Appendix 1 – Proposed Changes to Conservation Area Boundaries

- **Proposed Boundary Extension A**: To include the open space to the south of Ashley Mill Lane North. This open space affords impressive key views out of the
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Conservation Area to the south east across attractive open green space. This was historically an agricultural area, only developed from the mid-19th century.

- **Proposed Boundary Extension B:** To include Woodhatch, The Ridge and Owl Pen along the south side of York Drive, and Carremore and York Cottage to the north side of the road. This extension would also include numbers 51, 53, 55 and 60 South Downs Road. This proposed extension contains buildings of a variety of dates. All properties, with the exception of Carremore and number 55, are historic dating from the 16th century to the 1930s. Each property suggested for inclusion is a high quality building in its own landscaped garden and is of sufficient special interest to warrant inclusion into the Conservation Area.

- **Proposed Boundary Extension C:** To include the Church of St Emilie, The Convent of St Emilie, the Lady of the Vale Nursing Home and the Lodge. Also within this proposed extension are the areas of open green space to the north of the Convent as far as Theobald Road and the large tract of open green space to the south of the Convent, extending southwards to the line and including the pathway along Ashley Mill Lane North. This proposed extension would terminate in the west at the line of and including the pathway that runs along the east side of the River Bollin on a north-west south-east axis. This proposed extension contains numerous key views into and out of the Conservation Area. In light of a recent archaeological find spot being located in a field to the North of Ashley Mill Lane North there may be a deeper historic significance to this area than previously realised. The pathway that runs along the line of the Bollin also appears to be an historic track way, as it appears on the tithe map.

- **Proposed Exclusion:** To re-draw the boundary on Pheasant Rise and Blenheim Close. Currently the boundary includes the mid to late 20th century houses to the east end of Blenheim Close and to the west side of Pheasant Rise. These are not in keeping with the character of the Conservation Area and do not warrant inclusion. The boundary will be redrawn to include the northern property boundaries of Athelney, 42-46 South Downs Road and numbers 1, 2 and 4 Pheasant Rise. The properties on Pheasant Rise will remain within the Conservation Area due to the large amount of mature planting to the front of the properties, which makes a positive contribution to the character of the Conservation Area.
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Ashton On Mersey Conservation Area Boundaries

Drawn By: Heritage Mapping
Date: April 2015
N.B. Not to scale
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Ordnance Survey OS003172
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- **Area A**: Northern half of Barton Bridge. The boundary between Trafford and Salford Council’s legislative boundary cuts through the centre of Barton Bridge. Trafford’s Conservation Area stretches further north of this division and it is proposed to amend the Conservation Area boundary in line with the administrative boundary.
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The northern half of the bridge and northern bank of the canal will remain protected by Salford’s Barton-Upon-Irwell Conservation Area designation.
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- **Proposed Boundary Extension A:** To include the area north of Stamford Road (but excluding the three houses on the corner of Cavendish Road and Ashley Road), west of Ashley Road and south of Cavendish Road. This forms a pocket of high quality housing, surrounded by three conservation areas. Currently the boundary not only bisects St. Mary’s Road but also a group of houses built as a single development in 1929. This area includes a number of Arts and Crafts houses, substantial Victorian Gothic and Queen Anne-style houses set in large plots with gardens with mature trees. The streetscape, dominated by the characteristic low stone walls and hedges, the frequent appearance of setts in driveways and gutters and the presence of mature trees in several roads is also in the character of the Conservation Area. It also includes the open land of Bowdon Bowling and Lawn Tennis Club, which was founded in 1873, although bowling may have taken place on or near the same land much earlier.

- **Proposed Boundary Extension B:** To include Bowdon Cricket Club, the houses on the west side of Grange Road down to York Road, 69-73 South Downs Road and the area between South Down Road and Langham Road (66/66a – 72 South Downs Road, 25-33 Langham Road). Bowdon Cricket Club moved to its location on South Downs Road in 1865; the original pavilion was built in 1874. South Downs Cottage, appears on the 1838 Tithe Map. The row of semi-detached houses on Grange Road were built between 1910-1936; they are similar in scale and plots size to those already included in Grange Road.

