



**TRAFFORD
COUNCIL**

**AGENDA PAPERS FOR
EXECUTIVE MEETING**

Date: Monday, 27 March 2017

Time: 6.30 p.m.

**Place: Committee Rooms 2 and 3, Trafford Town Hall, Talbot Road, Stretford
M32 0TH**

A G E N D A	PART I	Pages
1. ATTENDANCES		
To note attendances, including officers, and any apologies for absence.		
2. DECLARATIONS OF INTEREST		
Members to give notice of any interest and the nature of that interest relating to any item on the agenda in accordance with the adopted Code of Conduct.		
3. MINUTES		
To receive and, if so determined, to approve as a correct record the Minutes of the following meetings:		
(a) Executive 23/1/17		1 - 4
(b) Budget Executive 22/2/17		5 - 12
4. MATTERS FROM COUNCIL OR OVERVIEW AND SCRUTINY COMMITTEES (IF ANY)		
To consider any matters referred by the Council or by the Overview and Scrutiny Committees.		

5. SOUTH HALE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN AND ADDENDUM TO BOWDON MANAGEMENT PLAN 13 - 278

To consider a report of the Executive Member for Economic Growth, Environment and Infrastructure.

6. ANNUAL DELIVERY PLAN 2017/18 To Follow

To consider a report of the Executive Member for Transformation and Resources.

7. BUDGET MONITORING 2016/17 - PERIOD 10 (APRIL 2016 TO NOVEMBER 2017) 279 - 290

To consider a report of the Executive Member for Finance and Chief Finance Officer.

8. AGMA COMBINED AUTHORITY / EXECUTIVE BOARD: FORWARD PLANS AND DECISIONS

To receive and note the following:

- | | |
|---|-----------|
| (a) GMCA Decisions 27/1/17 | 291 - 304 |
| (b) Joint GMCA / AGMA Decisions 27/1/17 | 305 - 310 |
| (c) GMCA Decisions 24/2/17 | 311 - 324 |
| (d) Joint GMCA / AGMA Decisions 24/2/17 | 325 - 330 |

9. URGENT BUSINESS (IF ANY)

Any other item or items which by reason of:-

- (a) Regulation 11 of the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012, the Chairman of the meeting, with the agreement of the relevant Overview and Scrutiny Committee Chairman, is of the opinion should be considered at this meeting as a matter of urgency as it relates to a key decision; or
- (b) special circumstances (to be specified) the Chairman of the meeting is of the opinion should be considered at this meeting as a matter of urgency.

10. EXCLUSION RESOLUTION

Motion (Which may be amended as Members think fit):

That the public be excluded from this meeting during consideration of the remaining items on the agenda, because of the likelihood of disclosure of "exempt information" which falls within one or more descriptive category or categories of the Local Government Act 1972, Schedule 12A, as amended by The Local Government (Access to Information) (Variation) Order 2006, and specified on the agenda item or report relating to each such item respectively.

PART II

11. EDUCATION & EARLY YEARS CAPITAL PROGRAMME

331 - 350

To consider a report of the Executive Member for Children's Services.

THERESA GRANT
Chief Executive

COUNCILLOR SEAN ANSTEE
Leader of the Council

Membership of the Committee

Councillors S.B. Anstee (Chairman), Mrs. L. Evans, M. Hyman, J. Lamb, P. Myers, J.R. Reilly and A. Williams (Vice-Chairman)

Further Information

For help, advice and information about this meeting please contact:

Jo Maloney, 0161 912 4298
Email: joseph.maloney@trafford.gov.uk

This agenda was issued on Thursday 16th March 2017 by the Legal and Democratic Services Section, Trafford Council, Trafford Town Hall, Talbot Road, Stretford M32 0TH.

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EXECUTIVE

23 JANUARY 2017

PRESENT

Leader of the Council (Councillor Sean Anstee) (in the Chair),
Executive Member for Adult Social Services and Community Wellbeing (Councillor A. Williams),
Executive Member for Children's Services (Councillor M. Hyman),
Executive Member for Communities and Partnerships (Councillor J. Lamb),
Executive Member for Finance (Councillor P. Myers),
Executive Member for Transformation and Resources (Councillor Mrs. L. Evans).

Also present: Councillors Baugh, Blackburn, Bowker, Brotherton, Butt, Cordingley, Cornes, Fishwick, Ross, Shaw, Taylor (part only), A. Western, D. Western and M. Young.

In attendance:

Chief Executive (Ms. T. Grant),
Deputy Chief Executive (Ms. H. Jones),
Corporate Director, Transformation and Resources (Ms. J. Hyde),
Interim Corporate Director, Children, Families and Wellbeing (Ms. J. Colbert),
Director of Legal and Democratic Services (Ms. J. Le Fevre),
Finance Manager (Mr. D. Muggeridge),
Democratic and Scrutiny Officer (Mr. J.M.J. Maloney).

APOLOGIES

Apologies for absence were received from Councillor J.R. Reilly.

62. DECLARATIONS OF INTEREST

No declarations were made by Executive Members.

63. MINUTES

RESOLVED – That the Minutes of the meeting held on 19th December 2016 be approved as a correct record.

64. MATTERS FROM COUNCIL OR OVERVIEW AND SCRUTINY COMMITTEES (IF ANY)

(a) Overview and Scrutiny Review of the Executive's Draft Budget Proposals for 2017-18

Councillor Michael Young, as Chairman of the Scrutiny Committee, was in attendance to introduce that Committee's Budget Scrutiny report, highlighting the principal findings and recommendations arising from the review of the Budget proposals. The Executive Member for Finance made some preliminary observations in response; and the Leader of the Council thanked the Committee for its input and advised that the Executive would respond in detail in finalising its post-consultation proposals, to be discussed by the Executive Meeting and council in February 2016.

RESOLVED -

- (1) That the content of the report be noted.
- (2) That a formal response be made by the Executive as part of the Budget Report to be submitted to the Executive and Council on 22nd February 2017.

65. REGIONAL ADOPTION AGENCY (RAA) PROPOSAL (ADOPTION COUNTS)

The Executive Member for Children's Services submitted a report setting out proposals in relation to the establishment of a Regional Adoption Agency (RAA), in line with the principles set out in Section 16 of the Education and Adoption Act 2016. An opportunity was provided for Members to raise observations and queries on the report's content.

RESOLVED -

- (1) That Trafford support the establishment of a Regional Adoption Agency between Stockport, Manchester, Trafford, Salford and Cheshire East local authorities.
- (2) That, subject to the execution of a partnership agreement as set out below, Trafford agree that the Regional Adoption Agency will exercise delegated functions on its behalf with regard to the recruitment and assessment of adopters, adoption panels, family finding and adoption support.
- (3) That Stockport MBC become the host authority for the agency subject to the conclusion of a partnership agreement which will include:
 - The appointment of a Management Board with representation from each local authority and attendance by key voluntary sector partners.
 - Satisfactory secondment arrangements for staff to be managed by Stockport MBC and, a process whereby Stockport will take on responsibility for recruitment to vacant posts, at nil cost to Stockport and neutral cost to Trafford.
 - The agreement of a business plan, budget and funding formula to reflect Trafford's contribution to the regional agency.
 - Agreement of the commissioning needs and mechanisms for the new agency.

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- Identification of the ICT and information sharing requirements of the new agency.
 - The appointment of a Regional Adoption Manager as lead officer to be accountable to Stockport's Director of Children's Services.
- (4) That the Corporate Director, Children, Families and Well-being in consultation with the Director of Legal and Democratic Services, the Chief Finance Officer and the Executive Member for Children's Services, be authorised to agree the final details of the arrangement subject to there being no substantial changes to the current plan.
- (5) That this decision be deemed to be urgent, for the reasons set out in paragraph 5.0 of the report, and not subject to call-in.

66. DETERMINATION OF THE 2018 ADMISSION ARRANGEMENTS FOR COMMUNITY AND VOLUNTARY CONTROLLED SCHOOL AND APPROVAL OF ASSOCIATED DOCUMENTS

The Executive Member for Children's Services submitted a report seeking approval for the determination of the 2018 admission arrangements for Community and Voluntary Controlled schools. An opportunity was provided for Members to comment on the report; and in response to a query it was agreed that further information would be provided outside the meeting in respect of the approach adopted in academy schools' admission arrangements to pupils with Statements of Special Educational Needs.

RESOLVED - That the arrangements, set out in the following documents, appended to the report, be approved:

- Appendix A 2018 Community School Published Admission Numbers (PAN).
- Appendix B Trafford Primary/Infant/Junior Community and Voluntary Controlled Schools – 2018 Admission Arrangements.
- Appendix C Lostock College – 2018 Admission Arrangements.
- Appendix D 2018 Co-ordinated Admissions Scheme (Primary).
- Appendix E 2018 Co-ordinated Admissions Scheme (Secondary).

67. PROPOSAL FOR THE PROCUREMENT OF THE GREATER MANCHESTER WORK AND HEALTH PROGRAMME

The Director of Legal and Democratic Services submitted a report which provided an overview of GM's Working Well Programme and an update on the development of GM's Work and Health Programme. It also provided information on the proposal for Trafford Council to act as lead financial body in the application for funding to support the Work and Health Programme and the lead procuring authority in the procurement of a Work and Health Programme, together with associated timelines, and it identified the objectives of the future programme.

RESOLVED -

- (1) That the contents of the report be noted.

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- (2) That Trafford Council assumes the lead authority role for the procurement process to procure a provider or providers on behalf of GMCA to carry out the services required under the Working and Health Programme.
 - (3) That the publication of an OJEU notice for the required services, as set out in paragraph 2.3 of the report, be approved.
 - (4) That the Director of Legal and Democratic Services in consultation with the Chief Executive be authorised to negotiate the terms of an Inter Authority Agreement to regulate the position between Trafford Council, GMCA and the other AGMA authorities in relation to the proposed funding arrangements, the procurement of and the delivery of the services to be procured.
 - (5) That a report be brought to the Executive setting out the outcome of the procurement process and terms of the Inter Authority Agreement in relation to the delivery of the required services for the Executive to consider and approve any proposal to proceed with an award of contract(s) for the provision of such services prior to any such contract being confirmed.

68. BUDGET MONITORING 2016/17 - PERIOD 8 (APRIL TO NOVEMBER 2016)

The Executive Member for Finance and Chief Finance Officer submitted a report which informed Members of the current 2016/17 forecast outturn figures relating to both Revenue and Capital budgets. It also summarised the latest forecast position for Council Tax and Business Rates within the Collection Fund. An opportunity was provided for the content of the report to be discussed, and in response to a query it was agreed that further analysis would be provided in relation to the reduction in income identified in the report in relation to the EGEI directorate.

RESOLVED – That the report and the changes to the Capital Programme as detailed in its paragraph 19 be noted.

69. AGMA COMBINED AUTHORITY / EXECUTIVE BOARD: FORWARD PLANS AND DECISIONS

The Executive received for information details of decisions taken by the GMCA and GMCA / AGMA jointly on 16th December 2016.

RESOLVED – That the content of the Decision Summaries be noted.

The meeting commenced at 6.30 pm. and finished at 7.03 pm.

BUDGET EXECUTIVE

22 FEBRUARY 2017

PRESENT

Leader of the Council (Councillor Sean Anstee) (in the Chair),
Executive Member for Adult Social Services and Community Wellbeing (Councillor A. Williams),
Executive Member for Children's Services (Councillor M. Hyman),
Executive Member for Communities and Partnerships (Councillor J. Lamb),
Executive member for Economic Growth, Environment and Infrastructure (Councillor John Reilly),
Executive Member for Finance (Councillor P. Myers),
Executive Member for Transformation and Resources (Councillor Mrs. L. Evans).

Also present: Councillor Adshead, Stephen Anstee, Baugh, Blackburn, Bowker, Brotherton, Cordingley, Cornes, Mrs. Dixon (part only), Fishwick, Hynes, Rigby, Ross, Shaw (part only), A. Western (part only), Whetton, M. Young and P. Young.

In attendance:

Chief Executive (Ms. T. Grant),
Deputy Chief Executive (Ms. H. Jones),
Corporate Director, Transformation and Resources (Ms. J. Hyde),
Interim Corporate Director, Children, Families and Wellbeing (Ms. J. Colbert),
Director of Legal and Democratic Services (Ms. J. Le Fevre),
Chief Finance Officer (Ms. N. Bishop),
Head of Financial Management (Mr. D. Muggeridge),
Interim Senior Solicitor (Ms. D. Adcock),
Democratic and Scrutiny Officer (Mr. J.M.J. Maloney).

70. DECLARATIONS OF INTEREST

No declarations were made by Executive Members.

71. BUDGET PROPOSALS 2017/18 - REVENUE BUDGET & ASSOCIATED DECISIONS

The Executive considered a range of reports, as set out in the following Minutes, for its information and / or the purpose of making recommendations to Budget Council on various aspects of the Council's proposed Budget for 2017/18. The Executive also had before it copies of the "Green Sheets" summarising recommendations to be made to the Council, including in relation to the Council Tax Requirement for the year.

72. EXECUTIVE'S REVENUE BUDGET PROPOSALS 2017/18 & MTFS 2018/19-2019/20

The Executive Member for Finance and Chief Finance Officer submitted a report which set out the Executive's updated 3 year budget strategy proposals, detailed revenue budget proposals for 2017/18 and Medium Term Financial Strategy (MTFS) for the period 2018/19-2019/20.

RESOLVED – That it be recommended that Council approve:

- a) The 2017/18 net Revenue Budget of £160.83 million.
- b) The 2018/19 to 2019/20 Medium Term Financial Strategy (MTFS) including the income and savings proposals.
- c) The calculation of the Council Tax Requirement as summarised in Section 9.1 of the report and set out in the Formal Council Tax Resolution (Green Sheets circulated at the meeting and to be circulated at Council);
- d) To increase Council Tax by 4.99%:
 - o 1.99% general increase in the 'relevant basic amount' in each of the three years 2017/18 to 2019/20, and
 - o 3% for the 'Adult Social Care' precept in each of the two years 2017/18 and 2018/19.
- e) The Fees and Charges for 2017/18, as set out in the Fees & Charges booklet (available on the Council's website).
- f) Approval is delegated jointly to each Corporate Director with the Chief Finance Officer to amend fees and charges during 2017/18 in the event of any change in VAT rate, as appropriate.
- g) That the minimum level of General Reserve for 2017/18 be retained at £6.0 million, as in 2016/17 (Section 7.2).
- h) The overall Capital Investment Programme level of £109.16 million be approved (as detailed in the Capital Programme & Prudential Indicators report elsewhere on the agenda) of which £65.73 million relates to 2017/18.
- i) The Prudential Borrowing Indicators as set out in Appendix 3, of both the Treasury Management Strategy and Capital Programme & Prudential Indicators reports (elsewhere on the agenda).
- j) The distribution of Dedicated Schools Grant as recommended by the School Funding Forum and Executive as summarised in Section 8 and detailed in Annex H to the report.
- k) The publication of the Council's updated Efficiency Plan in Annex I to the report.
- l) Due to the late publication of the Final 2017/18 Local Government Finance Settlement, the Council to delegate to the Chief Finance Officer the power to vary the level of Budget Support Reserve needed to balance the 2017/18

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revenue budget in the event of any change at final settlement (as long as this does not impact on the level of general risk reserve retained).

and in approving the above, has taken into consideration :

- a) The objective assessment by the Chief Finance Officer of the robustness of budget estimates and adequacy of the financial reserves (Section 7.3 and Annex G of the report).
- b) The Executive's response to the Scrutiny Committee's recommendations to the budget proposals as included in a separate report on the agenda.
- c) The 'Budget 2017/18 - consultation Process and Feedback' report referred to Executive Meeting.
- d) The Equality Impact Assessments in relation to the budget proposals and the Public Sector Equality duty.

