



# Warburton Village Conservation Area

Conservation Area Management Plan  
October 2016

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# 1 Introduction

## 1.1. Context

- 1.1.1 The Warburton Village Conservation Area was designated on 29<sup>th</sup> July 1975 by Trafford Council. There have been no amendments to its boundary prior to those that have been adopted in the Conservation Area Appraisal accompanying this Management Plan.
- 1.1.2 A conservation area is an area *'of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.'*<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 Warburton Village has been prepared in conjunction with a Conservation Area Appraisal that defined and recorded the special architectural and historic interest of the Warburton Village Conservation Area.<sup>3</sup> The Appraisal reviewed the boundary of the Conservation Area and the boundary has been amended to 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 Properties in the Warburton Village Conservation Area are not currently subject to an Article 4(2) direction, which controls development of the properties. It is proposed within this Management Plan to introduce an Article 4(2) direction to the properties shown on Map 1.
- 1.1.8 If an Article 4 direction is supported, affected residents will be consulted individually prior to an Article 4 direction being put in place after the adoption of the Management Plan.
- 1.1.9 Under the Town and Country Planning (General Permitted Development Order) 2015, the classes of permitted development that would be withdrawn are: Schedule 2 Part 1 Class A,B,C and D and Part 2 Class A, as such planning permission must be obtained for:
- The enlargement, improvement or other alteration of a dwelling house. This includes all extensions, windows, doors, cladding, and dormers;
  - The erection or construction of a porch outside any external door of a dwelling house; and
  - The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.
- 1.1.10 See policy 1 and appendix C for further detail of control measures in Conservation Areas.
- 1.1.11 This Conservation Area Management Plan has been published by Trafford Council following the submission of a draft by Purcell.
- 1.1.12 The proposals set out by this Management Plan underwent a period of public consultation alongside the draft Conservation Area Appraisal and were submitted for consideration at a public meeting in the area to which they relate.<sup>4</sup> The local planning authority had regard to all views concerning the proposals expressed by persons attending the meeting or during the period of consultation.<sup>5</sup>

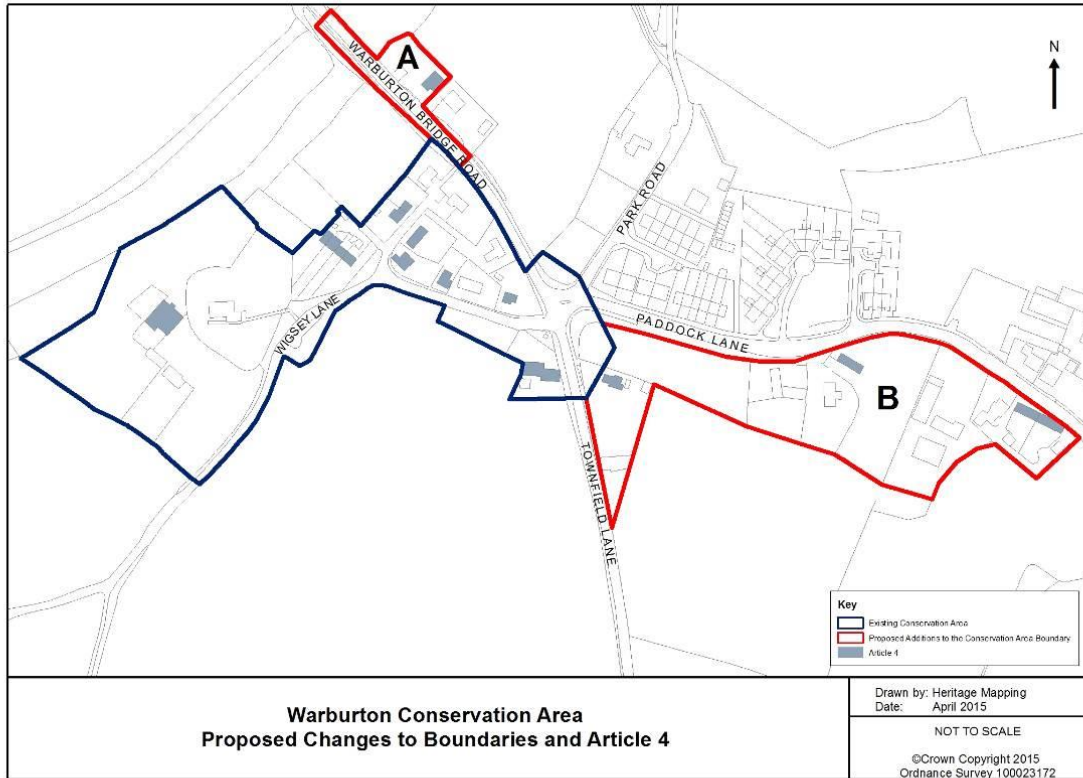
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<sup>4</sup> Section 71 (2) Planning (Listed Buildings and Conservation Areas) Act 1990.