- **Proposed Boundary Extension C:** To include the area southwest of Vale Road, specifically Apsley Grove (plots on the west side), Wellesley House, Albertine Cottage and Soap Cottage, plots on the north side of Vale Road and Yew Tree House/Marrows on the south side, Holly House, Vale House and Apsley Cottage on the west side of Vale Road and the four plots on the east side of Vale Road, between the current southern boundary and Ashworth Close. This proposed extension includes two historic buildings, similar to those elsewhere in the character zone and a number of fine mid 19th century detached and semi-detached houses in classical style, similar to those on Stamford Road. There is also a fine view up to the church from Apsley Grove; the church dominates this street as it does Church Brow.

- **Proposed Boundary deletion:** To re-draw the boundary on Ledyard Close. Currently the boundary cuts through the front gardens of the three modern houses on the north side of Ledyard Close which are not considered to be in the character of the Conservation Area. It is proposed that the boundary should be pulled in to the plot line of the rear boundary of the houses on Langham Road.
• **Proposed Extension Area A:** It is proposed that the Brogden Grove Conservation Area Boundary is revised to include the ginnels, or alleyways, that run behind each of the terraces of houses. These alleys are an integral part of each of the properties, allowing rear access to each house. They also retain attractive...
Appendix 1 – Proposed Changes to Conservation Area Boundaries

cobbles on a surface which slightly slopes into the central of the pathway to allow for water to flow into centrally placed drains.
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- **Proposed Extension Areas A and B:** It is proposed that the Conservation Area boundary is extended to include both Dunham Town Bridge and Dunham School Bridge on School Lane and Back Lane, respectively. The bridges are important historic structures inextricably linked with the cutting through of the Bridgewater Canal in 1776 and, by association, the industrialisation of Greater Manchester. They are a key historical feature within the village.

- **Proposed Extension Area C:** At the south-east corner of the present Conservation Area it is proposed that the remaining section of the triangular plot bounded by Smithy Lane, Charcoal Road and Woodhouse Lane is included in the Conservation Area. This was historically part of the park at Dunham Massey until relatively recently when the bypass was cut through. The park was listed around the same time; however, this area has not been recognised in the registered park boundary. A section of the original park boundary wall still survives in the plot proposed for inclusion in the Conservation Area.
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[Map showing proposed changes to conservation area boundaries with labels A and B.]
Appendix 1 – Proposed Changes to Conservation Area Boundaries

- **Proposed Extension Area A**: It is proposed that the existing Dunham Woodhouses Conservation Area boundary is extended to the north to include The Hollies, 1-2 Hollybank and the Rope & Anchor public house. The Hollies and 1-2 Hollybank are significant peripheral residential buildings that are stylistically and historically linked with the main core of the village. The Rope & Anchor is an important focal point in views north up Station Road.

- **Proposed Extension Area B**: It is also proposed to extend the Conservation Area boundary to the south-east, incorporating The Cottage and Azalea Cottage. As with the north extension, these are important peripheral cottages linked both stylistically to the terraces in the centre of the village and to the history of Dunham Woodhouses as a village for Dunham Massey estate workers.

The strip of land between Village Farm House and The Hollies, now in agricultural use, is included for its historic association as the garden belonging to Village Farm House.
• **Proposed Boundary Extension A:** To extend the northwest corner of the Conservation Area to include the historic hamlet of Oldfield Brow and the large houses that were built here in the late 19th and early 20th century. The proposed boundary would follow the north side of the footpath extending from the end of...
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Harrington Road to Oldfield Lane (opposite St Mark’s Avenue). It would then run westwards along the south side of Oldfield Road/Lane (but including the boundaries of the properties on the north side) as far as and including Westacre, Byeways and the clubhouse of Dunham Forest Golf Club (once called Tirbracken). South of the Clubhouse it would follow the footpath northeast to the rear of the properties on Foxhill/Bradgate Road, cutting in to join the existing boundary at the junction of Bradgate and Bonville Road. In addition to the roads named, this extension would also include those properties on Dorset Road which are not already included, Bonville Road and Hill Rise, the lower part of Bradgate Road (upper portion already included) and Foxhill.