In addition, the Council notes the following :

- a) The approval on 18 January 2017 under delegated powers by the Chief Finance Officer of the Council Tax Base for 2017/18 at 74,883 Band D equivalents.
- b) Along with the calculation of the estimated Council Tax surplus, sufficient to release £(1.3 million) to support the Council's 2017/18 revenue budget and a distribution of £(181)k and £(68)k representing the respective shares of the GM Police & Crime Commissioner and GM Fire and Rescue Authority.
- c) The base budget assumptions as set out in the Medium Term Financial Strategy (MTFS) as detailed in Annex A to the report.
- d) The budget gap for the two years 2018/19 £13.19 million and 2019/20 of £6.05 million.
- e) That the Capital Investment Programme for 2017/18, 2018/19 and 2019/20 is to be set at an indicative £65.73 million, £25.51 million and £17.92 million respectively.
- f) The use of capital receipts to fund a number of transformational savings and income generating projects as detailed in Annex I to the report.
- g) That the Council Tax figures included in the report for the GM Fire & Rescue and Police Authority are the recommended provisional amounts pending their formal approval.
- h) The Treasury Management Strategy 2017/20 detailed elsewhere on the agenda.

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- i) The final decision with regard to school crossing patrols will not be taken until the results of the second phase of consultation are concluded and a report to the Executive will then be presented at the appropriate time.
 - j) A 'Budget 2017/18 - consultation Process and Feedback' report on the outcomes of the public consultation is included on the Executive Meeting budget agenda.

73. BUDGET 2017/18 - CONSULTATION PROCESS AND FEEDBACK

The Executive Member for Transformation and Resources submitted a report which set out the approach taken to the budget consultation for 2017/18 and provided a summary of the feedback received through the various methods. In discussion it was noted that a review of the consultation process was to be undertaken in order to improve any future consultation exercise.

RESOLVED – That the following be noted:

- The consultation opportunities made available to the public for the budget proposals.
- The methodology and approach used for the consultation process.
- The feedback received from the consultation process.
- The next steps to be undertaken.
- The Equality Impact Assessments in relation to the budget proposals and the Public Sector Equality duty.

74. EXECUTIVE'S RESPONSE TO SCRUTINY COMMITTEE'S RECOMMENDATIONS TO THE BUDGET PROPOSALS FOR 2017/18

The Executive Member for Finance and Chief Finance Officer submitted a report setting out the Executive's formal response to the report of the Scrutiny Committee, which had set out the Committee's comments and findings from its review of the Executive's draft budget proposals for 2017/18. The Chairman of Scrutiny Committee was invited to highlight any particular issues, and drew attention to the Committee's observations in respect of Car Parking Fees.

RESOLVED – That the proposed response to the Scrutiny Committee be approved.

75. CAPITAL PROGRAMME AND PRUDENTIAL INDICATORS 2017/20

The Executive Member for Finance and Chief Finance Officer submitted a report seeking the Executive's consideration of and recommendation to Council a number of issues relating to the proposed Capital Programme and Prudential Indicators for 2017/20.

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RESOLVED -

- (1) That the Capital Programme as detailed in the report be approved.
- (2) That Council be recommended to approve the Capital Programme in the sum of £109.16m for the period 2017/20.
- (3) That Council be recommended to approve £25.04m of additional prudential borrowing to support revenue generating investment opportunities as detailed in Paragraph 15 of the report.
- (4) That Council be recommended to approve the flexible use of capital receipts strategy as set out in Paragraph 13 of the report.
- (5) That Council be recommended to approve the Prudential Indicators as set out at Appendix 3 of the report.

76. TREASURY MANAGEMENT STRATEGY 2017/18 - 2019/20

The Executive Member for Finance and Chief Finance Officer submitted a report which outlined the strategy to be followed during the forthcoming period for investments and borrowing, the outlook for interest rates, management of associated risks and policy to be adopted on Minimum Revenue Provision (MRP) and Prudential Indicators.

RESOLVED - That the following be recommended to Council for approval:

- policy on debt strategy as set out in section 3 of the report;
- investment strategy as set out in section 5 of the report;
- Prudential Indicators and limits including the Authorised Limit (as required by section 3(1) of the Local Government Act 2003), Operational Boundary, Minimum Revenue Provision Statement and Investment criteria as detailed in Appendix 3 of the report.

77. FEES, CHARGES AND ALLOWANCES 2017/18

The Executive Member for Finance and Chief Finance Officer submitted a report which summarised the salient features of the annual review and pricing of the Council's main fees and charges. It was noted that the booklet that detailed individual fees and charges could be found on the Council's website in the area that supports the agenda. The booklet represented the main fees and charges to the public upon which the Executive's proposed budget for 2017/18 had been based. Most fees and charges had been reviewed and amended as appropriate either by regulation or as aligned to the budget process. In connection with proposed charge levels, delegated authority to Corporate Directors and the Chief Finance Officer was sought to amend the level of the relevant fee or charge as appropriate in the light of any changes to the rate of VAT during 2017/18, in accordance with the Council's traditional practice.

RESOLVED -

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- (1) That Council be recommended to approve the Fees and Charges for 2017/18, as set out in the booklet available on the Council's web site.
 - (2) That Council be requested to agree that approval be delegated jointly to each Corporate Director with the Chief Finance Officer to amend fees and charges during 2017/18 in the event of any change in the rate of VAT, as appropriate.

78. FAIR PRICE FOR CARE : OUTCOME OF THE REVIEW OF THE PRICE FOR HOMECARE AND RESIDENTIAL AND NURSING CARE

The Executive Member for Adult Social Care and Community Wellbeing submitted a report which outlines the approach adopted to determine a Fair Price for Care in Trafford, taking account of the low response traditionally received from the sector in determining the price for care. Consideration was given to national factors impacting on the current market, in particular the increase of the national living wage and the impact of the retail price index.

RESOLVED - That approval be given to an inflationary uplift to the care fee rates paid by the Council of:

- 3.54% for the homecare market for 2017/8
- 3.2% for the residential and nursing care market for 2017/8

for the reasons set out in the report.

79. TRAFFORD'S APPROACH TO DEVELOPING A PORTFOLIO OF INVESTMENT OPPORTUNITIES

The Deputy Chief Executive submitted a report which set out the proposed approach to securing and developing investment opportunities to generate sustainable income streams to support the Council's revenue budget. In discussion, a query was raised regarding the remuneration of the proposed specialist adviser; and support was expressed for using the Council's resources in support of projects which would contribute to regeneration within the borough.

RESOLVED –

- (1) That the approach set out in the report be noted and approved.
- (2) That the intention to begin a tender exercise to secure an expert investment adviser be noted and approved.
- (3) That the intention to explore the establishment of a Trafford Property Company and to secure the relevant expert advice be noted.
- (4) That it be noted that a further report would be brought back to the Executive, with an update on progress, and seeking approval for an investment strategy and appropriate vehicle.

*Executive (22.2.17)***80. PROPOSAL FOR THE PROCUREMENT OF WATER, WASTEWATER AND ANCILLARY SERVICES**

The Executive Member for Economic Growth, Environment and Infrastructure submitted a report which provided information on the proposal for Trafford Council to procure and subsequently award a contract for the supply of water, wastewater, and ancillary services, together with associated timelines.

RESOLVED -

- (1) That the content of the report in relation to the continuation of the existing contract until the award of a new contract be noted.
- (2) That Trafford Council procure a provider or providers, to supply water, wastewater and ancillary services as set out in the report.
- (3) That on the conclusion of the procurement process the Corporate Director for Economic Growth Environment and Infrastructure be authorised to approve an award of the contract(s) by Trafford Council for the provision of water, wastewater, and ancillary services.

81. ANNUAL DELIVERY PLAN 2016/17 (THIRD QUARTER) PERFORMANCE REPORT

The Executive Member for Transformation and Resources submitted a report which provided a summary of performance against the Council's Annual Delivery Plan, 2016/17, and covered the period 1 October 2016 to 31 December 2016. An opportunity was provided for Members to raise queries on the report's content, and these centred on Household Waste Collection, Business Rates collection levels and percentage of land assessed as Grade B or above.

RESOLVED - That the content of the draft Annual Delivery Plan Third Quarter Performance Report be noted.

82. IMPLEMENTATION OF A PUBLIC SPACES PROTECTION ORDER (PSPO) FOR TRAFFORD PARK IN RELATION TO CAR CRUISERS

The Executive Member for Communities and Partnerships submitted a report advising Members of the making of a Public Spaces Protection Order (PSPO) covering parts of Trafford Park, in relation to the activities of "car cruisers". In discussion, a query was raised regarding the enforcement of the Order; and Members were advised that its effectiveness would be monitored and reviewed, with a further report being brought back to the Executive accordingly.

RESOLVED - That the making be noted of a Public Spaces Protection Order for a period of three years for that area of Trafford Park set out in the draft order appended to the report.

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TRAFFORD COUNCIL

Report to: Executive
Date: 27 March 2017
Report for: Decision
Report of: Executive Member for Economic Growth, Environment and Infrastructure

Report Title

South Hale Conservation Area Appraisal and Management Plan and Addendum to Bowdon Management Plan

Summary

This report provides a summary of the consultation responses received to the consultation drafts of the South Hale Conservation Area Appraisal (CAA), Management Plan (CAMP) and the draft Addendum to the Bowdon Management Plan.

This report seeks approval of the South Hale Conservation Area Appraisal (CAA) and Management Plan (CAMP) for adoption as Supplementary Planning Documents (SPD) and approval of the Addendum to the Bowdon Management Plan.

Recommendation(s)

That the Executive will be asked to:

1. Note the consultation responses and amendments made to the South Hale CAA and CAMP and to the Addendum Bowdon CAMP, in the light of these consultation responses, as set out in Appendices 2 and 3;
2. Approve the South Hale CAA and CAMP for adoption and publication as Supplementary Planning Documents, as set out in Appendices 4 and 5;
3. Approve the Addendum to the Bowdon Management Plan as set out in Appendix 6;
4. Delegate authority for approving any minor amendments to the wording of the documents to the Director of Growth and Regulatory Services prior to their publication.

Contact person for access to background papers and further information:

Name: Richard Roe (Director of Growth and Regulatory Services)
Extension: 4265

Background Papers: None

Relationship to Policy Framework/Corporate Priorities	The CAA and CAMPs contribute to a number of Corporate Priorities, in particular: Economic Growth and Development and Safe Place to Live - Fighting Crime.
Financial	The preparation of the CAA and CAMPs has been funded from the Strategic Planning and Growth budget, within the EGEI Directorate's overall budget
Legal Implications:	The Appraisal and Management Plan have been produced in accordance with the requirements of s.69 (2) Planning (Listed Buildings & Conservation Areas) Act 1990. Once adopted, planning decisions will be taken in accordance with the resultant designations and policies, unless material considerations indicate otherwise. There will be some legal officer time needed to process and issue the Tree Preservation Orders required prior to changing the Conservation Area boundary (see section 2.5 of the report).
Equality/Diversity Implications	The Core Strategy Equality Impact Assessment has been applied to the preparation of these CAAs and CAMPs and is considered to be compatible to the work to be carried out under the appraisals because they will help to deliver some of the objectives and policies of the Core Strategy.
Sustainability Implications	The main strategic objective of the CAA and CAMPs is the same as the objective of Policy R1 of the Trafford Core Strategy which was found to be sustainable.
Resource Implications e.g. Staffing / ICT / Assets	The CAA and CAMPs have been prepared by consultants and staff within the existing Strategic Planning and Growth Team. The documents will be available to view electronically via the web.
Risk Management Implications	The appraisals support the delivery of the Council's Core Strategy and Development Management function. If the appraisals are not progressed it could undermine the delivery of Council policy.
Health & Wellbeing Implications	None
Health and Safety Implications	None

1.0 Background

- 1.1 Trafford Borough contains 21 designated Conservation Areas (CAs), many of which were created in the 1970s and whose boundaries have not been changed since. The *Planning (Listed Buildings and Conservation Areas) Act 1990*, the NPPF and best practice guidance produced by Historic England

states that boundaries of existing Conservation Areas should be reviewed regularly.

- 1.2 Conservation Areas are designated because the area is considered worthy of preservation or enhancement due to its special architectural or historic interest. They are not to show the progression of development from the past to the present. The Conservation Area boundaries need to be viewed within a wider context of urban development. Designated Conservation Areas should provide protection to buildings that were perhaps not previously considered to be of architectural merit and to the spaces between buildings, such as streets and undeveloped areas.
- 1.3 Historic England Guidance (namely Guidance on Conservation Area Appraisals, (2006), para 2.8, Guidance on Conservation Area Appraisals, (2005), Historic England, Understanding Place: Conservation Area Designation, Appraisal and Management, (2011), paras 1.7 & 1.9), sets out that designation is not sufficient to preserve and enhance the conservation areas; the Trafford Core Strategy reflects this guidance in Policy R1 of its Core Strategy committing the Council to reviewing these boundaries and preparing new CAAs and CAMPs.
- 1.4 The Historic England Guidance states that the concept of conservation should not be devalued through the designation of areas that lack special interest and these areas should be taken out of the Conservation Area. Where drawn too tightly, the CA should be extended to include more recent phases or plots associated with buildings of historic interest. The CAAs outline the special characteristics of an area and the CAMPs act as a tool for managing them, they do not prevent development.
- 1.5 The Executive have approved adoption of CAAs and CAMPs for twenty of the twenty one Conservation Areas. Appendix 1 sets this out in more detail. A draft South Hale CAA was prepared in June 2015 and was subject to 6 weeks consultation. In October 2015 a draft CAMP was prepared and subject to a 6 weeks consultation alongside a revised draft CAA. Following revisions, both documents were subject to a further 6 weeks consultation in October 2016. A drop in session was held for each of the three consultation periods. Each session was attended by approximately 20 - 30 residents.
- 1.6 The draft CAA proposes significant boundary changes to the Conservation Area and these have been subject to amendments as part of the consultation process. Details on these and the main issues raised as part of the consultations are set out below together with the final documents proposed for adoption. Once the South Hale CAA and CAMP are adopted all the Conservation Areas will have adopted CAAs and CAMPs.
- 1.7 Following the publication of the adoption notice for the Bowdon CAMP in July 2016, the Bowdon Conservation Group raised concerns that changes had not been made in response to their consultation responses. As a result, it was decided the Council should publish an Addendum to the CAMP for a consultation period of six weeks.