<sup>5</sup> Section 71 (3) Planning (Listed Buildings and Conservation Areas) Act 1990.

## **1.2. Significance Statement**

- 1.2.1 The special interest and heritage value of the Warburton Village Conservation Area and its adopted boundary extensions stem primarily from its long history of settlement and the layered sense of history this has created. This is manifest in its architecture, which recalls the more intimate proportions of the 17<sup>th</sup> and 18<sup>th</sup> centuries, combined with stylistic fashions of the 19<sup>th</sup> century and good-quality modernisations.
- 1.2.2 The Conservation Area and its adopted boundary extensions are characteristically rural, and a number of buildings clearly and proudly maintain the links to their agricultural past. Where historic farm buildings have been converted into residential dwellings this has been sensitively carried out in order to retain and respect the traditional hierarchy of farmstead buildings.
- 1.2.3 A more detailed assessment of significance is included in the accompanying Conservation Area Appraisal.



Map 1: Conservation Area boundary with adopted extensions

### 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>6</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>7</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 Warburton Village Conservation Area.<sup>8</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.

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<sup>6</sup> Section 71(1) Planning (Listed Buildings and Conservation Areas) Act 1990.

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

<sup>8</sup> Historic England (formerly English Heritage), *Guidance on Conservation Area Appraisals*, (2005).

## 1.4. Methodology

- 1.4.1 This Management Plan builds on work carried out by Purcell for the preparation of the Warburton Village Conservation Area Appraisal. Site surveys were carried out in 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.

## 1.5. Planning Policy Framework

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

- 1.5.2 The NPPF (paragraph 126) states:

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

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- *the desirability of new development making a positive contribution to local character and distinctiveness;*
- *and opportunities to draw on the contribution made by the historic environment to the character of a place.'*<sup>9</sup>

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

- Policy R1 – Historic Environment relating to designated and non-designated heritage assets.
- Policy R2 – Natural Environment.
- Policy R4 – Green Belt
- Policy L7 – Design

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

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<sup>9</sup> Department of Communities and Local Government, *National Planning Policy Framework*, (2012) para. 126.



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

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

1.5.7 All borough planning policies and supplementary planning guidance are available on the council website and should be consulted in tandem with this Management Plan:  
<http://trafford.gov.uk/planning/planning.aspx>.

## **1.6. Conservation Area Policy Guidance**

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

- Measuring and Assessing Change in Conservation Areas, (2005);
- Guidance on Conservation Area Appraisals, (2006);
- Guidance on the Management of Conservation Areas, (2006);
- Understanding Place: An Introduction, (2010);
- Understanding Place: Historic Area Assessments in a Planning and Development Context, (2010);
- Understanding Place: Historic Area Assessments: Principles and Practice, (2010);
- Understanding Place: Conservation Area Designation, Appraisal and Management, (2011);
- Understanding Place: Character and Context in Local Planning, (2011);
- Streets for All: North West, (2006); and
- Conservation Principles, Policies and Guidance, (2008).

## **2. Design Analysis and Guidance**

### **2.1. Introduction**

- 2.1.1 This section is intended to define the key original characteristics of the historic buildings and spaces in the Warburton Village Conservation Area. This design guidance should be used as a reference for building owners and tenants as to the acceptable styles, materials and level of change that are permissible. It will also be used by Trafford Council to determine the outcome of applications for changes to the properties or new development within the Conservation Area.
- 2.1.2 The buildings within the Conservation Area are almost exclusively residential, with subsidiary agricultural buildings (a number of which have been converted to residential use) and the church. The predominant character is that of a rural village.
- 2.1.3 The heritage significance and character within the Conservation Area boundary have generally been well preserved and respected. However, there are clear signs of deterioration which need to be addressed in order to improve the condition and character of the Conservation Area. There is also potential for inappropriate development to negatively impact on and erode this character. This is true of both incremental and larger-scale development, both of which should be carefully managed to avoid the loss or dilution of character.
- 2.1.4 Other features within the Conservation Area and the public realm are also discussed in terms of their typical features and character.