- **Proposed Boundary Proposed Boundary Extension B**: To extend the southeast corner of the Conservation Area to include 20-24 Bow Green Road and 1-9 Bow Green Road. This area is proposed for inclusion at it includes fine examples of Arts and Crafts properties and mature planting.

- **Proposed Exclusion C**: To redraw the boundary to exclude the modern development of Copperfield Court on New Street and the mid – late 20th century properties to the north and west of this development. Also, three of the terraced properties along New Street. The new boundary is proposed to run along the rear of Parkfield Court.

- **Proposed Exclusion D**: To re-draw the boundary to exclude the Pozzoni Architecture practice on the corner of Woodville Road and the modern single storey structures to the rear of this.
Appendix 1 – Proposed Changes to Conservation Area Boundaries

- Proposed Extension Area A: Nos. 464 to 470 Chester Road. To include the row of terraced houses on the north side of Chester Road adjacent to Darwen Road as these are terraced houses contemporary with the other terraces included within the area. They are of a similar and complementary design, though have undergone
Appendix 1 – Proposed Changes to Conservation Area Boundaries

Refurbishment that has removed chimneys and replaced first floor windows with casements. The changes have, however, been carried out consistently and to a good quality. This is the only row of terraced houses in this location that has not been included in the Conservation Area and therefore they should be included for consistency.

- **Proposed Extension Area B**: Empress Mill, No.1 Lund Street and associated warehouses, No.16 Hadfield Road, other warehouses and factories **unable to identify exact addresses on available maps**. 19th and early 20th Century industrial buildings. At the south end this includes Empress Mill, built in sometime between 1896 and 1922 (it is first shown on the 1922 1:2,500 OS Map). This building had been recently converted to a residential block. The site (still in final development, also includes open space to the south-west where factory sheds were demolished. A good quality set of gate piers also survives on the corner where Wright Street turns south-west. Inclusion within the Conservation Area would ensure the quality of the development was not eroded in the future.

- **Proposed deletion Area C**: The plot of land at the junction of East Union Street, Chester Road and Northumberland Road used to contain a public house but this has been demolished and the site is now vacant. The site should therefore be excluded from the Conservation Area.

- **Proposed Extension Area D**: Nos. 4 and 6 Darwen Street. The pair of houses at the north end of Darwen Street should be included. They are Victorian terraces of a similar character to others in the Conservation Area. There has been substantial alterations to windows and doors which would benefit from improvement.
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- **Proposed Deletion Area A:** Modern terraced houses on the north side of The Village. These houses are in a style that is unsympathetic to the Conservation Area. Their late 20th century date means that they have no historic interest.
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- **Proposed Extension Area A**: Seddon Road and Heath Road: These leafy suburban streets of detached and semi-detached houses date between the 1880s and 1910s and are well-preserved examples of the late 19th century vernacular style seen across South Trafford. These streets fit in well with the wider narrative seen in other...
Appendix 1 – Proposed Changes to Conservation Area Boundaries

Character Zones of the Conservation Area. These streets should be included within the boundary in order to strengthen the special architectural and historic interest of the Conservation Area and to afford them an additional level of protection from inappropriate development.

- **Proposed Extension Area B:** Ashley Road, east: It is proposed to extend the Conservation Area south-east along Ashley Road to the junction of Cambridge Road, where it would meet the boundary of the South Hale Conservation Area. The character of Ashley Road as a significant arterial route through Hale, with a multitude by independent retail outlets within Arts and Crafts style shops is strong around the station but continues along Ashley Road to the east past the current boundary. The shops are notable for the survival of the elevations above the shop fronts relatively intact. Inclusion of this area of consistent character would be beneficial and would afford the historic environment an additional level of protection.
• **Proposed Extension Area A**: Linotype Works. It is proposed to include the Linotype Works within the Conservation Area boundary. The factory has a very strong historic connection to the workers’ cottages, being the reason for their existence. The factory buildings have interesting historic features, many of which have aesthetic value, particularly the main façade of the office building. There are also good views of the north facades of the factory buildings from the canal. The factory has been proposed for redevelopment. Within any future scheme the most important historic features will be and deserve future protection from a Conservation Area designation. The designation will also ensure that the character of the new build residential
Appendix 1 – Proposed Changes to Conservation Area Boundaries

properties is not eroded over time through the Conservation Area designation and as permitted development rights will be removed. This will ensure the preservation of the character of the setting of the listed building and Conservation Area.