2.0 Key features, issues, threats and development principles which have emerged through consultations on the draft documents

Draft South Hale CAA – Consultation June 2015

- 2.1 A draft South Hale CAA was approved for consultation purposes on the 15 June 2015. The report and decision can be viewed at the following link:- <https://democratic.trafford.gov.uk/ieDecisionDetails.aspx?ID=436>
- 2.2 A total of nineteen comments were received to that consultation, mostly concerning the removal of Halecroft House from the CA. Comments were received from Friends of Halecroft Park, Bowdon Downs Conservation Group, The Edgar Wood Society, Brookhouse Group and local residents. The comments received are detailed on pages 9-19 of the Executive Member Report in the following link: – https://democratic.trafford.gov.uk/documents/s8758/DraftConservationAreaAppraisals%20and%20MPs%20ExecMemberReport_Oct%2015.pdf

A summary of the comments is provided below:-

- An objection to the deletion of Broad Lane
 - Request for clarity on the justification as to the inclusion of Gilbert Road
 - Objections to the removal of Hawley Lane and of Barrow Lane
 - A request for clarity around the deletion of Bankhall Lane (west) from the CA
 - Comments were received from residents concerned about the lack of protection for trees that will result in areas proposed for deletion from the CA
 - Objections to the removal of Halecroft House and gardens from the CA
 - General objection from the Friends of Halecroft Park to a reduction of the area within the CA.
- 2.3 As a result of these comments and further consideration by the Council's consultant Purcells, a revised draft CAA was produced reinstating Halecroft House and Bankhall Lane West back into the Conservation Area.
- 2.4 In terms of the objection to the removal of Hawley Lane, Barrow Lane and Broad Lane; it was considered that there was no justification for reinstating these roads back into the CA. Further detail is contained in Appendix 1.
- 2.5 A survey of trees that would be affected by the boundary changes has been carried out and 5 new Tree Preservation Orders (TPOs) orders are being prepared by the Council's Arboriculture Officer. The procedure for adoption of these is for Legal Services to issue TPOs prior to the adoption of the CA boundary revisions. All new orders provide immediate provisional protection that lasts six months and long-term protection once the local planning authority has confirmed an order after considering any objections or representations. If no objections are received within the specified consultation period they are then formally confirmed by Legal Services under a scheme of delegation.

Should the Council receive objections to the Orders they are subject to approval (or otherwise) by the Chairman, Vice Chairman and Opposition Spokesperson within 6 months of the issue of the TPOs prior to their formal confirmation.

Revised Draft South Hale CAA and draft South Hale CAMP - Consultation October 2015

2.6 A revised draft South Hale CAA and draft CAMP were approved for consultation purposes on the 12th October 2015. The report and decision can be viewed at the following link:-

<https://democratic.trafford.gov.uk/ieDecisionDetails.aspx?ID=470>

2.7 A total of twenty three comments were received to that consultation with the majority of comments being from local residents, additional comments were received from Ashall Planning, Historic England, The Edgar Wood Society, and the Brookhouse Group. The comments are detailed on pages 7-20 of the Executive Member Report in the following link:-

<https://democratic.trafford.gov.uk/documents/s15857/Draft%20Revised%20CAA%20and%20MP%20S%20Hale%20report.pdf>

A summary of the comments is provided below:-

- Many objections to the deletion of Broad Lane
- Several comments supporting the removal of Broad Lane
- Concerns were also raised again over the protection of trees in the areas proposed for deletion.

2.8 Following the comments received it was decided that a further review, by the Council's heritage consultants, was needed to provide more detailed justification for proposed boundary revisions and to ensure robustness of the process.

2.9 Following this review, a further revised draft CAA was produced in October 2016 recommending the same deletions as the 2015 draft but with more detailed text explaining the proposed boundary changes and emphasising the main character of South Hale Conservation Area as Edwardian/Victorian residential. Some small areas previously proposed as extensions, Stamford Junior School and a few properties on Arthog Road, were no longer proposed for inclusion as they were considered not to reflect a strong enough association to this character. Also further extensions were proposed to consolidate the core of the Conservation Area and to include the historic Hale Cemetery. Full details of all the proposed extensions and deletions can be found in Appendix 3.

Revised Draft South Hale CAA and Draft South Hale CAMP - Consultation October 2016

2.10 A further revised draft South Hale CAA and CAMP were approved for consultation purposes on the 3rd October 2016. The report and decision can be viewed at the following link:-

2.11 A total of eleven comments were received to the consultation including responses from Architectural History Practice on behalf of Emery Planning, MLP Law LLP, pwa Planning and local residents. Appendix 2 provides more detail and the Council's proposed response to them. A summary of the comments received is provided below:-

- Objections to the deletion of Broad Lane
- Objection to the retention of No 59 Bankhall Lane
- Objection to the inclusion of three properties near 27 Park Road
- Objection to the inclusion of some properties on Warwick Drive
- Several responses supporting the proposed boundary deletions and additions.

3.0 The proposed Council response to the October 2016 Consultation

3.1 As a result of the consultation responses received from the October 2016 consultation, no further boundary changes are proposed. Only minor corrections, amendments to the general text, and the addition of a Policy on lighting to bring the CAMP in line with the other recently adopted CAMPS have been made. The main objections which are not accepted are listed below.

- Objections to the deletion of Broad Lane from the Conservation Area - these are not considered justified due to the number of prominent replacements; the addition of houses in the late 20th and early 21st centuries and; the removal of historic boundaries, thus changing the character of the road
- Objection to the inclusion of properties on Warwick Drive and Park Road - this is not considered justified as these few properties are in close proximity to historic properties and the character of the surrounding area is historic
- Objection to the reinstatement of 59 Bankhall Lane (originally proposed for deletion in the June 2015 draft CAA) - this is not considered justified as after June 2015 further information came to light about this property and it was considered to be a non-designated heritage asset worthy of retention in the CA.

4.0 Draft Addendum to the Bowdon CAMP

4.1 The Addendum proposes the inclusion of an additional policy in the CAMP addressing flood lighting within the Conservation Area. This matter was raised as an issue in the CAA and should therefore be addressed in the CAMP in a similar way to the Devisdale CAMP. Secondly, a typographical error was highlighted in relation to the roads recommended for a traffic survey. The Addendum can be viewed in Appendix 6. This addendum was approved for consultation purposes alongside the October 2016 South Hale documents, as set out above.

4.2 Only one response was received in relation to the Addendum. It was submitted by the Bowdon Conservation Group and accepts the wording as proposed in the addendum. The response can be seen in Appendix 2.

4.3 No changes are therefore proposed to the Addendum.

5.0 Sustainability Appraisal

5.1 Sustainability Appraisal (SA) is a process used to assess how sustainable development is being addressed and included in plans and strategies prepared by organisations. Because this process was undertaken as part of the preparation of the Trafford Core Strategy (in particular in relation to Policy R1) it was considered unnecessary to subject the CAA' to full Sustainability Appraisal because these documents seek to deliver (in part) Policy R1.

6.0 Next Steps

6.1 Following approval of the CAA and the CAMP for South Hale the documents will undergo the formal procedure for adoption as Supplementary Planning. The Addendum for Bowdon CAMP will be published on the Council's website alongside the adopted Bowdon CAMP.

Other Options

The production and adoption of CAA and CAMP will ensure that heritage assets will be preserved and enhanced. Historic England guidance sets out that designation is not sufficient to preserve and enhance these areas, the Trafford Core Strategy reflects this guidance in Policy R1, stating that the Council will prepare CAAs and CAMPs. Therefore to not progress with CAAs and CAMPs would be contrary to both government guidance and the Council's own planning policy. To not adopt the addendum would result in the Bowdon CAMP being inconsistent with the Bowdon CAA.

Consultation

The draft South Hale CAA and CAMP and draft Addendum to the Bowdon CAMP were subject to public consultation in line with both s69(2) Planning (Listed Buildings & Conservation Areas) Act 1990 and the Council's Statement of Community Involvement. In addition to this formal consultation, the consultants met with a number of key stakeholders during the production of the drafts. Comments from these stakeholders have been incorporated into the final South Hale CAA and CAMP.

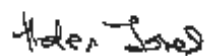
Reasons for Recommendation

The adoption of the South Hale CAA and CAMP and Addendum to the Bowdon CAMP will ensure that heritage assets will be preserved and enhanced. Historic England guidance sets out designation is not sufficient to preserve and enhance these areas; the Trafford Core Strategy reflects this guidance in Policy R1, stating that the Council will prepare CAAs and CAMPs.

Key Decision – Yes

If Key Decision, has 28-day notice been given? Yes

Finance Officer Clearance: Legal Officer Clearance: PC, CK



CORPORATE DIRECTOR'S SIGNATURE

Appendix 1- Approval dates of CAA and CAMP Documents for Conservation Areas

	Conservation Area Document	CAA and CAMP Approved
Linotype	CAA	Approved March 2016
	CAMP	Approved March 2016
Barton upon Irwell	CAA	Approved March 2016
	CAMP	Approved March 2016
Old Market Place	CAA	Approved October 2014
	CAMP	Approved March 2016
Stamford New Road	CAA	Approved October 2014
	CAMP	Approved March 2016
George Street	CAA	Approved October 2014
	CAMP	Approved March 2016
Goose Green	CAA	Approved October 2014
	CAMP	Approved March 2016
The Downs	CAA	Approved October 2014
	CAMP	Approved March 2016
Hale Station	CAA	Approved July 2016
	CAMP	Approved July 2016
South Hale	CAA	Document for Approval March 2017
	CAMP	Document for Approval March 2017
Sandiway	CAA	Approved July 2016
	CAMP	Approved July 2016
Bowdon	CAA	Approved July 2016
	CAMP	Approved July 2016

Devisdale	CAA	Approved July 2016
	CAMP	Approved July 2016
Ashley Heath	CAA	Approved July 2016
	CAMP	Approved July 2016
Ashton on Mersey	CAA	Approved October 2016
	CAMP	Approved October 2016
Brogden Grove	CAA	Approved October 2016
	CAMP	Approved October 2016
Dunham Town	CAA	Approved October 2016
	CAMP	Approved October 2016
Dunham Woodhouses	CAA	Approved October 2016
	CAMP	Approved October 2016
Empress	CAA	Approved October 2016
	CAMP	Approved October 2016
Flixton	CAA	Approved October 2016
	CAMP	Approved October 2016
Longford	CAA	Approved October 2016
	CAMP	Approved October 2016
Warburton	CAA	Approved October 2016
	CAMP	Approved October 2016

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Appendix 2

Responses Received to October 2016 Consultation on the Revised Draft South Hale CAA and CAMP

Date Received	Respondent	Person ID	Document name	Summary of Rep	Proposed Council Response
24- Nov-16	Pwa Planning	1386	Revised CAA South Hale - Oct 2016	The character of a number of streets has been eroded over time through the removal of mature boundary planting and replacement of boundary walls, hedges and gates with modern alternatives. The typical style for boundaries in the area is a low stone wall topped with a hedge, with taller mature planting beyond. Stone gateposts and timber gates were also typical. However, brick walls, timber fences, metal railings and ornate metal gates are now very common, together with numerous signs for security companies posted on property boundaries. This means the unity of the streetscapes has been eroded.	Agree
24- Nov-16	Pwa Planning	1386	CAA South Hale - Oct 2016	The proposal to remove Broad Lane from the Conservation Area is wholly justified. Full support for the reasoning provided in relation to this issue.	Support welcomed
24- Nov-16	Pwa Planning	1386	CAA South Hale - Oct 2016	Many of the newer houses on Broad Lane are designed in styles which are not representative of the historical Victorian and Edwardian architectural characteristics of buildings further west in the Conservation Area. There are many Neo-Georgian properties, for example, which is not a typical historical style in the area.	Agree
24- Nov-16	Pwa Planning	1386	CAA South Hale - Oct	Broad Lane no longer retains the historic character and appearance to warrant its	Agree

Date Received	Respondent	Person ID	Document name	Summary of Rep	Proposed Council Response
			2016	inclusion within the Conservation Area.	
24- Nov-16	Pwa Planning	1386	CAA South Hale - Oct 2016	Many properties on Broad Lane are late 20th century or early 21st century buildings with low or no architectural or historic interest. They appear to have been included in the original Conservation Area boundary because they represented the progression of development of South Hale up until the present day. However, this is not felt to be a strong enough argument for their retention within the Conservation Area given their low merit.	Agree
14- Oct-16	Local Resident	1440	CAA South Hale - Oct 2016	Disagree with the proposal to remove 7 The Coppice from the Conservation Area. The topography needs to be preserved. Trees at the property need protection. The Coppice is a fine example of careful planning and building development during the 1980s.	Noted. However 1980s properties do not meet the current criteria for designation in a Conservation Area
15- Oct-16	Local Resident	1391	CAA South Hale - Oct 2016	Object to the proposed boundary change of the Conservation Area. Broad Lane is one of the most beautiful roads in Hale. Each property has been under the Conservation Area restrictions, which has meant that they have been constrained with the type of building and are all in character with the road. The change of the boundary will change the appearance and character of Broad Lane, definitely not for the better.	Disagree. There have been a number of prominent replacements or additions of houses in the late 20th and early 21st centuries which has eroded its character through the removal of boundary planting and an inconsistency of boundary walls, gateposts and gates, with replacement ornate railings and red brick walls out of character with the Conservation Area. Modern extensions, window additions and other features are out of keeping with the traditional character of ornate, architectural detailing of the Arts & Crafts architecture seen elsewhere in the Conservation Area. Some typical elements survive, for example Woodcroft and Whitefriars but the overall character is of modern, gated properties. Several houses

Date Received	Respondent	Person ID	Document name	Summary of Rep	Proposed Council Response
					are very prominent in the street scene due to the removal of boundary planting and fences. This road is therefore recommended to be removed from the Conservation Area.
24- Oct-16	Local Resident	1441	CAA South Hale - Oct 2016	The properties on the south side of Warwick Drive from number 10 upwards do not have any conservation worthy attributes and should be excluded from the conservation area.	Disagree. The properties on Warwick Drive reflect elements of architectural detail and of other properties along Warwick Road and the wider South Hale Conservation Area. The buildings form a group and illustrate the development of the settlement in which they stand. It is acknowledged not all the properties are historic but the boundaries in Conservation Areas are not recommended to be drawn with small pockets of properties being excluded. Part of the criteria for Conservation Area designation is about character of the area and this is why these properties are included in the heart of the Conservation Area.
11-Nov-16	Local Resident	1339	CAA South Hale - Oct 2016	Broad Lane was included in the Conservation Area in 1986 and has hardly changed since	Disagree. There have been a number of new developments in Broad Lane despite its Conservation status
23-Nov-16	Emery Planning Partnership (The Architectural Practice)	1442	CAA South Hale - Oct 2016	The Architectural Practice welcomes the publication of South Hale Conservation Area Appraisal, which will help ensure the conservation area's historic and architectural interest is more accurately and clearly defined.	Support welcomed
23-Nov-16	Emery Planning Partnership (The Architectural Practice)	1442	CAA South Hale - Oct 2016	The boundaries of the conservation area have been carefully reconsidered and we support the logic of expanding this conservation area to the north west to include properties of nineteenth century date whilst omitting the area to the south east, by removing areas of suburban development	Support welcomed

Date Received	Respondent	Person ID	Document name	Summary of Rep	Proposed Council Response
				and twenty-first century properties that have no special interest.	
23-Nov-16	Emery Planning Partnership (The Architectural Practice)	1442	CAA South Hale - Oct 2016	The north west streets of Ollerbarrow Road, parts of Westgate and Leigh Road contain buildings that are Victorian and Edwardian in date, have clear architectural quality in terms of, for example, intact Arts & Crafts detail and design quality on these buildings. AHP welcomes the Council's proposal to include these properties in the proposed boundary extension.	Agree. Support welcomed.
23-Nov-16	Emery Planning Partnership (The Architectural Practice)	1442	CAA South Hale - Oct 2016	AHP considers that the draft conservation area appraisal for South Hale reflects the guidelines of Historic England's Advice Note 1, by redefining and clarifying the special interest of the area to focus on streets with good examples of Victorian and Edwardian domestic architecture.	Agree
24-Nov-16	Local Resident	1443	CAA South Hale - Oct 2016	Including more older properties in the boundary change is a good idea	Support welcomed
24-Nov-16	Local Resident	1443	CAA South Hale - Oct 2016	<p>At the moment the boundary of the conservation area finishes next door at no.27 Park Road. Our house was built at the side of no.27 in their garden, hence we are 27 a.</p> <p>No. 29 and 31 were constructed around a similar time to ours and are also not of the Edwardian style which is the prevailing style of this lower part of Park Road.</p> <p>No.31 has in the last couple of years been totally restyled but it is still of a modern appearance.</p>	Disagree. One of the purposes of the Conservation Area is to protect the historic character of an area. It is acknowledged in heritage guidance that not all the properties within a Conservation Area are historic. However the group value of houses adjacent to historic properties is a reason for their inclusion as any future changes proposed to these newer properties would have the potential to be more in keeping with surrounding historic properties. These 3 properties have historic properties next to, in front and behind them.

