

### **1.3. Purpose of a Conservation Area Management Plan**

- 1.3.1 The National Planning Policy Framework (NPPF) stresses the need for local planning authorities to set out a positive strategy for the conservation and enjoyment of the historic environment. Local planning authorities are required to define and record the special characteristics of heritage assets within their area. This Management Plan fulfils the statutory duty placed on the local planning authority *'to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.'*<sup>7</sup>
- 1.3.2 Conservation Areas may be affected by direct physical change or by changes in their setting or in the uses of buildings or areas within it. A clear definition of those elements which contribute to the special architectural or historic interest of a place will enable the development of a robust policy framework for the future management of that area, against which applications can be considered.<sup>8</sup>
- 1.3.3 The purpose of the Appraisal that accompanies this Management Plan is, in accordance with the methodology recommended by Historic England, to define and record the special architectural and historic interest of the Bowdon Conservation Area.<sup>9</sup> This Management Plan should be read in conjunction with the Appraisal. It sets out actions to maintain and enhance the special character of the area, as defined in the Appraisal. These documents will support the positive and active management of the Conservation Area through the development 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 Bowdon Conservation Area Appraisal. Several site surveys were carried out between 2013 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.
- 1.4.2 For the Management Plan a more detailed site survey of the Conservation Area was carried out in September 2015.

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

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

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

## 1.5. Planning Policy Framework

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

1.5.2 The NPPF (paragraph 126) states:

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

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

1.5.4 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.

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 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

1.5.7 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

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



Area Designation, until they are replaced by the Land Allocations Development Plan Document.

- 1.5.8 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**

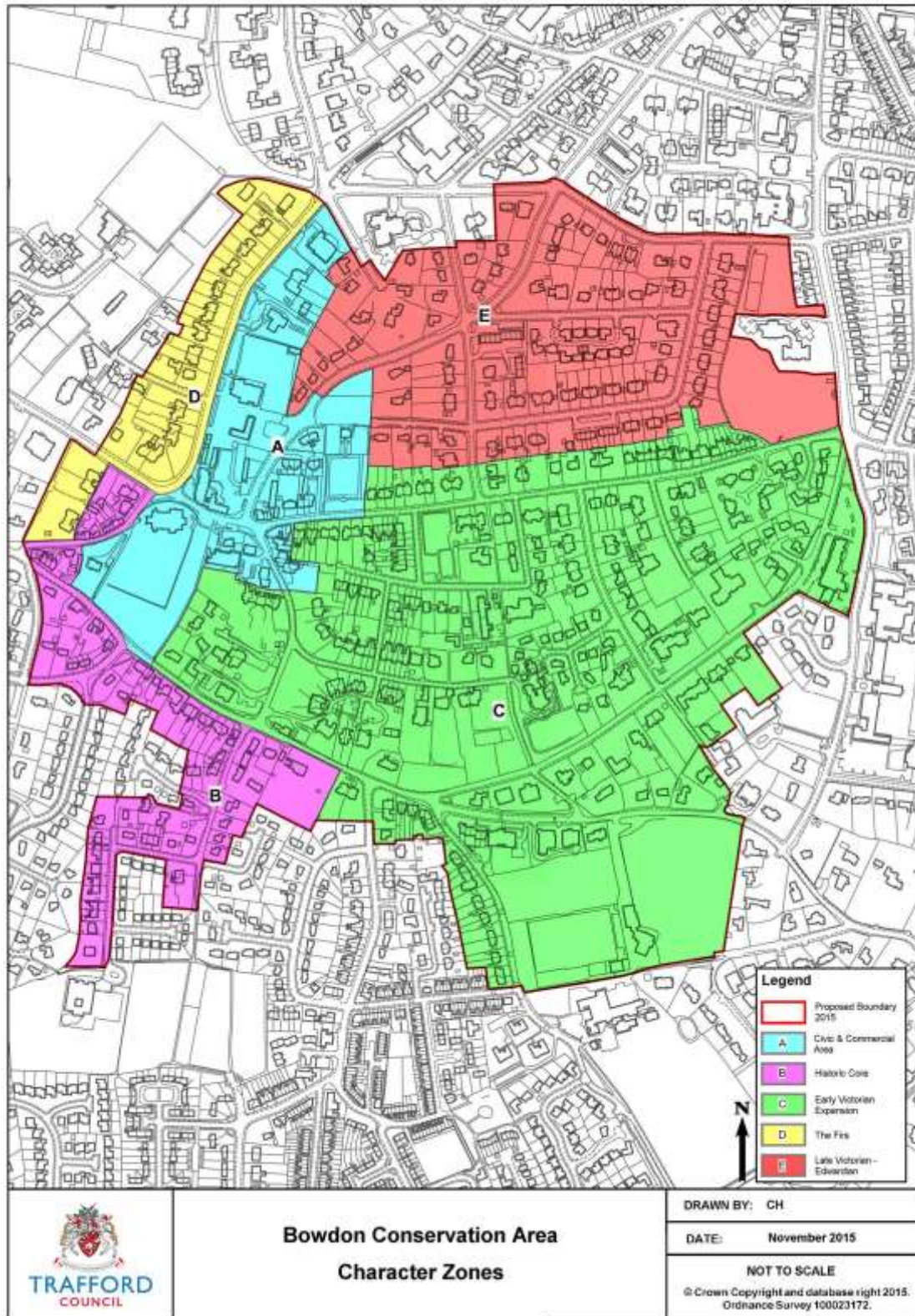
1.6.1 This appraisal has taken into consideration methodologies and advice outlined by Historic England (formerly English Heritage) in the following publications:

- 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 Bowdon 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 Bowdon Conservation Area range from vernacular residential cottages and houses in the historic village core, to large suburban villas and Victorian/Edwardian amenity buildings. Residential areas are typically concentrated in the centre of the Conservation Area, with public buildings such as the church, recreation ground, hotel and cricket ground located more towards its peripheries.
- 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 The Bowdon Conservation Area Appraisal identified five character zones which comprise the Conservation Area; these are shown on Map 2. 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: Character Areas

## **2.2. Buildings Types and Uses**

2.2.1 The Conservation Area is predominately residential, with a mix of detached, semi-detached, flats and terraced houses. Other uses include ecclesiastical, for example St. Mary's Church, and leisure – the Bowdon Cricket, Hockey and Squash Club. There are a few shops and public houses in the area.

## **2.3. Architectural Styles & Details**

2.3.1 There is a wide variety of architectural styles and features throughout the Bowdon Conservation Area, particularly in the different character zones. This is further enhanced by the generally high quality of the architectural design and integrity of features.

2.3.2 The architectural variety ranges from simple vernacular, for example those on Church Brow, to contemporary design, for example the Synagogue on The Firs. Victorian and Edwardian architecture are the most prominent for the residential buildings within the Conservation Area. Such buildings are generally more decorative in their detailing, taking inspiration from a wide range of styles, including (but not limited to):

- Gothic (typified by the use of narrow, pointed arches, especially for windows);
- Traditional classical (typically balanced with simple ornamentation – for example the terraces on Stamford Road).
- Italianate (often classical but with an element of asymmetry – for example Heathfield and Westholme);
- Arts & Crafts (typically utilising a range of features such as decorative ridge tiles, cladding and asymmetry);
- Cheshire Revival (typified by the use of black-painted timber against a white rendered background in imitation of Tudor architecture – for example The Red House); and
- Queen Anne (typically using terracotta and distinctive gable ends).

2.3.3 This list is by no means exhaustive and the architectural styles and features of a building should be identified on a case-by-case basis. It is important that the established style of a building or, where applicable, group of buildings is retained and respected. Like-for-like replacement is encouraged where characteristic features are in poor condition. Where extension or new development is proposed, direct architectural copying should generally be avoided as it risks detracting from the original features, unless it can be shown to complement the character of the building through considered design.



*5-6 Church Brow, built in a vernacular style (GII)*



*30-36 Stamford Road - a balanced classical terrace but with a harmful basement extension and front drive*



*Heathfield & Westholme, The Firs - Italianate buildings*



*The Red House, Langham Road - combining Arts & Crafts with Cheshire Revival features*

- 2.3.4 There are a wide variety of window styles throughout the Conservation Area, which is indicative of the large number of architectural styles and influences present. Historic windows (and a number of sympathetic modern replacements) surviving on Victorian and Edwardian buildings throughout the Conservation Area commonly have smaller panes forming the upper portion of the windows, especially on upper storeys. Examples can be seen over the page. These are attractive features which add further visual interest to the elevations of the buildings. Elsewhere, multi-pane Georgian-style sash windows are evident in and best suited to the classically-influenced buildings within the Conservation Area. There are instances where replacement uPVC windows have been inserted in imitation of this style; however, the thickness of the frame and thin mock glazing bars give a poor, pastiche appearance lacking the subtlety of the original windows.
- 2.3.5 In every instance, the style of the window should be dictated by the existing window opening (or the creation of a more appropriate opening where unsympathetic change has previously been made), and the established architectural style of the individual building.



*Inappropriate replacement windows on Delamar Road*



*surviving historic windows, Stamford Road*

- 2.3.6 The commercial and public buildings concentrated in Character Zone A vary in style: historic buildings such as the Cheshire Revival-style Polygon and the 19<sup>th</sup>-century Gothic St Mary's Church contribute positively to the Conservation Area as landmark buildings. Although larger and often architecturally different to many of the domestic buildings in the Conservation Area, they are proportionate to their surroundings: both identifiable as landmark or public buildings as well as a continuation of the Conservation Area's character.