- The new houses in the triangular patch of land between Norman Road and Lawrence Road are included for completeness and so that their character is not eroded by incremental changes which affect the setting of the historic workers’ cottages.
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- **Proposed Extension Area A**: To include the former Firswood Library as it is a key entry point to the park and has a sense of presence on the corner of the roundabout. The building has some architectural merit from its Art Deco design. The flanking gateway entrances, as well as the car park setting and community centre, have potential for enhancement to improve the character of the Conservation Area.
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- **Proposed Extension Area B**: To include the car park and tennis/basketball courts for completeness and in order that their enhancement is encouraged by inclusion the Conservation Area.
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- **Proposed Extension Area A**: Nos. 1-50 Oldfield Road. The 19th-century terraces on both sides of Oldfield Road in this location are good quality and have a good level of survival of historic windows and doors. The houses on the south side also benefit from pleasant front gardens and a raised position. Stone boundary walls and gate posts also have a reasonable level of survival. Also included are the stone
Appendix 1 – Proposed Changes to Conservation Area Boundaries

gateposts to the north-east entrance to John Leigh Park, though the park itself has not been included due to its lack of other built structures and its designation as a protected open space by Trafford Council.

- **Proposed Extension Area B**: Nos. 17-27 (odd) Burlington Road. Good quality houses at north end of Burlington Street. These were constructed between 1877 and 1898, when they are first shown on the 1:2500 OS map, except for the northernmost house which is built between 1910 and 1935. The latter is less historically and aesthetically significant is included for completeness and connectivity to the existing Conservation Area on Sandiway Road.

- **Proposed Exclusion Area C**: Building within grounds of Volkswagen dealership, Manchester Road. The current boundary makes a diversion northwards to include part of the car park and a modern building associated with the car dealership. This has therefore been excluded from the Conservation Area boundary.
Proposed Boundary Extension A: To include all structures along Ollerbarrow Road, with the exception of the two late 20th century properties to the south end of the street. The proposed extension will extend northwards and incorporate 129-135 Hale Road, numbers 1-11 along the left hand side of Queens Road and 127-133
Appendix 1 – Proposed Changes to Conservation Area Boundaries

along the left side of Claremont Grove. These structures date to the mid Victorian to early Edwardian Period and retain sufficient architectural detail to warrant inclusion in to the Conservation Area.

- **Proposed Boundary Extension B:** The properties on Gilbert Road, though not quite as large as many of the other houses in the Character Zone, demonstrate a feeling of unity given the rhythmic pattern of gables and matching design of properties along the majority of the street. The wide road and proportion of retention of front gardens, boundary walls and gateposts give the street a spacious character that is in tune with the rest of the Conservation Area. It is therefore recommended that Gilbert Road is included within Character Zone A of the South Hale Conservation Area.

- **Proposed Boundary Extension C:** To include the properties along both sides of Bower Road from numbers 1-9 and 2-12. These structures reflect other properties in the Conservation Area in terms of age, materials and style. They have retained a high level of historic architectural detail, are of high quality and warrant inclusion in the Conservation Area.

- **Proposed Boundary Extension D:** To include numbers 8 and 24 Warwick Drive. Both of these properties reflect elements of architectural detail and of other properties along Warwick Road, they are of a high quality and level of historic character. They warrant inclusion into the Conservation Area.

- **Proposed Boundary Extension E:** To include numbers 61-73 Park Road in between Albert Road and Lindop Road. These properties date to the Edwardian period and retain sufficient architectural detail and level of historic architectural character to warrant inclusion into the Conservation Area.