### **2.2. Architectural Styles & Features**

- 2.2.1 The buildings throughout the Conservation Area are typically individual in their architectural styling and features.
- 2.2.2 The residential buildings in the western portion of the Conservation Area (i.e. west of Townfield Lane/Warburton Bridge Road) primarily comprise cottages or slightly larger detached houses in either a local vernacular style, some of which have a small amount of later Arts & Crafts-influenced detailing, or a more consciously designed Arts & Crafts style. A characteristic feature is the use of large gable dormers where the first floor is set high up in the pitched roof (indicating minimal or no loft space). The windows are characteristically small and frequently have brick mullions.



*A large first floor dormer window with small lights*



*Decorative barge boarding on a Church Green cottage*



*Brick mullion window*

- 2.2.3 In the eastern portion of the Conservation Area, the buildings are notably more agricultural in character, a character which has been retained despite the large number of residential conversions. The historic farmhouses, as with the cottages, retain small window openings and a small amount of Arts & Crafts-influenced ornamentation. There is some degree of classical rhythm and proportion to the elevations. The converted agricultural buildings are notable for lacking in ornamentation and retaining their agricultural character through the incorporation of such features as the traditionally large door openings and haylofts as part of design for conversion.



*A converted farm building neighbouring an 18th-century farmhouse. Note the window created where the original hayloft access was located.*



*The Barn, Wigsey Farm. Note the very simple detailing and the wide opening between the two buttresses (slightly obscured by the restricted angle of the photograph taken from the public highway)*

- 2.2.4 The Arts & Crafts-style detailing throughout the Conservation Area includes scalloped ridge tiles, finials, decorative barge boarding, diamond patterning and other decorative arrangements in the brickwork (for example eaves cornices and string courses). This is applied in varying degrees to some (but not all) of the cottages and farmhouses, but is not appropriate on a converted agricultural building. Townfield House, east of Townfield Lane, in particular, appears to have been consciously designed in an Arts & Crafts style with its prominent use of gables and decorative roof finish.

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*Townfield House, with a decorative diamond pattern in the roof tiles*

## 2.3. Building Materials

- 2.3.1 Red brick is the predominant building material throughout the Conservation Area, used for both the more modest cottages and larger buildings. In many instances, the brick has a mottled appearance, such as at Paddocklake Farmhouse. This indicates that the bricks have either been reclaimed from elsewhere or were from a lower-quality firing. Simple detailing using brickwork is also present, such as simple eaves corncicing.
- 2.3.2 Brickwork should not be painted as this has the potential to cause damage through moisture retention and is not a traditional feature of the Conservation Area. In order to

ensure the longevity of the bricks, a traditional lime mortar should be used for the pointing rather than a cementitious mix, which can cause spalling and other damage. This is evident on the chimney stack of the toll cottage.



*Damaged brickwork on the toll cottage due to inappropriate mortar repairs*

- 2.3.3 Partial or whole rendering is evident on the buildings, particularly the cottages in the western half of the Conservation Area. In order to avoid a stark or sterile appearance which negatively contrasts with the historic rendering within the Conservation Area, any new or replacement rendering should be of a traditional lime mix and textured (rough cast). The colour should match the existing render and any existing incisions imitating ashlar joins should be recreated.
- 2.3.4 Roofs throughout the Conservation Area are predominantly slate covered. Welsh or Westmorland slates are the preferred roof coverings 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 clay tiles and thatch. No. 1 Wigsey Lane is the only remaining thatched building in the Conservation Area. Its prominent positioning at the corner of Wigsey Lane and the cross roads contributes in particular to the rural character of the Conservation Area. When periodic repair is necessary, the removal and replacement of the top layers of thatch is preferable over complete removal as this retains the earlier layers of historic fabric.
- 2.3.5 Long and narrow casement windows are most prevalent amongst all buildings in the Conservation Area. Original windows would have been timber-framed and most frequently painted white, although there are instances where the frames have been painted a darker colour. There is evidence of modern uPVC replacements which, although often in the same narrow casement style, do not positively contribute to the character of the Conservation Area due to the thickness of the frames.
- 2.3.6 Any proposed replacement of original windows in the future should be a like-for-like replacement, and only if a viable repair cannot be carried out. uPVC would not be an appropriate option for replacement windows in the Conservation Area. Existing uPVC should be replaced with a more appropriate traditional material (typically timber) when replacement is required. The brick mullions extant on the cottages should also be kept.