## **2.4. Shop Fronts, Advertising and Signage**

- 2.4.1 There is a high survival rate of historic shop fronts among the Conservation Area's few retail buildings. Traditional timber shop fronts are identifiable in particular from their proportions and details: the narrower fascias often corbel-ended and supported by pilasters on top of a plinth. The ongoing preservation of these features makes a strong contribution to the Conservation Area and any replacement with modern fascias etc. should be avoided.
- 2.4.2 Supplementing the traditional shop fronts in the Conservation Area are traditional signage features. In particular the hung timber sign on the Griffin Inn which is muted in tone and complements the historic character of the Conservation Area. Being primarily residential in character, there are few other signs; however any new signage or the replacement of signs for the cricket club, for example, should take this traditional style on board.



*A surviving historic shop front at The Polygon*

## 2.5. Building Materials

2.5.1 As identified in the accompanying Conservation Area Appraisal, the varying types of Bowdon brick are commonly found throughout the Conservation Area and are a characteristic feature (see paragraphs 4.3.8-4.3.10 of the Appraisal, which further explains about the three different varieties of Bowdon brick: grey-tinged small bricks; a buff-coloured slightly larger brick; and a larger still brick of a yellow/grey hue). Where present, it is important that these local bricks are retained and preserved. The condition of the pointing is key to this: traditional lime mortar should be used, not a cementitious mix which will cause spalling and other damage to the brickwork over time.

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*Westholme, The Firs – built with the distinctively yellow Bowdon brick*



*Grey-tinged Bowden Brick*

2.5.2 Where new development is proposed (an extension, for example) concerning a building constructed using Bowdon or Cheshire brick, the continued use of the same brick is encouraged where stock is available. A very close match may be acceptable if the same brick cannot be found. This should be considered on a case-by-case basis.

2.5.3 Render is present throughout the Conservation Area, particularly where influence is taken from the Cheshire Revival style, although there are instances where whole buildings have been rendered. In order to avoid a sterile and stark appearance not in



keeping with the Conservation Area, render should be textured, rather than smooth, and be of a traditional lime mix. In areas which are exclusively brick, the use of render or paint on the principal elevation will not be appropriate as it will impact on the wider streetscape.

- 2.5.4 There is a wide variety of windows within the Conservation Area, reflecting the diversity of its architectural styles and periods. There are a number of instances where original timber-framed windows have been replaced with uPVC replacements; however, there is a notably high ratio of surviving historic windows (for example, a number of historic timber sash windows in Character Zone A). These historic windows should be repaired and retained as far as is possible. Any proposed replacement windows (including double-glazing) should ideally be of timber. Where a building has painted window frames which contribute to the aesthetic value of the exterior, this should be retained. Any stone mullions or other original window surround features should also be retained.
- 2.5.5 Similarly, there are instances where original timber doors have been replaced with uPVC alternatives. Where the replacement of external doors is proposed, either original or later replacements, traditionally-designed timber alternatives are the preferred option.



*Detracting replacement uPVC windows in a mock-Georgian style, Langham Road*

- 2.5.6 The conversion of attic space into additional living space is becoming increasingly commonplace. In order to obtain natural light for these rooms, roof lights are frequently installed. Within the Conservation Area, roof lights should be restricted to secondary elevations so as not to detract from the aesthetic value and architectural balance of the principal elevation. Where such windows are proposed, conservation roof lights (those set flush with the roof) should be inserted as standard in order to mitigate their visual impact.
- 2.5.7 Successful garages in the Conservation Area are sympathetically designed as secondary structures that do not detract from the architectural style of the surrounding principal buildings. Side-hung timber doors in a neutral or painted (white or black) timber are the preferred option where the garage is visible from the highway.

- 2.5.8 Roofs throughout the Conservation Area are predominantly slate covered. Welsh or Westmorland slate is the preferred roof covering as they offer a slightly patinated appearance which complements the sense of history within the Conservation Area. Spanish or other imported slate is frequently highly polished and is inappropriate for use within the Conservation Area. Other roof materials are evident as well, including terracotta or clay tiles, which are indicative of the Conservation Area's architectural development over time.

## 2.6. Boundary Treatments

- 2.6.1 The typical front or highway-facing boundary treatment throughout the Conservation Area comprises coursed local stone, sometimes with chamfered coping. This is characteristic of the wider Trafford area. Brick walls are also evident in locations around the Conservation Area. Where historic boundary treatments survive, they should be retained or replaced as necessary on a like-for-like basis. Planting should be used as a supplementary boundary treatment where low-level walls are in situ but needs to be appropriately located and managed in order to avoid root damage to the wall. Additional railings in amongst the planting may be an appropriate addition should it be considered necessary but should not detract from the established wall. Timber panel fencing is not an appropriate supplementary boundary treatment. Pointing in the stone walls should be minimal; thick ribbon pointing or similar detracts from the character of the local stone and can cause damage if a cementitious mix is used.