- **Proposed Boundary Extension F:** To include 1 to 29 north side of Arthog Road and 20-30a south side Arthog Road. These properties are very similar in style, materials and form to others included in this area of the Conservation Area. High quality houses are interspersed with houses of lesser quality or which have seen unsympathetic alterations, such as garage extensions, extensive solar panels or the loss of black and white timber detailing. The dates of the properties are early 20th century, which corresponds to many of those in the rest of the Character Zone. These are of a slightly denser arrangement to much of the Character Zone. However, the spacious feel is still quite evident on this stretch of road and it could be thought to be a transition area from the larger buildings on bigger plots to the east and the denser suburban housing to the west.

- **Proposed Boundary Extension G:** To include numbers 221, 219 and 217 Hale Road and number 2 Egerton Road. These properties contribute to the character of the area, retain a high level of historic architectural detail and are of high quality. They also contribute to the setting of designated heritage assets.
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- **Proposed boundary deletion H:** To re-draw the boundary on Riddings Road. Currently the boundary includes all of the structures along the left side of the street. As some of these are mid to late 20th century and not of sufficient character or quality to warrant inclusion, it is proposed that numbers 7-15 be excluded.

- **Propose Boundary deletion I:** To re-draw the boundary on Laburnum Lane. The boundary currently extends to include a 21st century development called Laburnum Court. It is proposed that the boundary be re-drawn to exclude this development.

- **Proposed Boundary deletion J:** To re-draw the boundary on BankHall Lane and Rappax Road. This section of the Conservation Area currently contains numerous pockets of mid to late 20th century development that are not of sufficient quality or historic architectural character to warrant inclusion in the the Conservation Area. It is proposed that numbers 59, 61, 65, 67, 65, 67 and 74 Bank Hall Lane, all of the properties along Lynwood and Meridale and numbers 4, 6a and 8 Rappax Road be removed. The sandstone boundary walls that line Rappax Road are not proposed for exclusion.

- **Proposed Boundary deletion K:** To redraw the boundary east of the end of Bollinway across Barrow Lane to remove properties south of Woodlands and Shelbourne House. These are 18 The Grange, Rose Acres, 16 South Cottage, Barrow Dene and 12 Tomfield Woods, 14, 15 Little Court, 19 Ashton House on Barrow Lane.

- **Proposed boundary alteration L:** The current boundary includes Piccolinos restaurant and the Tesco Express on Ashely Road, at the junctions with Cambridge Road and Crescent Road. The current boundary review of Hale Station Conservation Area has proposed the inclusion of the section of Ashley Road from this point up to the station due to its nature as a bustling retail street with shop fronts in generally historic buildings. The commercial nature of Piccolinos would be more appropriate within the grouping of buildings north of this junction, as south of this the buildings become residential in nature. It is therefore recommended that the boundary is redrawn here so that Piccolinos is within the Hale Station Conservation Area boundary rather than South Hale.

- **Proposed Boundary deletion M:** This deletion covers former character zone E, the majority of former zone D and half of the former zone C. This includes, Broad Lane, Ashmeade, Broadway, Amberley Drive, The Coppice, and Hawley Lane east of Hawley Drive, Elmway, Wicker Lane, Chapel Lane, Carrwood and Rossmill Lane. The removal of the proposed areas is designed to focus the attention of the Conservation Area on the earlier properties of Victorian and Edwardian date, which are typically larger, are situated in larger plots or demonstrate typical design features or materials, such as brick coupled with render, black and white timber detailing, gables and bay windows. This will serve to create a more distinctive character to the Conservation Area, with fewer late 20th and early 20th century properties within the boundary.
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- **Proposed Extension Area A**: It is proposed that the existing Warburton Village Conservation Area boundary is extended to the north to include the Toll Cottage and original bridge across the dried-up section of the River Mersey. The toll bridge is an important historic feature and the accompanying cottage has been little altered since its 19th century construction.

- **Proposed Extension Area B**: It is also proposed that the existing Conservation Area boundary is extended to the east to encompass Townfield House, the former Wigsey Farm buildings and the Paddock lake Farm buildings. The three Wigsey Farm buildings are particularly attractive, both individually and as a group, and the site has retained its architectural hierarchy with the central farmhouse and lower, smaller subsidiary buildings. Paddock lake Farm is also significant for its group value as a historic farmhouse with surrounding agricultural buildings. Townfield House is notable for its Arts and Crafts style detailing, which is characteristic of houses throughout the village.