*Historic casement windows*



*Replacement uPVC windows at 1 Wigsey Lane*

- 2.3.7 Traditional painted timber panel doors with or without a modest window element best reflects the character of the buildings comprising the Conservation Area. Where original barn door openings have been retained during the conversion of historic agricultural buildings into residential use, a design should be sought which retains the large opening. An honestly-modern approach using a higher degree of glazing could be appropriate, but should be approached on a case-by-case basis.
- 2.3.8 A number of roof lights are present across the Conservation Area, on both principal and secondary elevations. Roof lights will not be appropriate on every building, particularly those with historic timber frames. Decisions should be made on a case-by-case basis. Where deemed appropriate, conservation-standard roof lights (those which are set flush with the roof surface) are preferred over the standard choice, and their size should be proportionate to the established fenestration and architectural balance.
- 2.3.9 New dormers should not be permitted where they will detract from the established and characteristic large dormers, or do not respect the established style and scale of the building. Smaller dormer windows will typically be better suited to rear or secondary elevations and should have a pitched roof.

## **2.4. Boundary Treatments**

- 2.4.1 There are a number of boundary treatments within the Conservation Area, often individual to each property. Successful boundary treatments are of a high quality and reflect the vernacular and rural character of the Conservation Area, whereas boundary treatments which create an anti-social barrier (such as excessively high walls, fences or solid gates) do not.
- 2.4.2 A characteristic boundary treatment found on Church Green, Wigsey Lane and around the cross base comprises upright local flagstones, which is also characteristic of the wider area. In some instances where the flagstones are damaged iron cramps have been put in place to hold them together. However, this has the potential to cause more damage to the stone. The flagstones should additionally not be painted as this can further damage the masonry and also results in the loss of the characteristic colour and patina.

- 2.4.3 Where flagstones border a domestic plot, they should be supplemented with additional planting which further enhances the rural quality of the Conservation Area. The planting should be well-maintained. 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. Brick walls of a modest height (approximately one metre or less) are extant to a lesser extent. As with the main buildings, the brickwork should be well-maintained using traditional lime mortar.



*Well-maintained border planting on Church Green*



*Characteristic flagstone wall with supplementary planting.  
Extra planting is preferable over the timber panelled fence.  
Also note the damage to the flagstones where the ties have been inserted.*

- 2.4.4 Trellising and other timber fencing is evident throughout the Conservation Area. These are acceptable in small areas, but should not be a primary boundary treatment due to how quickly the material ages compared to more permanent boundary treatments such as flagstones and planting.
- 2.4.5 Highly decorative gates and gate posts are not suitable in the Conservation Area. The modern gates at Wigsey Cruck are a modern take on a standard five-bar gate incorporating the shape of the cruck frame which gives the property its name. The design is simple and sets a high standard which positively contributes to the Conservation Area. Pedestrian gates on Church Green should be modest in design and scale. Timber or iron are both suitable materials. Having no gates at all would also be suitable.



*Sensitively-designed modern gates at Wigsey Cruck*



*Inappropriate gates at The Rowans, Church Green*

- 2.4.6 The railings on either side of Warburton Bridge Road are historic features which are being damaged and obscured by overgrowing vegetation. Although the village has largely escaped the effects of industrialisation in Greater Manchester in the 18<sup>th</sup> and 19<sup>th</sup> centuries, the survival of the railings leading up to the bridge crossing the dried-up River Mersey and subsequently on to the bridge over the Manchester Ship Canal provide a link to this.