*Boundary treatment, Stamford Road. Note the historic low stone wall and gate posts, but incongruous gate, which is too big, and inappropriate use of timber fencing*

- 2.6.2 There is a good proportion of surviving original gateposts throughout the Conservation Area. These are characteristically roughly-hewn local sandstone with a traditional carved element. 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. Pressures for off-road parking and the subsequent widening and/or re-positioning of access onto new or existing driveways threaten the long-term survival of these historic gate posts and consequently the wider streetscape.

- 2.6.3 Timber is an appropriate material for entrance gates and should be of a high-quality design incorporating an open element and not exceeding 1.5m in height. Traditionally-designed wrought iron may also be appropriate. Side-hung gates are preferred over sliding alternatives. The characteristic historic gate posts of local stone should be retained where they survive and any new gates should be proportionate to these. Where new gate posts are to be inserted, local stone carved in a traditional manner is the preferred option. Proposals to re-position access points further back from the road may be appropriate in some instances where sympathetically designed. Such proposals will be considered on a case-by-case basis. Overly-large gate posts in an unsympathetic material are not appropriate as they do not reflect the character of the Conservation Area.



*An example of appropriate entrance gates, Langham Road*



*Obtrusive gates which do not respect the proportions of the gate posts, Heald Road*

## 2.7. Public Realm

- 2.7.1 Due to the height of the standard streetlamps throughout the Conservation Area and mature trees the light frequently gets lost amongst the dense canopy, especially during the summer months. Shorter posts would both alleviate this and better suit the building heights within the Conservation Area. A traditional lantern-style lamp would also better suit the character of a Conservation Area. Standard lamps are municipal in style and unsympathetic to this environment.
- 2.7.2 There are a number of public realm features throughout the Conservation Area which are traditionally designed or original but are in need of repair. These include original iron-cast road signs and moulded bollards in Character Zone A, the railings around Spring Park and street furniture such as benches and post boxes. These should be retained and repaired where possible (or necessary to alleviate safety concerns), and it would be beneficial to introduce such features elsewhere within the Conservation Area if ever the opportunity were to arise. Where retention is not financially viable, sympathetically-designed modern replacements would be an acceptable alternative.



*The original Elcho Road cast-iron sign*

- 2.7.3 The highway surfaces are primarily tarmacked, with evidence of patched repairs in areas. It would be beneficial to the aesthetic value of the Conservation Area and long-term condition of the roads and paths if such repairs were consolidated. Textured or soft surfaces such as setts or gravel are most appropriate for private drives, and are commonplace throughout the Conservation Area.
- 2.7.4 Due to the narrow width of some of the streets within the historic core of the Conservation Area, it is common for cars to mount the kerb in order to pass or leave sufficient room when parking on the street. This has a detrimental effect wearing down and damaging the kerbstones. It is important that worn historic kerbstones, formed of long rectangular blocks of local stone, are replaced on a like-for-like basis, not with standard composite blocks as this will impact on the streetscape of these historic thoroughfares.
- 2.7.5 There is a distinct network of local paths traversing the Conservation Area, a number of which are overgrown and would benefit from clearing and improved lighting. Many of these are historic thoroughfares surviving from Bowdon's historic chapter as a wealthy area employing servants who would walk from nearby Bowdon Vale. They are therefore important secondary thoroughfares. Historic boundary treatments (such as the brick wall along the path behind Spring Bank Park) should be retained and repaired using appropriate materials and techniques. Any new or replacement boundary treatment should not be excessively tall or low (approximately 1-1.5m is an acceptable average), and use appropriate materials and a simple style which reflect the secondary nature of these thoroughfares.

## **2.8. Green & Open Spaces**

- 2.8.1 There is a high ratio of soft to hard landscaping within the Conservation Area, which should be protected. Development such as hard-surfaced drives and the conversion of garden space into off-road parking needs to be carefully monitored and managed so that the positive contribution made by the mature planting throughout the Conservation Area is not diluted.
- 2.8.2 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. 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. Shrubs of appropriate types contribute to the character of privacy and seclusion and help to screen otherwise obtrusive elements such as car parking.

- 2.8.3 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. Although there is pressure for an increase in off-road parking to alleviate congestion on the roads, it is important that the contribution made by private gardens to the Conservation Area is recognised and respected. In many instances, this may mean that the loss of front garden space in favour of off-road parking is not appropriate. The below photograph of a new drive way on New Road is an example of this.
- 2.8.4 Many trees in the area are covered by Tree Preservation Orders due to their age and special value. However other trees and some shrubs are protected and subject to special control as detailed in Appendix C.
- 2.8.5 Open spaces concentrated primarily around the edges of the Conservation Area – Bowdon Cricket Club, Spring Bank Park, and the open areas around the church and other public buildings at the west end of the Conservation Area – are important features which further balance the built and natural environment, and offer public amenity. They should be preserved as open, green spaces and maintained to a high standard in order to continue the positive contribution they make to the Conservation Area.