Date Received	Respondent	Person ID	Document name	Summary of Rep	Proposed Council Response
				The plan to include more of the older properties in the boundary change is a good idea and keep the style of houses in the era they were built, our house 27 a was built in 1972 when the style of houses were not at their most attractive , there is no benefit to have it included in the Conservation area.	
13-Oct-16	Local Resident	1439	CAA South Hale - Oct 2016	The extension of the South Hale Conservation Area will do nothing to preserve. It will devalue existing properties and make it more difficult for families to amend their homes to meet their changing needs. The current planning laws provide all the protection that is needed.	Disagree. Conservation Area status still allows householders to amend their properties but ensures this is done in way that respects historic character and features.
29-Nov-16	Local Resident	1445	CAA South Hale - Oct 2016	There is no longer any benefit in maintaining the Conservation Area status quo, support for the change. Over the last two decades, there has been much development that is not in keeping with a conservation area.	Agree
30-Nov-16	Local Resident	1446	CAA South Hale - Oct 2016	One interpretation of the appraisal report is of a failure by the council to preserve and enhance the conservation area. There are many houses that don't fit the conservation area and should not have been given planning permission.	Disagree. The changes in the boundaries have been proposed as a result of criteria for defining conservation areas changing since they were originally designated. In some cases historic character has been lost due to householders making inappropriate boundary changes through permitted development. In other cases the Councils recommendations to refuse an inappropriate planning applications has been overturned at appeal.
30-Nov-16	Local Resident	1446	CAMP South Hale - Oct 2016	The original stone gateposts are generally quite slim whereas brick ones are bulkier and stand out more especially if they don't match the house. Some dressed stone posts look as out of place as brick. Wooden posts seem to work well as replacements/alternatives as	Noted. The Management Plan proposes policies to cover boundary treatments and defines harmful development as:- "The significant loss of front garden space in favour of off-road parking. Excessive parking provision above maximum standards is not

Date Received	Respondent	Person ID	Document name	Summary of Rep	Proposed Council Response
				<p>they are slender too.</p> <p>Fences should not be given planning permission unless they are hidden behind plants. There are far too many fences already. The same applies to walls over 0.9m. This should not be retrospective but should apply to any replacements.</p> <p>If a front garden is paved over then it should have high hedge in front of it.</p>	likely to be acceptable”.
30-Nov-16	Local Resident	1446	CAMP South Hale - Oct 2016	Replacement wooden windows can be difficult to meet building regulations. Modern uPVC is virtually maintenance free - doesn't need painting every year or two and is more secure. On Bower road there is one semi where one set of windows has been replaced in uPVC while next door has the original wood. The uPVC has the same style as the wood and looks very similar - the uPVC looks a bit better.	Noted.
30-Nov-16	Local Resident	1446	CAMP South Hale - Oct 2016	Strongly against dimming lighting or turning it off. The LED lights are not suitable for the conservation area. A colour temperature of 2700k has a much warmer, cozy and inviting feel. Replace the oldest least efficient lights first & maximise energy & cost savings. The council should run some trials of different types of LEDs to see what people think. The lamp posts painted black with gold stripes look good in both modern and more historic settings. Using them across the whole of Trafford gives a common identity. The concrete lamp posts are pretty horrible.	Partially agree. A policy on LED lighting with a warm bulb is included in the Management Plan and will be at a level to comply with health and safety levels for the roads they are in. Changing the lighting columns is not appropriate for inclusion in the Management Plan
30-Nov-	Local	1446	CAA South	Narrower width double yellow lines can be	Noted. There are no proposals to change the

Date Received	Respondent	Person ID	Document name	Summary of Rep	Proposed Council Response
16	Resident		Hale - Oct 2016	used. For white lines, this depends on the size of the roads. Any junction with A or B roads should be as clear and as large as possible. For lesser roads, there is no need for thicker white lines. Many of the roads in the conservation area are in poor condition and only seem to get fixed when they become dangerous.	width of white lines
30-Nov-16	Local Resident	1446	CAA South Hale - Oct 2016	With regard to trees, allowance should be made for properties added to the conservation area. Support that the cherry trees along Bower Road have more protection now, hope the same applies to the triangle at the corner of Bower Road and Warwick Drive.	Noted. Following adoption of the Conservation boundary all properties and open spaces within it will be required to seek approval from the Council tree officer for pruning works on trees above the recommended size as set out in regulations.
30-Nov-16	Local Resident	1446	CAA South Hale - Oct 2016	The Appraisal and Management Plan are very detailed and thorough. Broad agreement with the reports.	Support welcomed
30-Nov-16	Local Resident	1446	CAA South Hale - Oct 2016	Introduce a rule so that only two out of the twenty nearest houses are allowed to be out of character for the conservation area. Any replacement house breaking this rule needs to closely match the general character of the area.	Disagree. This would not be Consistent with the Historic England Guidance used in writing the Management Plan
28-Nov-16	MLP Law LLP (Agent)	1444	CAA South Hale - Oct 2016	Object to 59 Bankhall Lane being included within the Conservation Area since:- 1. It has no merit for Conservation Area purposes; and 2. The Property has been blighted by the grant of the permissions for the erection of the building next door; and 3. The assessment in the October 2015 and 2016 Appraisals is not considered to comprise an assessment consistent with Historic England advice; and	Disagree. As a result of the planning application at no 61 planning officers made a closer review of no. 59 and considered it to be a non-designated heritage asset. In addition comments from the residents at the consultation meeting and further discussions with Hale Civic Society provided more information on the age of properties and support for their inclusion in the Conservation Area. Therefore it was decided by the Council's heritage consultant that on balance

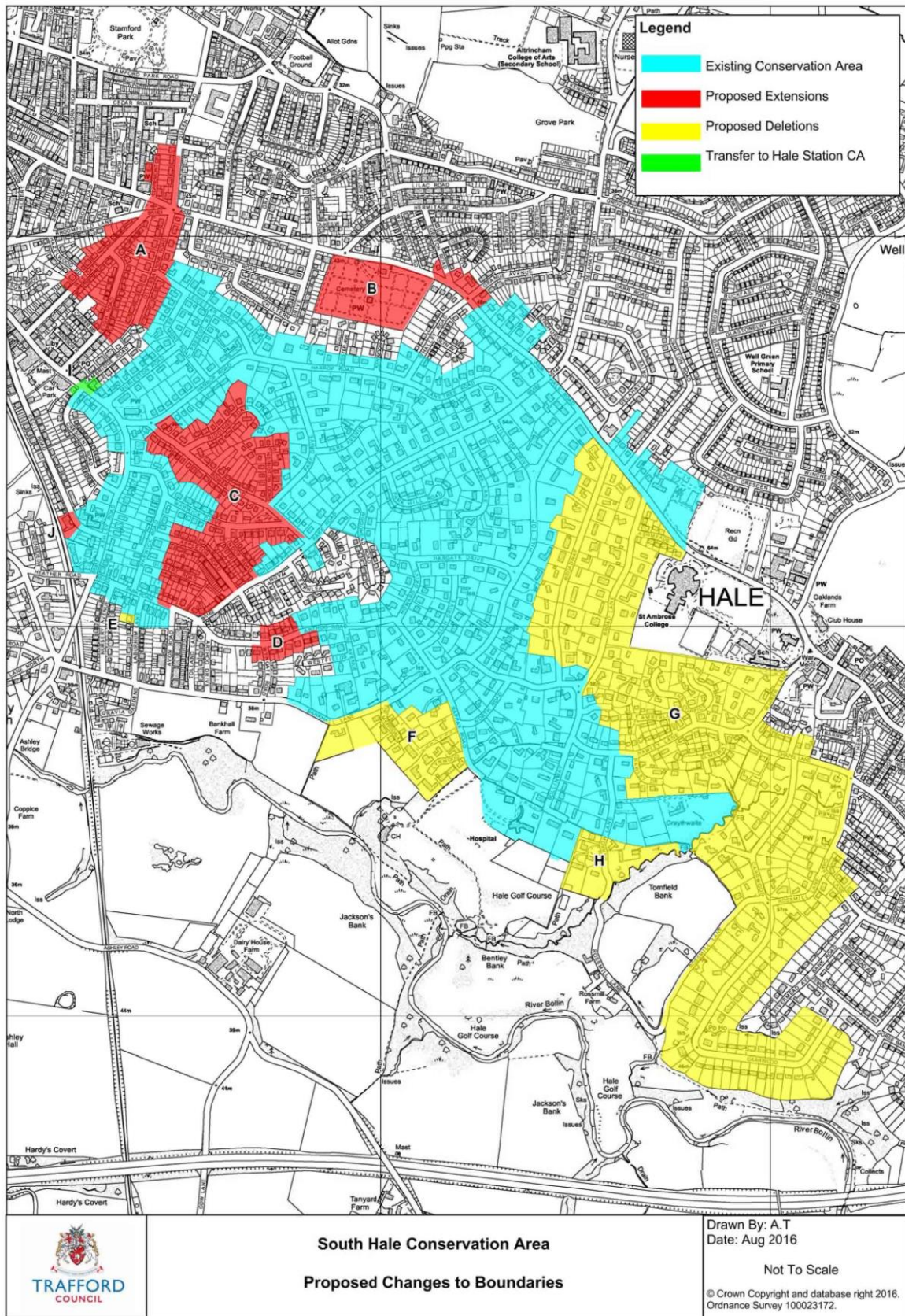
Date Received	Respondent	Person ID	Document name	Summary of Rep	Proposed Council Response
				4. It is considered that to include it within the Conservation Area taking into account the above is inconsistent, irrational, irregular and unreasonable.	although the properties on the western edge of Bankhall Lane are of a lower quality than those on the eastern section their age and mature landscaping continue the character of the Conservation Area and so warrant keeping them within the Conservation Area.
28-Nov-16	MLP Law LLP (Agent)	1444	CAA South Hale - Oct 2016	59 Bankhall Lane does not have "special architectural or historic interest" for the purposes of the Planning (Listed Buildings and Conservation Areas) Act 1990.	Disagree. The property is believed to be built in 1900, set within a large plot with mature landscaping which is in keeping with the character of the Conservation Area.
28-Nov-16	MLP Law LLP (Agent)	1444	CAA South Hale - Oct 2016	As a result of the grant of the planning permission reference PP/84541/FUL/14, there will now be a property within very close proximity (of a mass and bulk) completely inconsistent with the design and appearance of 59 Bankhall Lane with a substantial negative impact on the Property	Noted.
28-Nov-16	MLP Law LLP (Agent)	1444	CAA South Hale - Oct 2016	59 Bankhall Lane and that two along known as "Oak House" were built around the similar time by the same person and are of a similar architectural style and appearance, but Oak House is not deemed to be a "Positive Contributor". The description of the Property as a "Positive Contributor" (on page 77) in both the October 2015 and 2016 Appraisals is very generic (with exactly the same wording utilised in respect of numerous other properties within the Appendix) and does not specifically apply to the Property.	Noted. The Councils heritage consultant identified the positive contributors. These are identified not only on age and style but take into other criteria as set out by Historic England Guidance on page 124 of the CAA
28-Nov-16	MLP Law LLP (Agent)	1444	CAA South Hale - Oct 2016	59 Bankhall Lane must have been specifically considered in the June 2015 Appraisal not to be of sufficient quality for it to be proposed as an exclusion to the Conservation Area.	Noted. The western section of Bankhall Lane was proposed in the June 2015 first draft CAA for consultation to be excluded. However as a result of the planning application at no 61 where a case was made for no 59 to be a non-designated heritage

Date Received	Respondent	Person ID	Document name	Summary of Rep	Proposed Council Response
					asset, comments from the residents at the consultation meeting, further discussions with Hale Civic Society and the establishment of the exact age of the property it was decided by the Council's Heritage consultant that on balance although the properties on the western edge of Bankhall Lane are of a lower quality than those on the eastern section their age and mature landscaping continue the character of the Conservation Area and so warrant keeping within the Conservation Area.
28-Nov-16	MLP Law LLP (Agent)	1444	CAA South Hale - Oct 2016	The latest draft of the CAA shows 59 Bankhall Lane it to be included and the Townscape Analysis (Map 13) amended to refer to 59 Bankhall Lane as being a 'Positive Building'. The reference to properties 59, 65 etc. not having "sufficient quality or historic architectural appearance to warrant inclusion in the Conservation Area that was in the June 2015 draft has been removed.	Noted. Further work was carried out by the Council's consultant in June 2016 to review the consultation responses received from previous consultations and any new information. As a result the information provided about No 59 led officers to consider the property to be a non-designated heritage asset and should be included in the Conservation Area and designated a positive contributor.

Responses received to the October 2016 Consultation on the draft Addendum to Bowdon CAMP

Date Received	Respondent	Person ID	Document name	Summary of Rep	Proposed Council Response
1-Nov-16	Bowdon Conservation Group	1070	Addendum to Bowdon CAMP – Oct 2016	Support the two amendments proposed in this consultation - the new Policy 48 and the proposed amendment to Policy 37.	Support welcomed.
1-Nov-16	Bowdon Conservation Group	1070	Addendum to Bowdon CAMP – Oct 2016	The two amendments should be incorporated into the core CAMP document so that they achieve equal prominence with the rest of the management plan policies.	Noted. The Addendum will be published alongside the adopted CAMP.

Appendix 3 – South HALE Conservation Area - Proposed Boundary Changes



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

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

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

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

- **Boundary Extension C**

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

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

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

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

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

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

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

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

South Hale Conservation Area – Supplementary Planning Document SPD5.21



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Conservation Area Appraisal – March 2017



South Hale Conservation Area Conservation Area Appraisal

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1. Introduction

1.1. Designation and Extensions of South Hale Conservation Area

- 1.1.1 South Hale was designated as a Conservation Area on the 25th of February 1986, and has not been altered since then until the revision adopted in 2017.

1.2. Definition of a Conservation Area

- 1.2.1 A conservation area is an area “of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.”¹ Designation takes place primarily by local planning authorities under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Local planning authorities also have a duty from time to time to review the extent of designation and to designate further areas if appropriate.² 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.
- 1.2.2 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.

1.3. Value of Conservation Area Appraisals

- 1.3.1 The National Planning Policy Framework 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 appraisal fulfills 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.”³

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

² Section 69 (2) Planning (Listed Buildings and Conservation Areas) Act 1990.

³ Section 71(1) Planning (Listed Buildings and Conservation Areas) Act 1990.