## 2.5. Public Realm

- 2.5.1 The historic cross base and stocks on the west side of the central crossroads are important local landmarks within the Conservation Area and could yield further information about the historic settlement. As such, it is important to preserve them using appropriate traditional materials and techniques. In particular, the metal ties and cramps which have been used in the past as a means of repairing the surrounding flagstones have the potential to cause further damage and detract from the aesthetic quality of the stone.
- 2.5.2 There are traditional lantern-style streetlamps along Church Green and Wigsey Lane, which reflect its character as the historic core of the village. There is pressure across the borough to replace these with standard LED lights which are taller and municipal in style, and are consequently ill-suited to the Conservation Area.
- 2.5.3 The principal roads are tarmac covered with hewn masonry kerbstones in the historic village core and modern composite stones along Paddock Lane. The road surfaces have been subject to multiple ad hoc repairs, resulting in a patched appearance. The looser surface treatment, lack of defined kerb and the use of setts to demarcate property boundaries on Church Green contributes to its character as a rural lane but caution should be exercised to ensure that the road surface does not deteriorate beyond repair. Textured surface treatments such as gravel or coursed setts are commonplace for driveways across the Conservation Area and are well-suited to the rural nature of the village.



2.5.4 Traffic associated with the toll bridge has been identified as a problem within the Conservation Area. Unless properly managed, the heavy traffic has the potential to negatively impact further on the character of the Conservation Area.

## **2.6. Open & Green Spaces**

2.6.1 The mature planting throughout the Conservation Area is a key contributor to its rural character and it is important that it is managed and maintained. The considerable effort and expense of home owners within the Conservation Area in maintaining gardens and mature trees in their ownership is recognised. Maturing trees bring with them ongoing challenges which it would be prudent to anticipate and address in advance of any problems (falling or dead boughs, etc.).

2.6.2 The central crossroads and the open spaces adjoining create an open core with pockets of built areas on either side. The prominent position of this open space is historically important as the location of the village stocks.

2.6.3 Although outside the boundary of the Conservation Area, the surrounding fields and views across them make a significant contribution to its rural character.

2.6.4 The Conservation Area is set within an area of designated Green Belt.

## **2.7. Scale & Massing**

2.7.1 The cottages throughout the Conservation Area are typically two storeys in height. The characteristic modesty of their scaling is further emphasised by the positioning of the second storey high up in the roof space.

2.7.2 The former agricultural buildings are discernible by their generally lower massing, the upper floor having been inserted in the open roof space, and lack of ornamentation. The farmhouses are notably larger in their massing compared to the cottages in the western portion of the Conservation Area.

2.7.3 Historic outbuildings to the rear and side of buildings are extant throughout the Conservation Area and are important features which should be repaired as necessary and kept.