*New development on New Road, which lacks any soft landscaping*

## **2.9. Scale, Massing & Design**

- 2.9.1 The established built scale within the Conservation Area generally does not exceed two or three storeys, with the exception of landmark buildings such as the Mercure Hotel (formerly the Hydro). This is a good indicator of its largely domestic and residential character, with landmark buildings at intervals which add some variety. In particular,

rooflines should be preserved and respected where the Conservation Area is more densely built up (for example, Stamford Road or off Langham Road to the south). Where individual buildings have their rooflines raised there is potential for them to obtrude and be out of keeping with their surroundings.

- 2.9.2 The residential buildings in Character Zone B, the historic core of the Conservation Area, are typically smaller and more cottage-like in character than elsewhere. This is further emphasised by their vernacular style and more modest red brick. Such buildings would not comfortably accommodate substantial extension or development, which would significantly impact on the character of the Conservation Area. The same is similarly true where burgage plots, characterised by their narrowness, have survived.



*Modestly-scaled vernacular building on Church Brow*

- 2.9.3 Victorian and Edwardian expansion in the Conservation Area, principally Character Zones C and E, have a distinctive grain with larger built footprints set in larger plots. The ratio of built footprint to open space within each plot should be respected: proposals which will significantly reduce the open space and bring the building closer to the boundaries of a plot will not be appropriate within the Bowdon Conservation Area. This also applies to hard landscaping such as paved drives and turning circles, but not features such as garden patios and paths.

## **2.10. Demolition & New Development**

- 2.10.1 Harmful development within the Bowdon Conservation Area i.e. that, which will have a negative impact on the ability to appreciate its architectural history and special interest, is defined as:

- The significant loss of front garden space in favour of off-road parking. 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 extension would not 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. Proposals which take the highest building height within the wider context of the proposal site as a precedent to be matched will not necessarily be appropriate and may be refused.
- The subdivision of an existing plot into multiple plots and infill development will generally not be permitted due to the impact on the spacious character of the Conservation Area and the prevalence of surviving historic plots throughout the Conservation Area.
- The demolition 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 2.2-2.3).
- Basement development work which will significantly alter the proportions of a building's exterior (with the additional of light wells or semi-sunken extensions, for example).

2.10.2 The increased desire for basement extensions (including garages and their associated drives) in particular have a cumulatively negative impact on the characteristic topography of the Conservation Area, which slopes away to afford views across the Cheshire Plains to the south. Such development requires terracing and levelling, which removes large areas of this natural topography and has a negative impact on the views created by the streetscape. It also have a negative impact on the character and appearance of the house itself.



*Substantial re-landscaping for the provision of a basement garage which has resulted in the elongation and mis-balance of the main elevation, West Road*

- 2.10.3 It is also recognised that increased pressure to divide plots and/or buildings into multiple addresses is prevalent within the Conservation Area. Such development requires serious consideration concerning its impact on the Conservation Area. Where historic plot boundaries survive, these should be preserved as their removal would compromise the integrity of the historic built grain of the Conservation Area. Where the subdivision of a building for multiple occupancy use is proposed, this will not be permitted unless the proposal respects the architectural integrity of the buildings and its contribution to the Conservation Area, and considers the associated impact on the wider area (the provision of additional entrances, hard landscaping, multiple bins, etc.) In many instances, buildings within the Conservation Area will not be suitable for subdivision.