- 1.3.2 Conservation areas may be affected by direct physical change or by changes in their setting. 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.⁴
- 1.3.3 The purpose of the Appraisal is, in accordance with the methodology recommended by Historic England,⁵ to define and record the special architectural and historic interest of South Hale Conservation Area. This Appraisal has been used to prepare a Management Plan which sets out suggested actions to maintain and enhance the special character of the area. These documents will support the active management of the Conservation Area through the development control process, including support for appeals.
- 1.3.4 The undertaking of an appraisal will lead to a better understanding of the development of the conservation area, in terms of its local distinctiveness, setting and condition, which together contribute to the place it is today. This will enable the basis for positive management of the conservation area.
- 1.3.5 An adopted conservation area appraisal is a material consideration to appeal decisions and also relevant to decisions made by the Secretary of State when considering urgent works to preserve an unlisted building in a conservation area. An appraisal can inform those considering investment in the area, help guide the form and content of new development⁶ and result in an educational and informative document for the local community.⁷
- 1.3.6 The Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) sets out permitted development rights for certain minor forms of development - i.e. development that may be legitimately undertaken without the need for planning permission. An appraisal can assess whether or not permitted development rights are having an adverse impact on the special interest of a conservation area and whether or not the use of an Article 4 direction is appropriate.

⁴Historic England, *Guidance on Conservation Area Appraisals*.(London: Historic England,2006) para 2.8.

⁵Historic England, *Guidance on Conservation Area Appraisals*.(London: Historic England,2005).

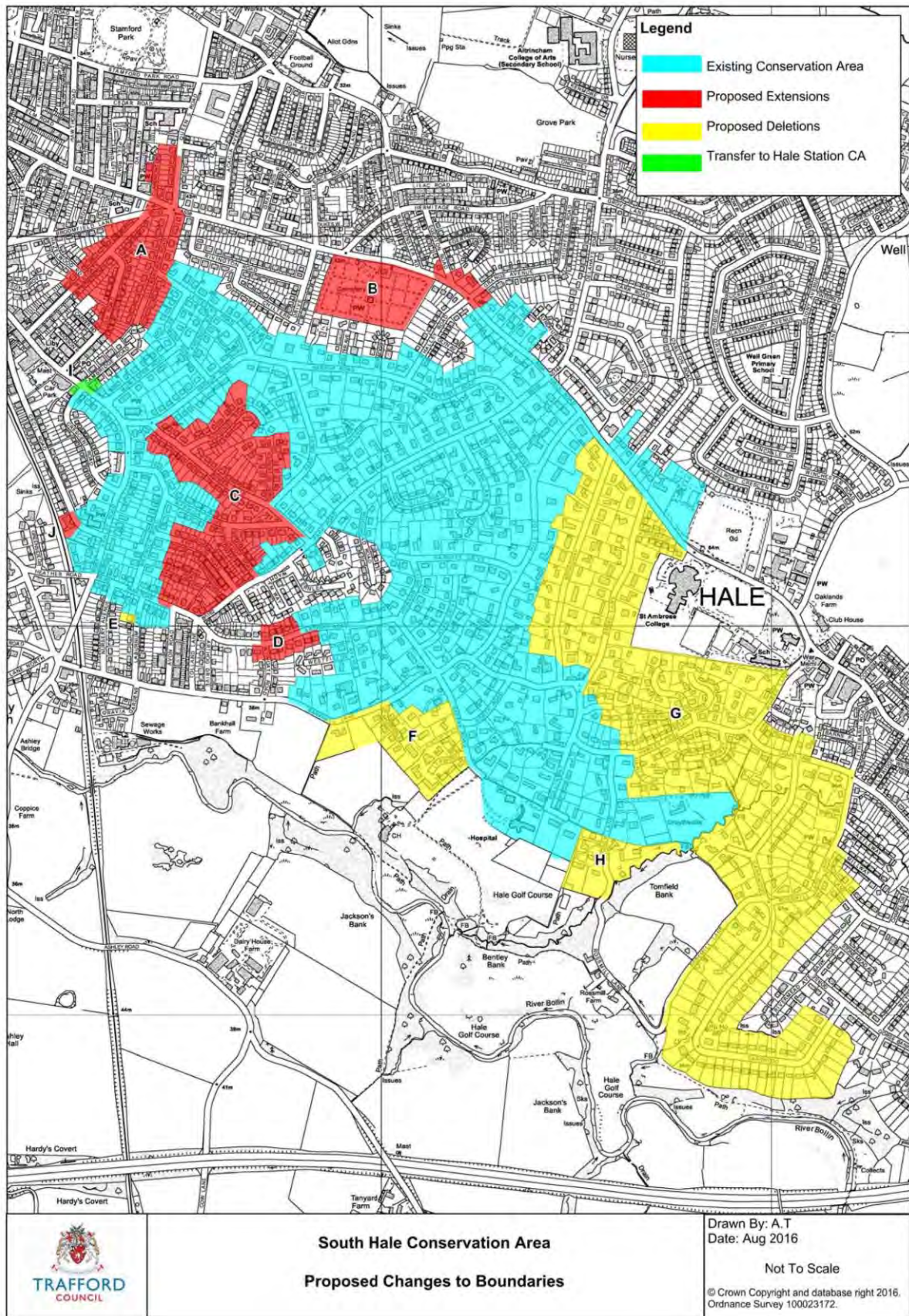
⁶Historic England, *Understanding Place: Conservation Area Designation, Appraisal and Management*. (London: Historic England, 2011) para 1.7

⁷Historic England, *Understanding Place: Conservation Area Designation, Appraisal and Management*. (London: Historic England, 2011) para 1.9

- 1.3.7 This appraisal will provide a character assessment of the present Conservation Area and those areas under consideration for extension. The document will seek to identify those factors resulting in adverse harm to the special interest of the conservation area, identify whether cumulative change can be addressed through Article 4 directions and assess if statutory action is required to safeguard significant buildings at risk. A review of existing boundaries has also been undertaken to determine if areas should be included or removed from the designation. They are discussed under the relevant Character Zone in Section 4 and the specifics of the extensions/deletions are discussed in Section 7; the extensions and deletions adopted 2017 are also shown in Map 1. Consequentially the document will provide background evidence for assessing the acceptability of development proposals.
- 1.3.8 Further guidance and proposals are detailed in the corresponding South Hale Management Plan which should be considered in conjunction with this appraisal.

1.4. Scope of the Appraisal

- 1.4.1 This document is not intended to be comprehensive in its scope and content. Omission of any specific building, structure, site, landscape, space, feature or aspect located in or adjoining to South Hale Conservation Area should not be taken to imply that it does not hold significance and positively contribute to the character and appearance of the designated heritage asset.
- 1.4.2 As an area evolves evidence may emerge which provides a greater understanding of a heritage asset(s) and the contribution made to the special interest of South Hale Conservation Area. Such information should be considered in conjunction with the appraisal during the course of decision making by the local planning authority.
- 1.4.3 The positive characteristics as defined by this document should be the starting point for further discussion with the local planning authority where alterations are being considered to or will affect a heritage asset(s). Each site will be judged on its own merits and there are bound to be variations in the quality of individual developments. It will not be acceptable merely to emulate the least successful or highest density of these or to use such sites as an excuse for making matters worse. Instead regard should be paid to those elements which make South Hale Conservation Area significant.
- 1.4.4 This Conservation Area Appraisal has been produced by Trafford Council following the submission of an initial draft by Kathryn Sather Associates and an additional report by Purcell.



Map 1: South Hale Conservation Area Changes to Boundaries Adopted 2017

2. Planning Policy Context

2.1. National and Local Planning Policies

2.1.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework provide the legislative and national policy framework for Conservation Area appraisals and management plans. The NPPF (paragraph 126) states:⁸

2.1.2 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 recognize 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.

2.1.3 NPPF (Annex 2) defines a heritage asset as, “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 asset includes designated heritage assets and non-designated heritage assets identified by the local planning authority (including local listing)”. The guidance also states that a designated heritage asset is one that is classed as “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.”⁹ A non-designated Heritage Asset is a building, monument, site, place, area or landscape identified as having a degree of significance that is not protected under legislative framework.

⁸Department of Communities and Local Government, *National Planning Policy Framework*. (Department of Communities and Local Government, 2012) para126.

⁹Department of Communities and Local Government, *National Planning Policy Framework*. (Department of Communities and Local Government, 2012) Annex 2.

2.1.4 This document must be considered alongside the Council's policies concerning development and the use of land as set out in the Trafford Core Strategy formally adopted on 25th January 2012. Of particular relevance is amongst others:-

- Policy R1 - Historic Environment relating to designated and non-designated heritage assets;
- Policy R5 - Open Space Sport and Recreation,
- Policy R6 – Culture and Tourism,
- Policy L7 – Design.

2.1.5 A number of policies and proposals of the Revised Unitary Development Plan adopted in 2006 are currently “saved”, such as ENV21 Conservation Areas and ENV22 Conservation Area Designation, until they are replaced by the Land Allocations Development Plan Document. General Supplementary Planning Documents SPD New Residential Development and SPD Householder Extensions are relevant. The specific Supplementary Planning Guidance for South Hale was adopted in January 1996. This will be replaced with this appraisal and the accompanying Management Plan.

2.2. Conservation Area Policy Guidance

2.2.1 This appraisal was undertaken consulting guidance provided by Historic England in the subsequent documents;

- 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
- Conservation Principles Policies and Guidance

2.2.2 The Historic England document *Conservation Principles*, published in 2008, provides policies and guidance for identifying significance. Four heritage values are assigned through which a site or place can be interpreted; evidential, historical, communal and aesthetic.

- 2.2.3 Further guidance has been issued by Historic England in the suite of documents *Understanding Place* with a view to setting out approaches to undertake assessments of historic areas allowing a greater understanding of the character of a place and its capacity for change. In particular *Understanding Place - Historic Area Assessments: Principles and Practice* stresses the importance in 'identifying and understanding particular qualities, and what these add to our lives, is central to our engagement with our history and culture'. As referenced in *Understanding Place - Historic Area Assessments: Principles and Practice*, *Power of Place* published by Historic England, 'stressed the positive impact of local and 'ordinary' heritage – what might be termed the buildings and spaces in between 'monuments' – on the quality of people's lives and its central role in constructing local identity'.
- 2.2.4 In addition, consultation of the Historic Environment Record for South Hale maintained by the Greater Manchester Archaeological Advisory Service (GMAAS) has been undertaken and also assessment of the Trafford Urban Historic Landscape Characterisation Project 2008. The Trafford Urban Historic Landscape Characterisation Project has been used to inform the historic research, to aid in the identification of landscape types within the South Hale Conservation Area, and help to identify management issues within landscape types.
- 2.2.5 The proposals set out by this appraisal underwent 3 separate periods of public consultation and were submitted for consideration at public meetings in the area to which they relate.¹⁰ The local planning authority had regard to all views concerning the proposals expressed by persons attending the meeting¹¹ and during the periods of consultation.

2.3. Control Measures Brought about by Designation

- 2.3.1 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.*"¹² This requirement, as set out in legislation, is also reflected in national and local policy.

¹⁰Section 71 (2) Planning (Listed Buildings and Conservation Areas) Act 1990.

¹¹ Section 71 (3) Planning (Listed Buildings and Conservation Areas) Act 1990.

¹²Section 72 (1) Planning (Listed Buildings and Conservation Areas) Act 1990.

2.3.2 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.

3. The Summary of Special Interest

3.1.1 The special character of South Hale Conservation Area derives from the following elements:

- There are many fine individual residences built in the area, in a variety of architectural styles and from a variety of periods including Victorian, Edwardian and modern. Some of these houses are the work of renowned architects such as Edgar Wood and Henry Goldsmith.
- The housing comprises a combination of semi-detached and detached properties. The materials include red and brown brick, some are partially or fully rendered using traditional materials, this is common with the arts and crafts houses. There is a high level of architectural integrity and detail.
- Houses are set in gardens, which are characterised by a variety of mature trees and shrubs. The low proportion of the gardens given over to hard standing and the space around the properties give South Hale its characteristic of spaciousness.
- The area is characterized by tree lined streets (many with grass verges) and some areas of on-street planting.
- The area was historically characterised by low garden walls, with hedges of various species above and trees along the boundary or hedgerows of holly or box. Many of these historic boundary treatments remain today, also some driveways retain their cobbles, which extend onto the street line, forming part of the pavement.
- This area was part of an important communication network dating back to Roman times. Not only is this area linked to an important Roman Road, it is thought there was a second route leading southeast towards the area of Hale Station, Hale Barns and beyond. Roman coins were found along Hale Road.
- In the medieval period South Hale was an agricultural community of dispersed farmsteads, a common historic form of settlement in the area of Cheshire.
- The medieval farm land was overlaid and extended by an early Victorian and very prosperous suburban community. Development in this area took place between the 1840s and 1930s. This is reflected in the large number of residences dating from these periods. The Conservation Area provides a fascinating spectrum of substantial residential properties.
- The special interest of the Conservation Area is enhanced by the cumulative effect created by its spaciousness, the mature landscaping and the compatibility of natural and man-made features.

- South Hale enjoys beautiful views out of the Conservation Area towards the River Bollin. The topography, sloping down towards the river affects the views out of the Conservation Area. It is noticeable that Hale Road steadily climbs from Hale achieving a height of over 64 metres at the eastern end of Hale Barns. Some of the roads in the area rise to a similar height, Hill Top rises to a height of 62.2 metres and as the road continues south west towards the junction with Bankhall Lane, the topography descends to a height of 55.2 metres¹³. The undulating landscape creates a semi-rural character within the Conservation Area.
- The area provides a habitat for wildlife and is characterised by the sound of birdsong. Many of the streets are lined with trees and gardens contain many mature trees of diverse species and shrubs.

¹³ Ordnance Survey surface levels above the Newlyn Datum taken from plan SJ 7886 & SJ 7986 surveyed 1965.

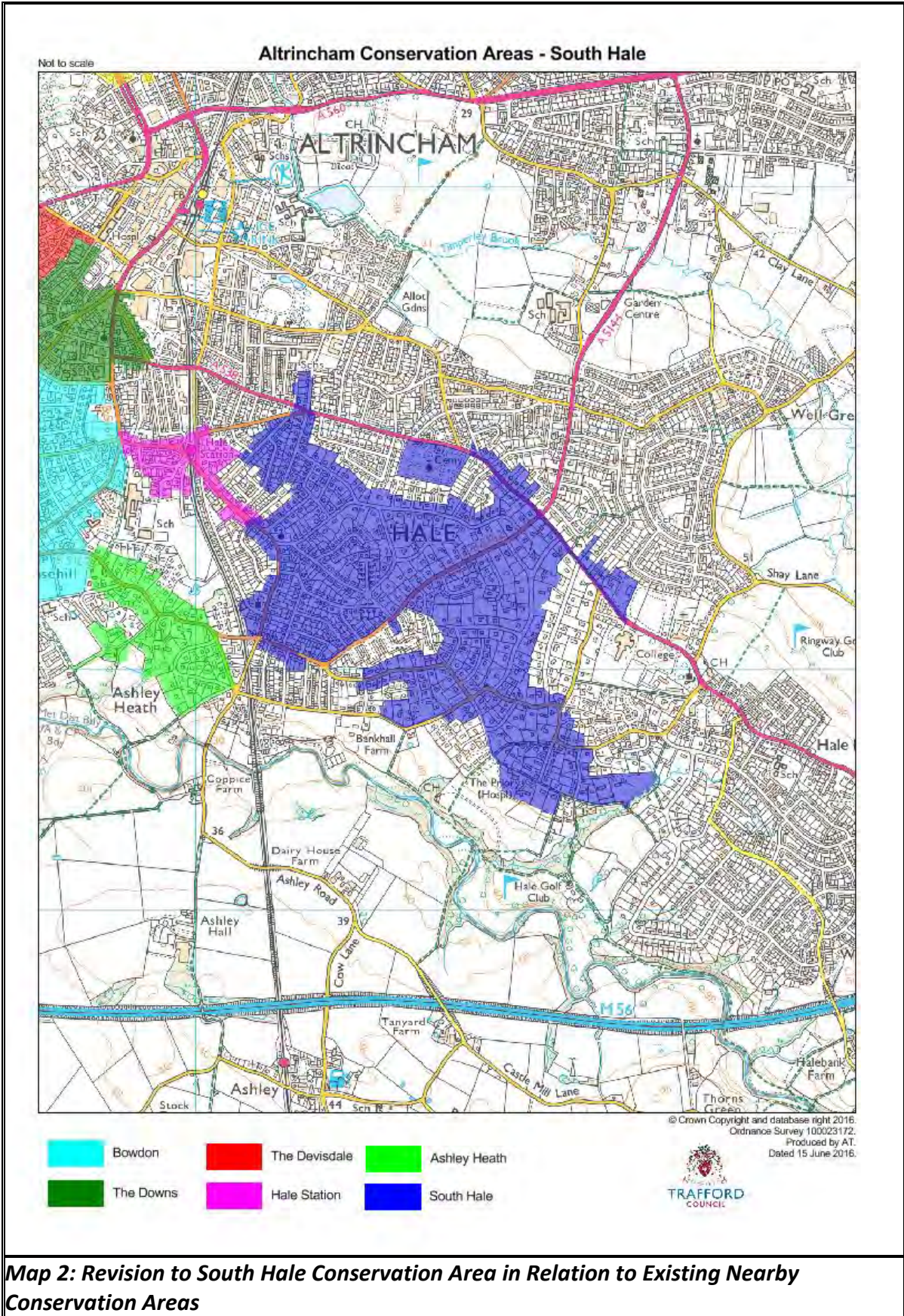
4. Assessment of Special Interest

4.1. Introduction

- 4.1.1 The main section of the appraisal comprises a detailed analysis of the special interest of the South Hale Conservation Area with regard to its location and setting, historic development and archaeology, architectural quality and built form, open space, parks and gardens.