## **2.8. New Development**

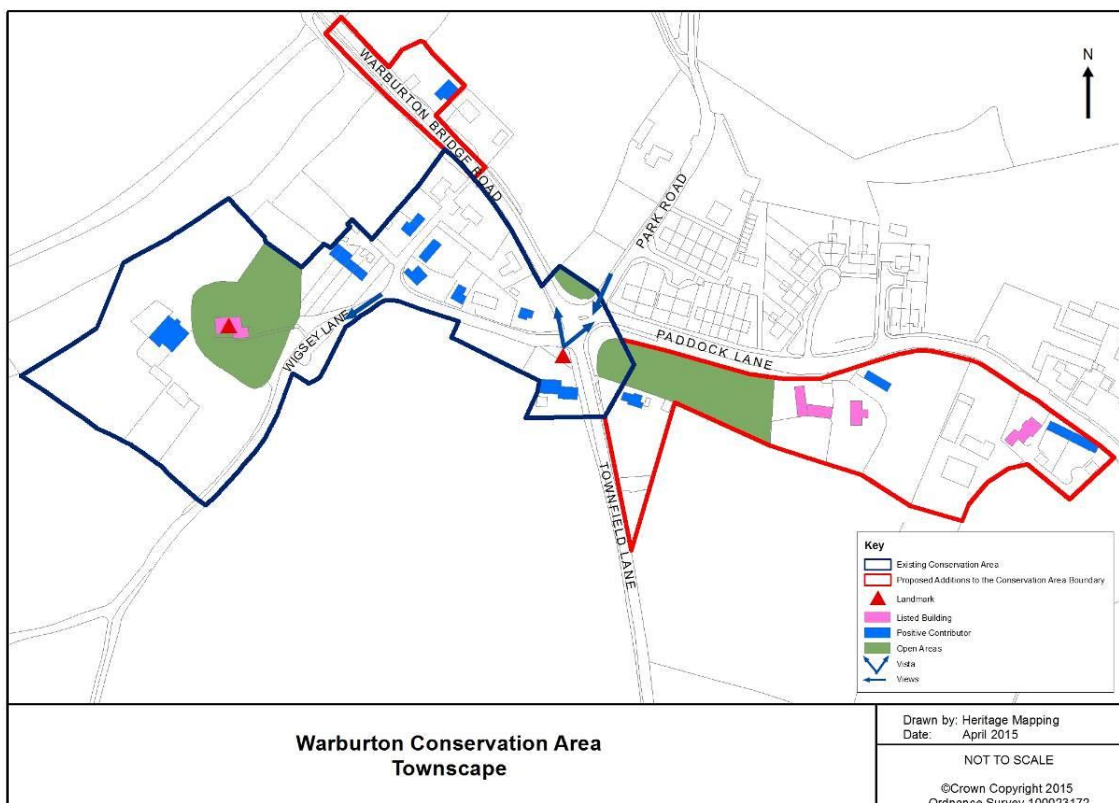
2.8.1 Harmful development within the Conservation Area is defined as:

- An increase in roof heights (partial or whole);
- The removal of and/or alteration to historic boundary walls (rear and front), gate posts and/or gate openings;

- The demolition and replacement of any building identified as a positive contributor;
- Alteration, re-building or new development which is stylistically inappropriate and/or comprises an inappropriate palette of materials (see section 2.3);
- Development which will diminish the contribution of the identified landmarks and key views/vistas within and out from the Conservation Area; and
- The erection of large-scale modern agricultural buildings.

## 2.9. Other Features

2.9.1 The accompanying draft Conservation Area Appraisal identified the possibility of an Article 4 Direction being put in place to prohibit the loss of original features and the further dilution of the Conservation Area's character. The properties recommended for inclusion under the Article 4 Direction are shown on Map 1. This would remove owners' permitted development rights and place further restrictions on the style and material of replacement features (including doors, windows and boundary walls). It should additionally protect the surviving historic outbuildings within the curtilage of the domestic buildings. Cumulatively, these are character defining features which need to be protected in order to retain the special architectural and historical interest of the Conservation Area.



Map 2: Townscape analysis

### 3. Conservation Area Management Policies

#### 3.1. Conservation Principles and Philosophy

- 3.1.1 Heritage assets are an irreplaceable resource. The key aim for the protection of the Warburton Village Conservation Area must be the preservation and enhancement of its character, appearance, and special architectural and spatial interest.
- 3.1.2 The Warburton Village Conservation Area is characteristically rural with a combination of vernacular residential and historic agricultural buildings. A large proportion of these buildings are either listed or recognised as positive contributors, and have retained their architectural integrity through sensitive and minimal intervention. There is potential, however, for characteristic historic features such as windows, doors, outbuildings, and boundary treatments to fall victim to inappropriate alteration without due protection in place to manage both incremental and large-scale change, which may negatively affect the special interest of the Conservation Area.
- 3.1.3 The ensuing policies 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 Article 4 Direction would be consulted upon, and if agreed, put in place for the following houses, also identified on Map 1.*

- Old Rectory, Wigsey Lane
- Nos. 7-10 Church Green
- Fir Tree Cottage and Laburnum Cottage, Church Green
- September Cottage, Church Green
- No. 1 Wigsey Lane
- No. 2 Wigsey Lane
- No. 3 Wigsey Lane
- The Cross Cottage, Townfield Lane
- Townfield House, Townfield Lane
- The Barn at Wigsey Farm, Paddock Lane
- Pasture View and Church View, Paddock Lane

- Toll cottage, Warburton Bridge Road

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

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

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

### **Policy 2**

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

### **Policy 3**

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

### **Policy 4**

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

### **Policy 5**

*Where funding permits 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 and the enforcement options available to the Council.*

## **3.3. Design, Materials & 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 vernacular or agricultural character of the buildings in the Conservation Area is preserved through the continued use of an appropriate palette of materials.