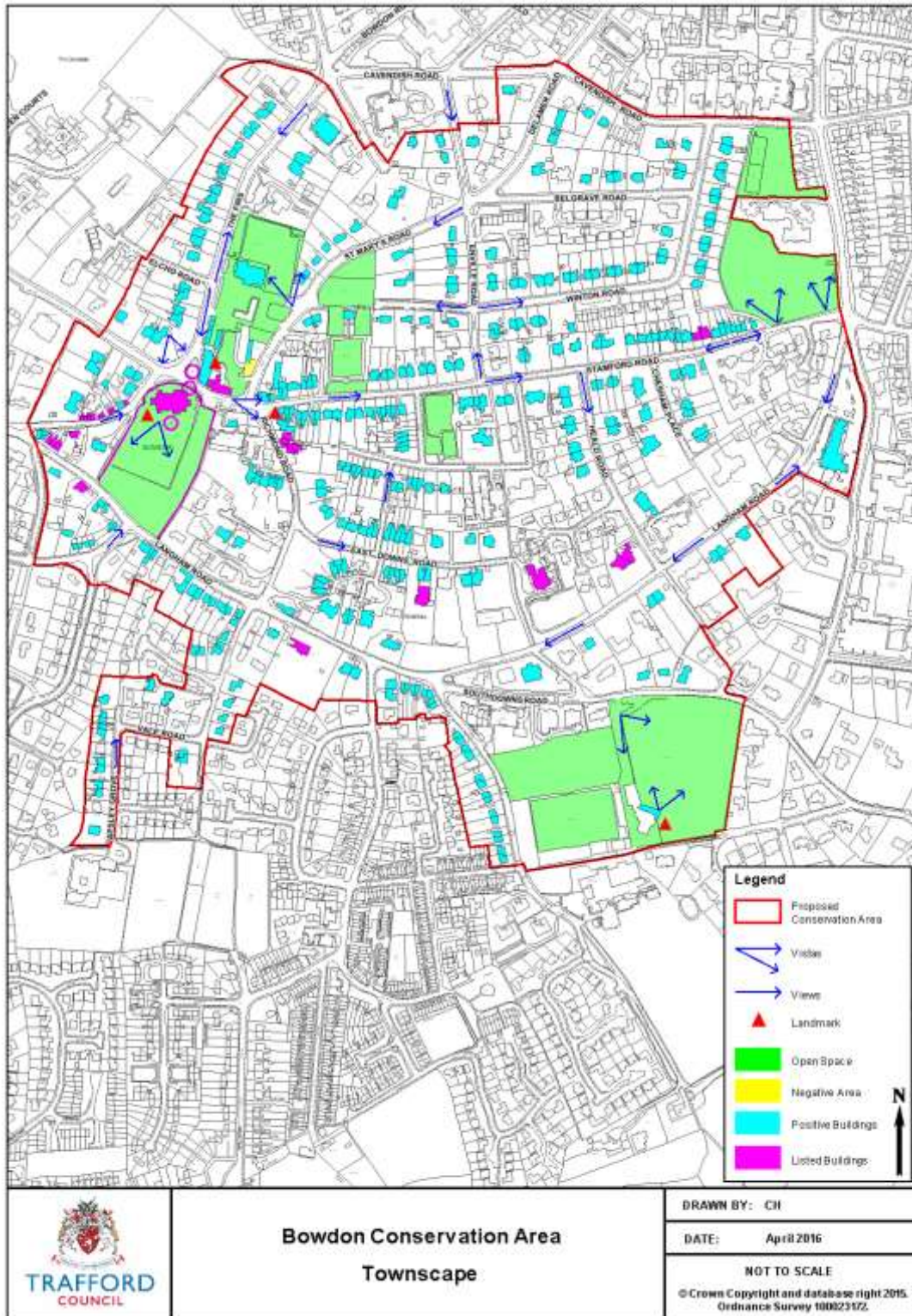
*Flat conversions on Stamford Road, where the creation of multiple entrances has not been sympathetically designed to suit the character of the building*



*A good example of sympathetic alterations for the conversion of a building into flats, Heald Road*



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



Map 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 Bowdon Conservation Area must be the preservation and enhancement of its character, appearance, and special architectural and spatial interest.
- 3.1.2 There are a variety of architectural styles within the Conservation Area and a large number of its buildings have been identified as positive contributors, making them non-designated heritage assets. A large proportion of the buildings retain their architectural integrity through sensitive and/or minimal intervention. The character of the Conservation Area stems from the variety and overall high quality of its architecture combined with the large green areas (mainly private gardens), and mature tree and shrub planting. There is the potential, however, for both incremental change and areas of large-scale change to negatively affect the special interest of the Conservation Area.
- 3.1.3 The ensuing policies therefore set out parameters to manage future change to the Conservation Area. It is not the intention to prohibit change; the policies will stipulate appropriate materials, methods, and designs which will conserve the special character of the Conservation Area where change is proposed.

#### 3.2. Adoption & Enforcement

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

##### Aims

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

##### Policy 1

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

##### Policy 2

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

##### Policy 3

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

#### **Policy 4**

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

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

Sections 2.3, 2.5, 2.9 and 2.10 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 should be appropriate to each individual property. The characteristic palette of materials and design features are set out in section 2 of this Management Plan.*

#### **Policy 7**

*Owners are expected to 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 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 (unless the original windows can be proven to be of a*

*different material, for example metal) 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.*

**Policy 11**

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

**Policy 12**

*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 13**

*Preferred roof materials should be slate (Welsh or Westmorland) or clay tiles, as appropriate to the building's context. Other natural materials maybe 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 and only if it can be demonstrated that removal or replacement is essential. All replacement features should conform to the original design of the property, as described in the design guidance above.*

**Policy 15**

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

### **3.4. Shop Fronts, Advertising & Signage**

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

**Aims**

- To protect the Conservation Area from excessive advertisements and signs.
- To preserve the modest, domestic style of the shop fronts characteristic to the Conservation Area.