Location and Setting

- 4.1.2 The Township of Hale is located 16.1 km to the south west of Manchester. Hale is bounded along the south by the River Bollin, the western boundary runs along the edge of Bowdon Hill, the east of Hale is bounded by Styal, and in the north by Timperley Brook. Hale is situated on an east-west sandstone ridge. This ridge runs along the northern bank of the River Bollin from Bowdon Hill to Styal. At the western end of Hale Road the ridge is 43m OD and rises to 65x1 OD at the centre of Hale Barns, before falling away again. Along the Bollin valley in the southwestern corner of the township the ridge is at its lowest level, 25m OD.
- 4.1.3 The geology of the Hale area is comprised of two elements as it is sited on a thick deposit of glacial drift. There are sand and gravel deposits along the Bolin valley, as well as in the Hale Barns and Hale Moss areas. The rest of the Township is covered with Boulder Clay deposits.
- 4.1.4 The South Hale Conservation Area is one of the five conservation areas situated to the south of Altrincham. These are The Devisdale, Bowdon, Ashley Heath, Hale Station and South Hale Conservation Areas. The South Hale Conservation Area lies to the south east of the Bowdon, Devisdale and Ashley Heath Conservation Areas and adjoins Hale Station by an extension in the adopted Hale Station Conservation Area Appraisal July 2016. The nearby Conservation Areas are shown on Map 2.

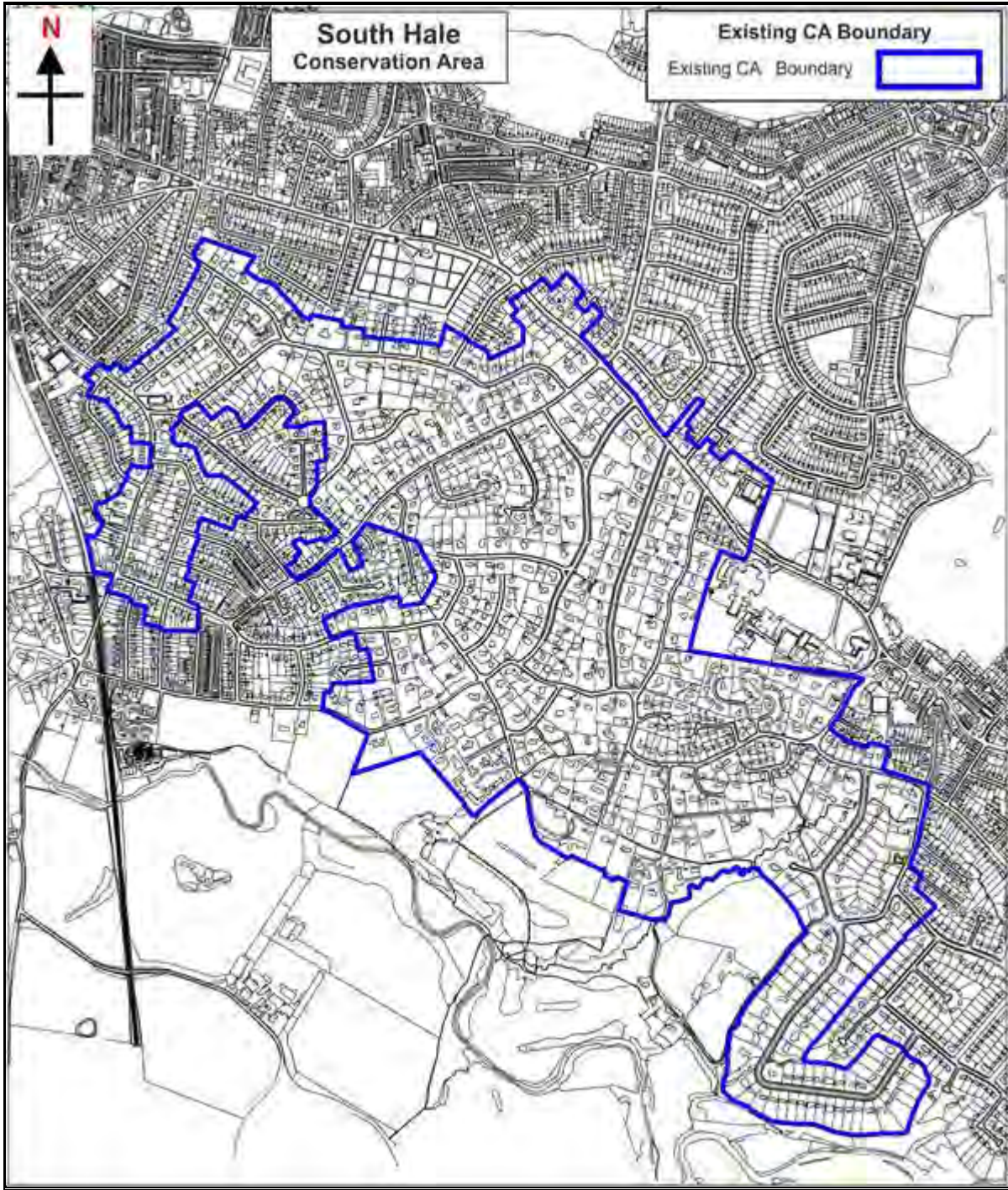


General Description, Character and Plan Form

- 4.1.5 The existing South Hale Conservation Area is irregular in plan, stretching from Hale Road in the north to Carrwood in the South. However the revisions to the boundary have reduced the area considerably and have made Hilltop the revised boundary to the east and Barrow Lane and Hawley Lane the boundaries to the south eastern across to Rappax Road, part of Bankhall Lane to the south, Harrop Road, Hale Cemetery and Ollerbarrow Road to the north, Westgate Road to the north west, Ashley Road to the west and Arthog Road to the south west. It is largely residential in character but includes a number of larger detached community buildings; St Peter's Church, St Peter's Assembly Rooms, The First United Reform Church, The Trinity Hale United Reform Church and the Hale Conservative Club. The Hale Cemetery on Hale Road and the Assembly Rooms on Cecil Road are also included within the boundary revisions. There are several commercial premises along Ashley Road now moved to Hale Station Conservation Area and an Iron Mongers within the extension on Queens Road. The residential areas are comprised of properties of a variety of dates and architectural styles. These include 17th century cottages and farmhouses, as well as spacious Victorian and Edwardian detached and semi-detached houses; inter-war properties and 20th and 21st century infill and redevelopment.
- 4.1.6 The plots vary in size and form, ranging from modest rectangular plots uniformly lining streets to large irregularly shaped plots removed from the street line. The architectural styles vary but are characterised by a high level of architectural detail, which has generally been retained. Some of the Victorian, Edwardian and 20th – 21st century properties are of a considerable size. Many are inspired by the Arts and Crafts movement but also include elements of the vernacular movement and some aspects of Queen Anne style. There is an area of houses designed by the renowned architect Edgar Wood built as part of the Richardson Estate and several properties built by John N. Cocker, in the style of Edgar Wood, many of which are listed. The recent developments display a combination of architectural styles that reflect Gothic, Tudor, Arts and Craft, Moderne and Classical architecture. They occupy spacious plots and are of a grand scale. The predominant building material for much of the area is red brick.
- 4.1.7 There are a number of open public spaces within the Conservation Area including the Hale Tennis Club, the Hale Barns Tennis Club, Hale Cemetery, and the churchyard to St Peter's Church and the space surrounding the St Peter's Assembly Rooms. The grounds of The Priory, formerly a Victorian residence, still provide an area of open space in Character Zone C of the Conservation Area, although this is private property. There are also small areas of landscaped planting within the Conservation Area, such as grass verges to pavements, which add to the character of the area.
- 4.1.8 The character of the Conservation Area is not uniform, hence the proposal to recognise three Character Zones. Zone A is made up of fairly dense properties, late 19th to early 20th century public buildings and the fine houses built in their vicinity. Zone B is less dense and predominantly Edwardian in date. In Zone C the majority of the houses are

again spacious Edwardian properties. However, there are also interwar and modern dwellings and houses are set back from the road in mostly large plots.

- 4.1.9 The streetscape is generally tarmac road surfaces with pavements of tarmac. In some areas stone curbs and areas of cobbles lining the roads have been retained. The street furniture varies throughout the area. Street lighting is mainly modern black metal posts of varying heights and there are also some examples of concrete lampposts. Traffic management signage is of a modern design.
- 4.1.10 The majority of properties are set back from the street line; some are completely concealed from view by high boundary treatments, mature trees and shrubbery. There are a variety of boundary treatments such as low stone walls with planting above, railings, modern brick walls and a variety of wood paneled fencing. The extensive stretches of stone boundary walls are an important historical feature contributing to the character of this Conservation Area. The effect of the mature trees and boundary treatments is one of seclusion, and visually the trees and planting have a more prominent effect on the street scene than many of the properties. A large proportion of the properties within the Conservation Area are detached and many are set within substantial grounds. Plot sizes do vary and there are also examples of smaller plots due to plot divisions to allow for modern development. Historic terraced development and properties with a denser urban grain have generally been excluded from the Conservation Area as they do not represent the predominate character of the Conservation Area.
- 4.1.11 Topographically the Conservation Area is situated on the southwestern side of a slope, descending towards the river Bollin. The natural gradient of the area is clearly visible along Hilltop and Bankhall Lane.



Map 3: Existing South Hale Conservation Area Boundary

4.2. Historical Development of South Hale Conservation Area.

- 4.2.1 It is considered that South Hale Conservation Area charts the evolution of Hale as an affluent residential suburb from the Victorian semi-detached properties close to the commercial centre of Hale to the substantial, low density modern housing in the south.
- 4.2.2 The Tithe map depicting the Conservation Area indicates that at the beginning of the 19th century it was still an agricultural settlement with very few, dispersed farmsteads and properties. Hale Road (once called Long Lane) was in existence, as was part of Park Road, which at that time was named Dob Lane. Park Road did not join Hale Road as it does today, but instead veered to the east and formed another stretch of road named Swang Lane. At the southern end of Dob Lane, Ashley Road was also in existence and The Bleeding Wolf is shown on the Tithe map. The Tithe map also shows that there was a Poor House in existence on Dob Lane. These were recorded by the Tithe Apportionment as cottages and gardens owned by the guardians of the poor. There were also a further five properties (or small groups of structures- as some are recorded as houses and cottages or cottages and outbuildings) along Dob Lane within the current Conservation Area Boundary. These were owned by the Harrop and Foden families.
- 4.2.3 The southern section of Swang Lane later became Broad Lane. At this time there was one property to the south of the lane, now the Old Barn and 30 Broad Lane. Swang Lane extended to the west and then south, forming part of what is today Bankhall Lane. There was a property in existence on the plot of number 104 Bankhall Lane and another that is presumably now number 92 Bankhall Lane. There was also a structure on the site of what is today Clough Cottage and it is named Clough on the Tithe map. Hawley Lane, Barrow Lane and Wicker Lane were also in existence, proving that these roads have been well used routes through the area since the early 19th century. There is a property on the corner of what is now Bollin Way, and Barrow House and another structure to the south end of Barrow Lane are shown on the map.



**Photograph 1: The Bleeding Wolf on Ashley Road
(Altrincham Area Image Archive BM0286)**

Demolition of The Bleeding Wolf public house, 1898

- 4.2.4 Originally part of a farm, the building was demolished soon after 1897, when the then publican and lessee Edward Bailey, bought the freehold from the Stamford Estate Trustees. He replaced it with a grand mock tudor building, complete with turret, completed by 1902. Part of the new pub was built on the footprint of the old one, so that the licence could be retained. In 1901, his sons William and Edward were employed as barmen. By 1872 Dob Lane had been re-named Park Road, and it had been extended to adjoin Hale Road. The land to the northwest of Park Road remained undeveloped agricultural land. Swang Lane was extended by this point to meet Hale Road. There was very little further residential development by this date, with the exception of Parkhill on Park Road. The 1899 OS map of the area indicates land use and shows that there was a large nursery within the Conservation Area just to the south of Hale Road named Broadlanehead Nursery. To the north of Bankhall Lane, Arthog Road and The Avenue had been laid and residential development was starting to increase in the area as well as along Park Road, Ashley Road, and part of Harrop Road. St Peter's church was completed in 1892 and St. Peter's School (subsequently St. Peter's Assembly Rooms) was opened in 1904 at the south end of Ashley Road, adjacent to the railway. As a consequence of this there was demand for houses and in addition to building on Ashley Road and Park Road, Warwick Road and Drive were developed.