**Policy 6**

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

**Policy 7**

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

**Policy 8**

*The appropriate materials and techniques as set out in section 2.3 of this Management Plan should be used for any future development which has first obtained the necessary consents.*

**Policy 9**

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

**Policy 10**

*Where original 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 11**

*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 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**

*Roofs should be slate (Welsh or Westmorland) or tile covered (terracotta or clay), as appropriate to the building's context.*

**Policy 14**

*Rainwater goods should be of black, dark green or dark grey cast iron or aluminium.*

**Policy 15**

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

### **Policy 16**

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

## **3.4. Boundary Treatments**

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

### **Aims**

- To ensure the longevity of the different boundary treatments.
- To preserve the characteristic upright flagstones.

### **Policy 17**

*Where extant, historic boundary treatments should remain in situ and repairs carried out on a like-for-like basis.*

### **Policy 18**

*Repairs should be carried out to the characteristic upright flagstone walls using suitable materials which will not degrade and cause future damage.*

### **Policy 19**

*Where appropriate to supplement a low-level boundary treatment, additional planting should be maintained and positioned so as not to damage the boundary walls.*

### **Policy 20**

*Any proposed new or replacement boundary treatments should follow the guidance in section 2.4.*

### **Policy 21**

*Any new gates should be modest in design and scale. Impermeable gates do not suit the rural village character of the Conservation Area.*

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

### **Policy 22**

*The identified key views (Map 2) should be preserved. Development which will negatively impact on these should not be permitted.*

**Policy 23**

*The cross base at the central crossroads should be retained and any necessary repairs carried out using suitable materials.*

**Policy 24**

*The condition of the road surface on Church Green should be monitored and suitable repairs carried out. It would not be appropriate to re-surface with standard tarmacadam.*

**Policy 25**

*Where funding permits, Trafford Council should consult with Peel Group regarding an improved management system for the toll bridge traffic passing through the Conservation Area.*

**Policy 26**

*Trafford Council should work with Peel Group to investigate the possibility of an improved management system for the toll bridge traffic passing through the Conservation Area.*

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

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

**Aims**

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

**Policy 27**

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

**Policy 28**

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

**Policy 29**

*The demolition of historic outbuildings should not be permitted.*

**Policy 30**

*Extensions which alter the form and massing of roofs of the historic buildings will not be permitted.*

**Policy 31**

*Large proposed new dormer windows will not be appropriate where they detract from the established style and scale of the building. Any proposals for new dormer windows will be considered on a case-by-case basis.*

**Policy 32**

*Minor rear extensions or additional outbuildings one storey in height may be permissible subject to proposed size, scale, design and materials. Such proposals will be considered on a case-by-case basis.*

**Policy 33**

*The conversion of any historic agricultural buildings for residential use should respect and retain their original character through sensitive and innovative design.*

**Policy 34**

*Any new development should respect the established scale and architectural styles extant within the Conservation Area.*

**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.*



## **4. Implementation and Review**

- 4.1.1 This Conservation Area Management Plan has been adopted as Supplementary Planning Guidance. 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 gain the necessary consents for any changes to their property and to avoid making unlawful changes without consent. It is Trafford Council's responsibility to review and determine planning permission for changes within the area, monitor the condition of the Conservation Area, maintain and enhance the public realm in its ownership, keep building owners informed of the Conservation Area designation and potential Article 4 Direction, and to review and update this plan on a regular basis.

## Appendix A: Bibliography

### National Planning Guidelines

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

### Historic England (formerly English Heritage)

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

## **Appendix B: Contacts**

### **Trafford Council Contacts**

General development enquiries concerning the Warburton Village 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>10</sup> This requirement, as set out in legislation, is also reflected in national and local policy.

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

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

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

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<sup>10</sup> Section 72 (1) Planning (Listed Buildings and Conservation Areas) Act 1990.

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

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

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

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

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

### **Lime Mortar**

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

### **Mullion**

A vertical support 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.

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### **Pointing**

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

### **Vernacular**

A style of architecture utilising local materials and methods, designed without the intervention of architects.