**Policy 16**

*Proposals should follow the principles set out in the Shop Fronts Guidance, 1997, this Management Plan and any subsequent replacement guidance. Advertisements, including signage and shop fronts, will be assessed on their effect on amenity and public safety. Shop fronts will be assessed in relation to their impact on the character and appearance of the Conservation Area.*

**Policy 17**

*The replacement of traditional shop front features with modern alternatives should not be permitted. A like-for-like replacement respecting the original proportions, materials and traditional character of the shop front is permissible.*

**Policy 18**

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

**Policy 19**

*Extant traditional signage should be kept and repaired, or replaced on a like-for-like basis if necessary. Any new signage should be unobtrusive and be of a traditional material and design (such as painted timber).*

**Policy 20**

*Large advertising hoardings or large format banners will not normally be permitted within the Bowden Conservation Area due to the significant visual impact this would have on its surroundings. However, hoardings advertising key regeneration or housing developments may be acceptable in sensitive areas for a limited period, subject to appropriate detailing. Large format banners will only be permitted where a building is to be scaffolded for building or related work, and where such scaffolding covers an entire elevation. No commercial advertisements will be permissible on these. Small format banner advertisements are only acceptable for temporary periods to draw attention to specific events or activities within the town. The siting of advertisement banners upon listed buildings and other positive contributors will however be strongly resisted.*

### **3.5. Boundary Treatments**

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

**Aims**

- To ensure the consistent character of the Conservation Area is preserved.
- To preserve and enhance the significant low stone boundary walls and associated planting, which are characteristic of the Conservation Area.
- To prevent the removal of original gate posts.
- To avoid low-quality boundary treatments that have an undesirable effect on the character of the Conservation Area and to avoid the removal of boundary treatments that add to the character and appearance of the Conservation Area.

**Policy 21**

*The characteristic historic low-level front and other principal boundary walls should be retained. Any necessary replacement should be carried out using like-for-like materials. Repairs should use traditional materials and methods.*

**Policy 22**

*Any replacement boundary walls should be the same height as the original boundary walls. Supplementary planting is encouraged but trees should not be planted too close to the boundary walls to avoid damage by roots.*

**Policy 23**

*Pointing should be minimal and of traditional lime mortar.*

**Policy 24**

*Original gateposts should be retained where possible and should not be painted.*

**Policy 25**

*Replacement gateposts should only be instated where the repair of the original is not feasible. Replacements should not exceed the height of the original gateposts and should be of a traditional design. Replacement gates should be proportionate to the gateposts and not exceed 1.5m in height.*

**Policy 26**

*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, such change should be restricted to the minimum amount necessary to ensure safe access. Trafford Council will require the applicant to submit a highway consultant's report to demonstrate highway safety implications.*

**Policy 27**

*Modern treatment such as high brick walls, modern timber panel fencing and tall metal railings are not acceptable.*

**Policy 28**

*Boundary treatments and front gardens should not be removed to create additional hard standing, garaging or parking. In particular, the extensive and secluded gardens to historic individual properties should not be removed. The reinstatement of lost treatments and gardens will be looked upon favourably.*

**3.6. Streetscape and Public Realm**

Sections 2.7 and 2.8 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 streetscape and public spaces within the Conservation Area.

- To preserve key views and vistas within the Conservation Area (as identified in Map 3).

#### **Policy 29**

*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 30**

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

#### **Policy 31**

*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 on-road parking. Narrow 'conservation' style primrose yellow lines in low profile should be introduced or the lines removed altogether when possible.*

#### **Policy 32**

*The public open spaces within the Conservation Area, including those around the public buildings, should be maintained and conserved.*

#### **Policy 33**

*The identified key views and vistas (see Map 3) should be preserved. Development which will negatively impact on these should not be permitted.*

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#### **Policy 34**

*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.*

#### **Policy 35**

*The secondary cut-through paths should be cleared and steps taken to improve their safety (additional lighting, for example) where funding allows in order to ensure they remain useable features of the Conservation Area.*

#### **Policy 36**

*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. Where resources allow, a 'street clutter' audit could be produced to help understand the issues. This will allow varieties in quality and style to be identified and allow consolidation where possible. Every effort should be made to retain and restore historic street furniture rather than replace it i.e. Victorian post boxes.*

### **Policy 37**

*Where resources allow, a traffic survey should be carried out to understand speeds, volumes and traffic patterns in order to preserve the historic character of the Conservation Area, particularly along Booth Road and Hartley Road. Traffic movement should be controlled in favour of pedestrians. Thought should be given to the locations of on-street parking, the effectiveness of current traffic calming measures and their impact on the appearance on the Conservation Area.*

## **3.7. Trees and Landscaping**

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

### **Aim**

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

### **Policy 38**

*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 39**

*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 40**

*New development should ensure sufficient space is kept back for levels of planting that reflect the wider character of the Conservation Area.*

## **3.8. Demolition, Extensions & New Development**

Sections 2.3, 2.9 and 2.10 of this Management Plan provide 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 encourage a high quality of design for new development that will enhance the character and appearance of the Conservation Area.
- To preserve potentially significant archaeology within the Conservation Area.