Photograph 2: Ashley Road 1909 (Altrincham Image Archive DR0182r)

- 4.2.6 The Hale Cemetery was first laid out in the 1890s, the earliest burial having been recorded in 1894. At the time of the 1898 OS map, the cemetery contained a central mortuary chapel and what appears to have been a lodge building, but also a large property that may have been built prior to the cemetery. The cemetery was flanked on either side by nurseries with undeveloped land to east, west and south. By 1909, the cemetery had expanded in its south east corner and absorbed part of the east nursery. This continued as the surrounding town developed and the population grew, resulting in an increased demand for burial land. By 1936 the cemetery had grown to encompass both nurseries, matching its existing proportions with neatly regimented pathways and burial plots. By this date a block of public lavatories has been added adjacent to the entrance from Hale Road. By 1967, a number of outbuildings had been added to the supposed lodge building. The lodge is now in use as a private residential property.
- 4.2.7 This trend of development continued and by 1911 Howard Drive, Alan Drive and North Road had been laid and developed with residential housing. In the northwest section of the Conservation Area Murieston Road, Prescott Road, Belmont Road and Leicester Road had been laid and developed; Harrop Road had been laid and extended into Planetree Road. The development around Park Road had expanded with the addition of cul de sacs such as Park Drive and Park Avenue. Bower Road was in existence by this point as was Warwick Drive. The land to the southeastern area of the existing Conservation Area remained reasonably undeveloped, with a few additions sited at a much lower density, on substantial plots. For a short period nurserymen had become a feature of Hale leasing lands in advance of the building line and supplying the prosperous suburbia of Bowdon and Altrincham.¹⁵ By 1911 further nurseries were in existence. Parkhill Nursery was situated to the south of Park Road and Bankhall Nursery to the south of Bankhall Lane.
- 4.2.8 The period leading up to the First World War was a significant period in the urbanisation of eastern Hale. Technological advancements namely the invention of the internal combustion engine during the Edwardian period, resulted in previously undeveloped areas of eastern Hale becoming accessible for residential development aimed at the upper and middle classes. Council records indicate that plans were approved for three residential properties along Hilltop, including Oak Bank, during the period 1913 -14 for the desirable 'motor house'. Perhaps significantly this coincided with the first production of Model T Fords in Britain at Trafford Park in 1913.¹⁶ Plans were approved for the laying out of a new road as part of the Cilbran's building estate named Hill Top and Hill Top Drive in 1911¹⁷. Although work began, the residential development of Hill Top was halted by the outbreak of the First World War and Second World War. Minutes from the Lands Cultivation Sub Committee, Hale Urban District Council held in October 1917 indicated the Cilbrans allowed the Council and residents to cultivate land on Hill Top for allotments to support the 'Dig for Victory' campaign.

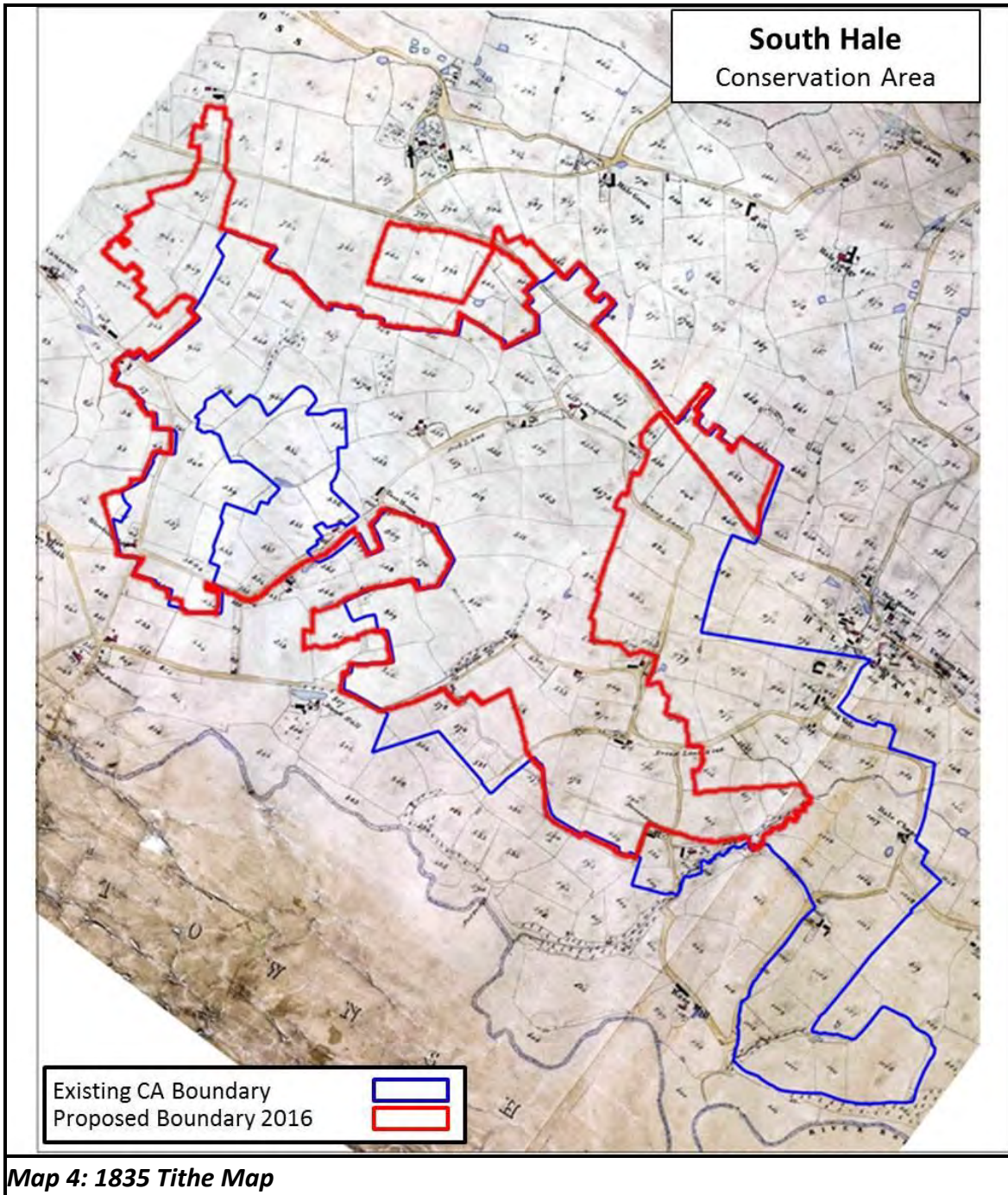
¹⁵ Dore, R.N., *A History of Hale: Domesday to Dormitory* (Hale Civic Society 1987) 120

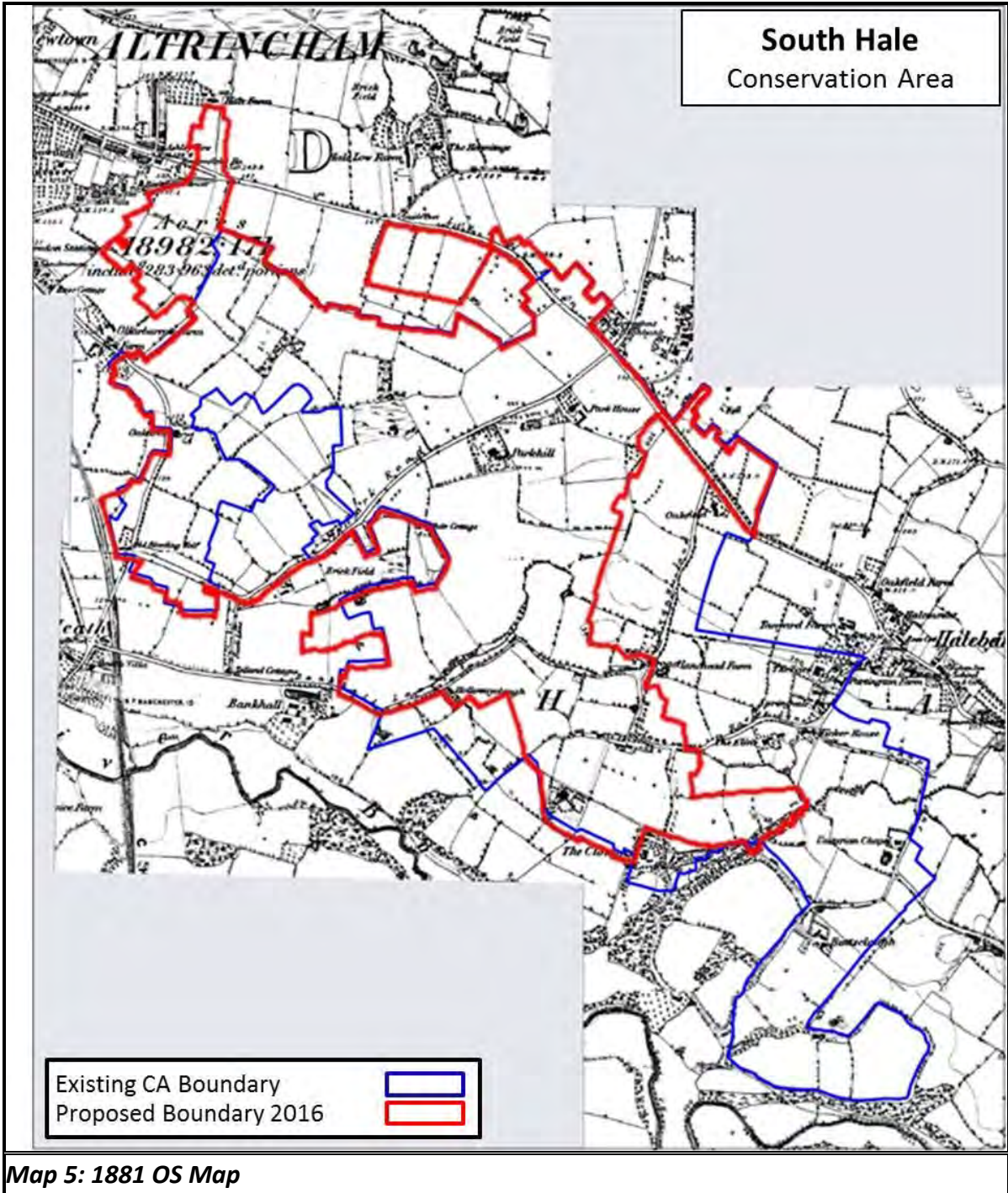
¹⁶ Lawrence, R.R., *The Book of Edwardian & Interwar House*, (Arum Press Limited, 2009) 8

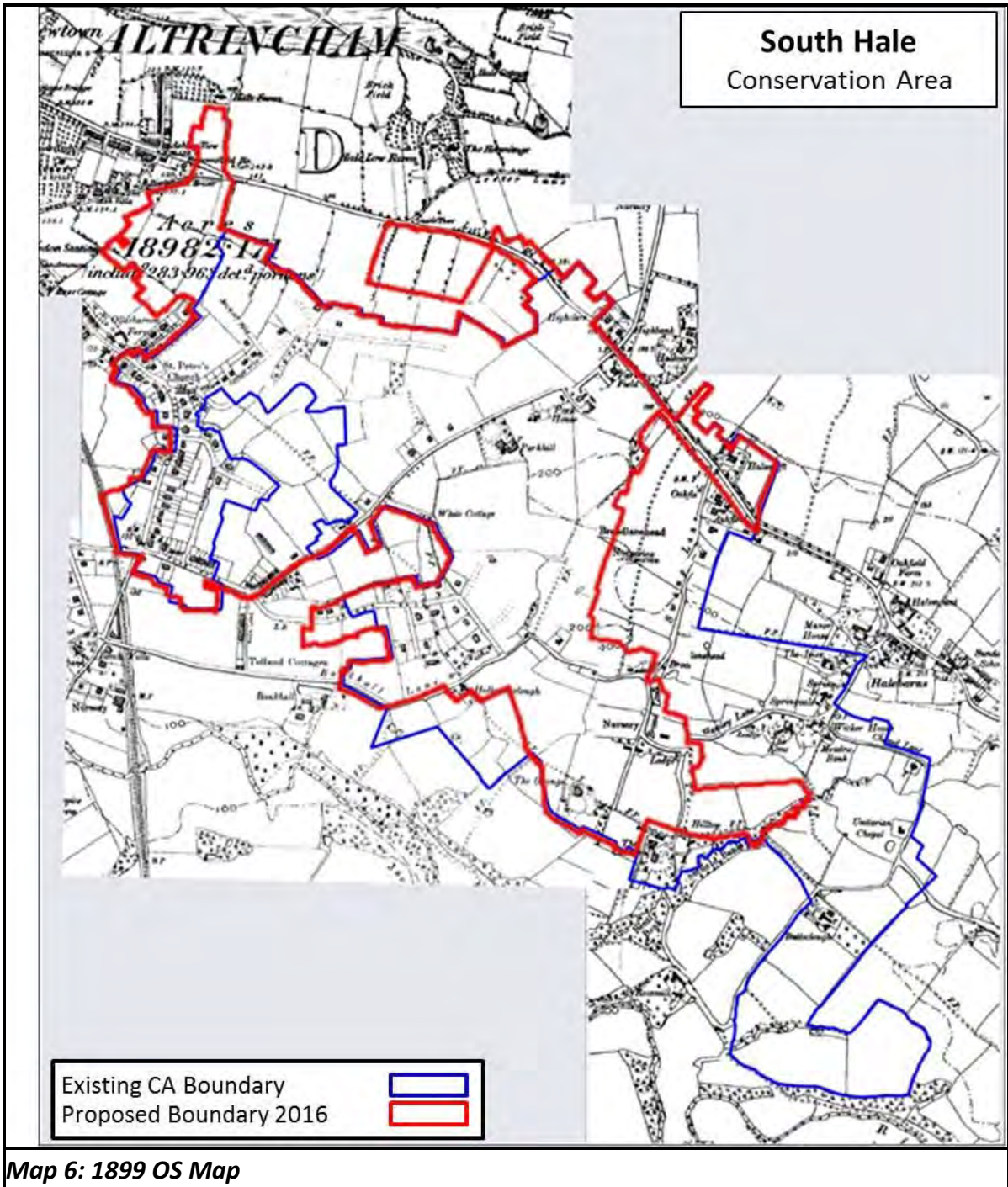
¹⁷ Road layout plan 1911

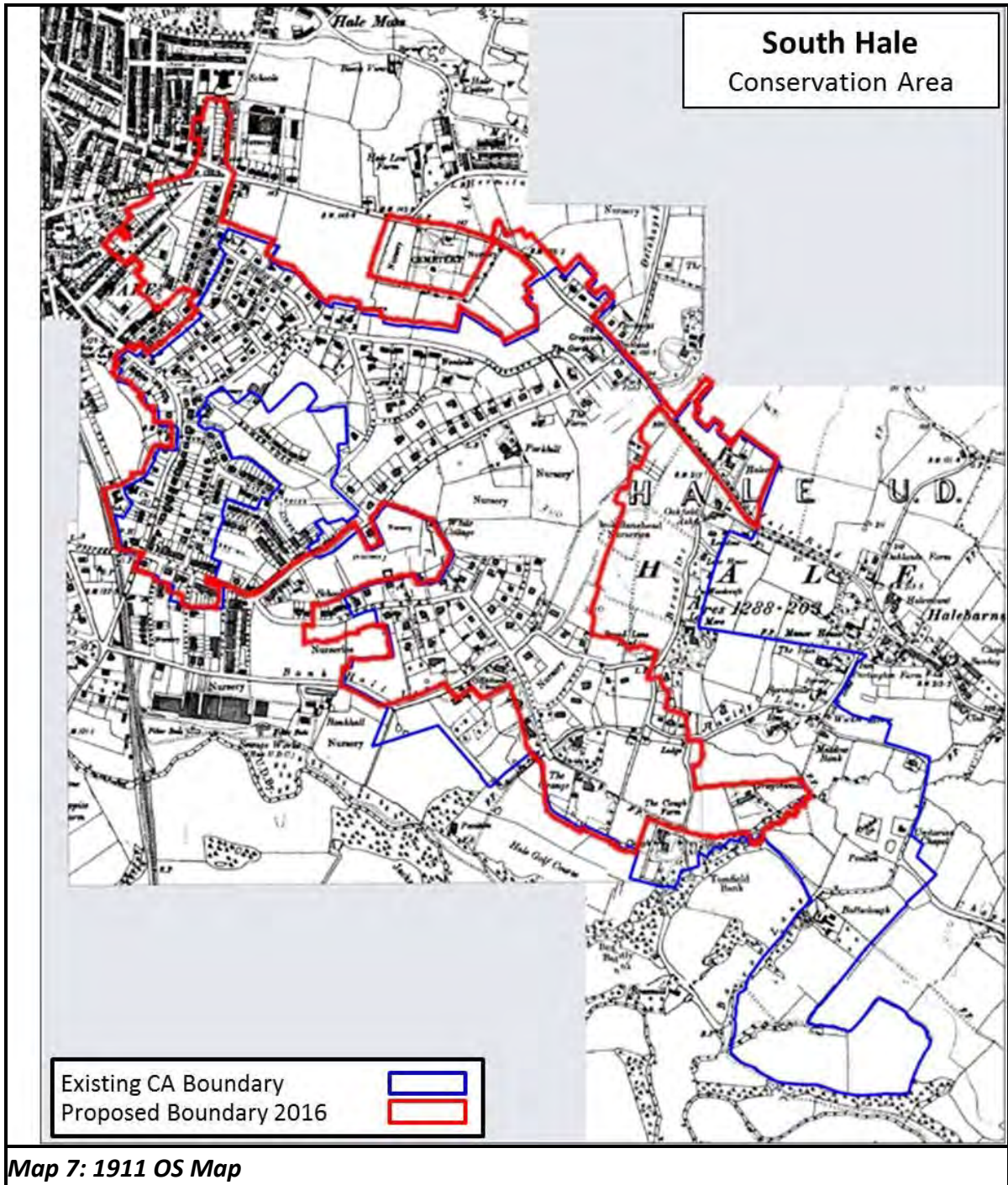
- 4.2.9 Residential development continued to rise and by 1938 properties to the south of Carrwood and further houses had been erected along Hale Road and the previously undeveloped area in-between Park Road and Broad Lane was in filled with Parkhill Road, Park Lane, Hargate Drive, Hilltop and Hilltop Drive. Broadlanehead Nursery was also developed and Broadway was laid and developed.
- 4.2.10 Over the next twenty years there was further residential development in the area. By 1954 the area was almost as it is today. Infill residential development has taken place in between 1954 and the present day throughout the Conservation Area, and in more concentrated sections in the southern areas of Chapel Lane and Carrwood that are now deleted from the Conservation Area.