### **Policy 41**

*Any new development should be of high quality and 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 should be: sympathetic to its historic context; of a high standard; of an appropriate scale; and use appropriate, high-quality materials.*

**Policy 42**

*Any proposed extensions should be high-quality and in-keeping with the character of the surrounding historic rear elevations. Extensions, to an existing historic building, should have regard to its established style by respecting the building's established features, form, proportions and materials. Pastiche copying should be avoided.*

**Policy 43**

*The scale of any new development should respect the existing building and plot sizes. The council reserves the right to refuse applications where any proposed development imposes on the building density of the wider area and/or the characteristics of the Conservation Area. The division of existing large properties into smaller units may be acceptable, providing there are no detrimental effects to the exteriors of the properties.*

**Policy 44**

*Buildings identified as positive contributors (see Map 3) should not to be demolished, partially-demolished or substantially altered in any way that dilutes their contribution to the Conservation Area unless public benefit can be demonstrated that outweighs the harm*

**Policy 45**

*Buildings identified as positive contributors with inappropriate additions or features are encourage to carryout changes that are more in keeping with the original character of the building and Conservation Area.*

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**Policy 46**

*Any development concerning the basement of a historic property should be sensitively designed so that it does not detract from the established architecture of the building, and the balance of its exterior is not significantly altered (with the addition of light wells – with or without additional railings – or large, semi-sunken basement extensions with external access, 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 activity or settlement in these periods if any development is proposed which may affect this.*

## **4. Implementation and Review**

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

## Appendix A: Bibliography

### National Planning Guidelines

- Planning (Listed Buildings and Conservation Areas) Act 1990
- Department of Communities and Local Government, *National Planning Policy Framework* (2012)
- Trafford Core Strategy (adopted January 2012)
- Trafford Metropolitan Borough Council, *Supplementary Planning Guidance note PG7* (June 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 management enquiries concerning the Bowdon 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](mailto:gmaas@salford.ac.uk)

### **National Organisations**

#### **Historic England (formerly English Heritage)**

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

#### **Victorian Society**

The Victorian Society  
1 Priory Gardens Bedford Park London W4 1TT  
Telephone: 020 8994 1019 [www.victorian-society.org.uk](http://www.victorian-society.org.uk) email: [admin@victorian-society.org.uk](mailto:admin@victorian-society.org.uk)

#### **Georgian Group**

6 Fitzroy Square, London W1T 5DX  
Telephone: 087 1750 2936 [www.georgiangroup.org.uk](http://www.georgiangroup.org.uk) email: [info@georgiangroup.org.uk](mailto:info@georgiangroup.org.uk)

#### **Twentieth Century Society**

70 Cowcross Street London EC1M 6EJ  
Telephone: 020 7250 3857 [www.c20society.org.uk](http://www.c20society.org.uk) email: [coordinator@c20society.org.uk](mailto:coordinator@c20society.org.uk)

#### **Institute of Historic Building Conservation**

Jubilee House, High Street, Tisbury, Wiltshire SP3 6HA  
Telephone: 01747 873133 [www.ihbc.org.uk](http://www.ihbc.org.uk) email: [admin@ihbc.org.uk](mailto:admin@ihbc.org.uk)

## Appendix C: Control Measures Brought About By Designation

In determining applications for development in conservation areas, local planning authorities must pay special attention *'to the desirability of preserving or enhancing the character or appearance of that area'*.<sup>11</sup> This requirement, as set out in legislation, is also reflected in national and local policy.

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

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

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

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

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<sup>11</sup> Section 72 (1) Planning (Listed Buildings and Conservation Areas) Act 1990.

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

### **Chamfered**

Where the right-angled corner of a block has been cut away to form a flat edge

### **Coping**

A protective course of brick or masonry capping 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.

### **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.

### **Mullion**

A vertical post between window lights.

### **Non-Designated heritage asset (NPPF, Annex 2 definition)**

A building, monument, site, place, area or landscape identified as having a degree of significance that is not protected under legislative framework.

### **Pointing**

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

### **Reconstituted Stone (or composite)**

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

### **Setts**

Squared stones used for paving.

**Vernacular**

A term given to buildings constructed using local materials and techniques, in the absence of any architectural design.