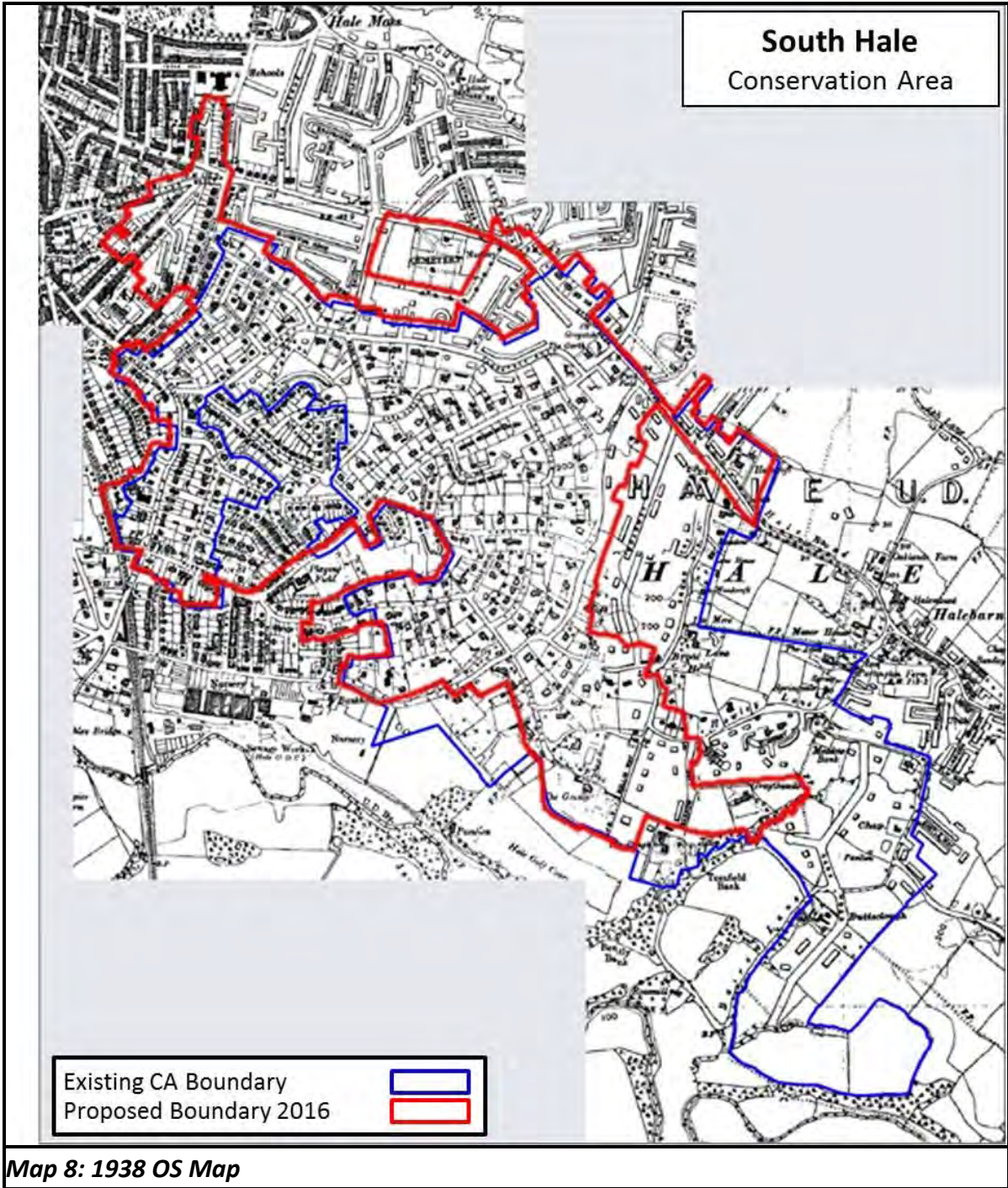
Sequence of Maps Showing Development of South Hale

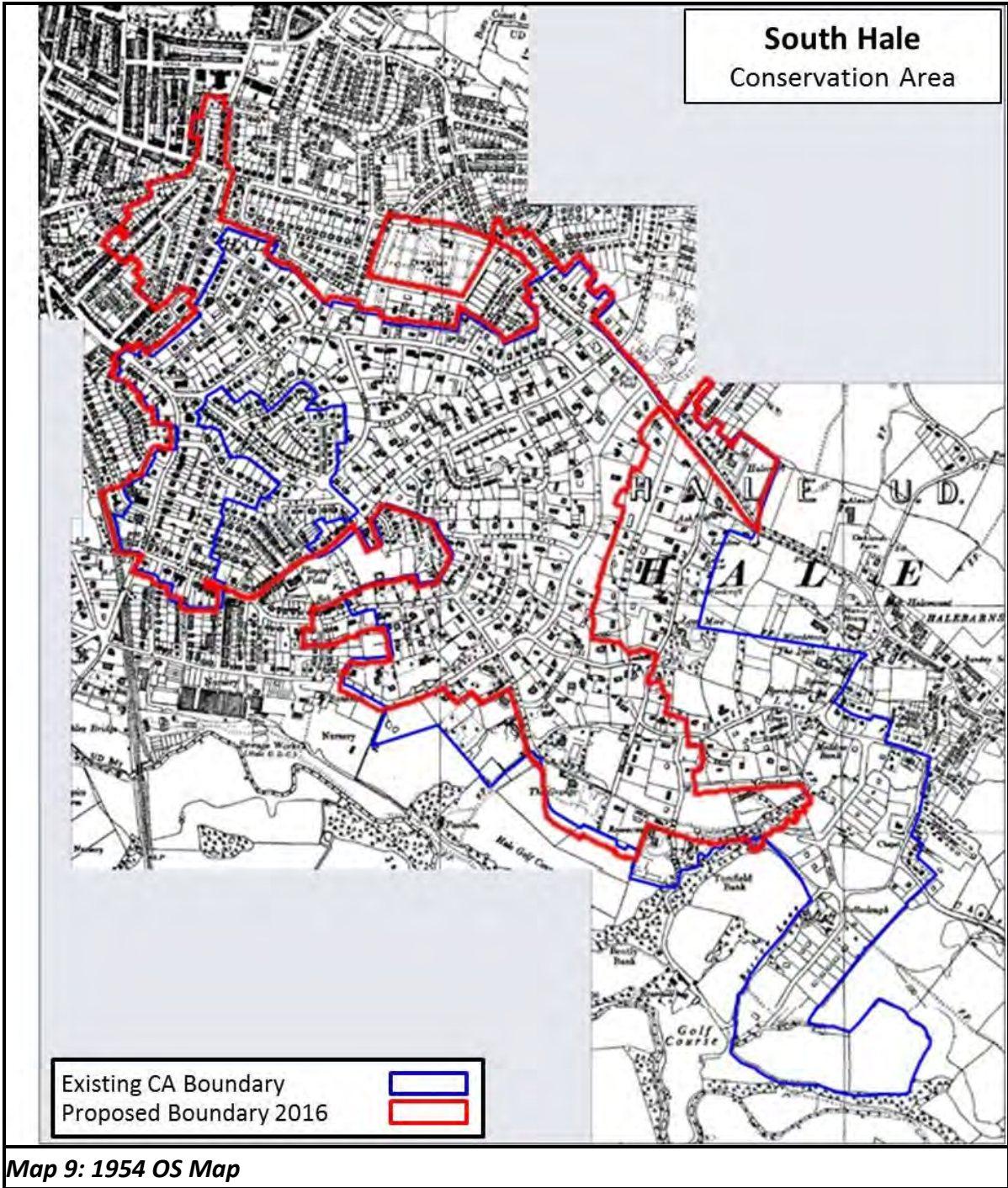


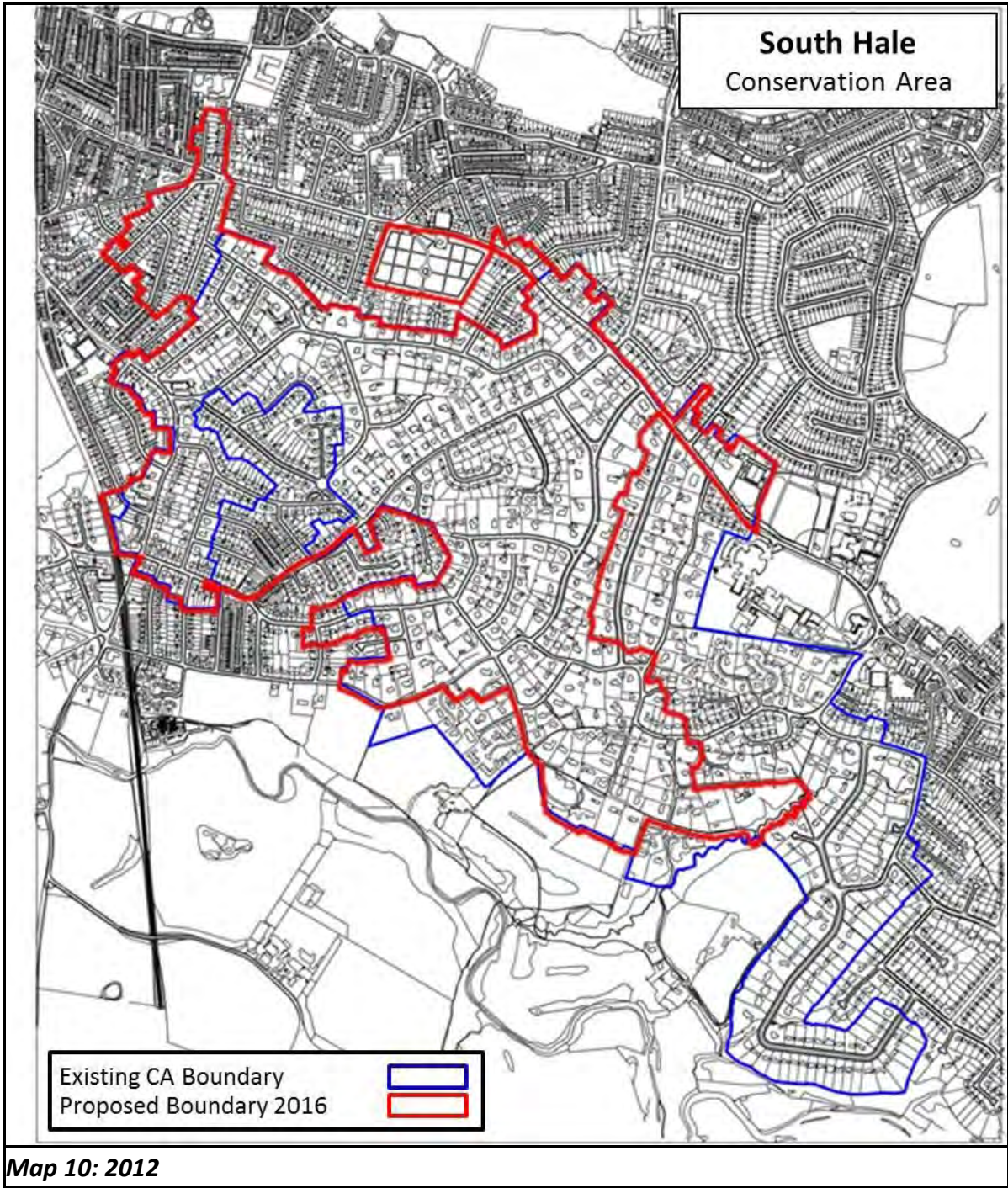












Archaeology

Previous Archaeological Work

4.2.11 Previous archaeological work in or close to South Hale Conservation Area has included:

- 1977, 1980, and 1986- Excavations at Buttery House Farm: Buttery House Farm is a moated site situated on Buttery House Lane. It was excavated by Manchester University and then by GMAU. The excavation recovered a variety of structures dating from the 13th to early 20th centuries. The excavations recovered that the earliest activity on the site was an irregular collection of post-holes, three drainage gullies and a pond. These are presumed to have been related to the moat's use as a parkland feature. It is possible that they surrounded a lodge. A second phase of construction on the site dated to the sixteenth and seventeenth centuries when a second timber building was erected on the site. This structure may have been part of the farmhouse of the Brundreth family, who occupied the site in the seventeenth and early eighteenth centuries. Features associated with this structure included a saw pit of the seventeenth and eighteenth centuries. This timber building from the second phase of construction was replaced in the nineteenth century by a brick structure and a second brick building was erected on the eastern side of the moat platform.
- 1991- The Barn, Springvale, Hale Barns: A survey on this site in March 1991 comprised of an examination of a late 18th century barn with unusual features in the history of farm building in this area. The structure is of three bays, with pointed arch brick trusses and a corn drying flue (GMSMR 7354.4). The barn was later used as horse stables, and as a garage cum storage area.
- 1994 - Davenport Green: In the February of 1994 GMAC conducted an archaeological assessment of an area in Davenport Green that was a proposed development site. A desk based assessments was undertaken on behalf of AEG, environmental consultants to AMEC. The report identified numerous sites of archaeological interest. These included Sunderland Park, Buttery House Farm (earlier works detailed above), Latham Hall, and an area of ridge and furrow near Davenport Green Hall.

Sites of Archaeological Interest/ Visible Archaeological Remains

4.2.12 There are 76 sites registered as being of archaeological interest within the Township of Hale.¹⁸ Within the Conservation Area of South Hale there are four entries in the Historic Environment Record (HER) that do not relate to listed buildings. These include a find spot where bricks were recovered on the site of an 18th century chapel; the site of a 19th century "Commuter House" set in its own grounds that was demolished in the 1980s; the site of a medieval field system with areas of medieval agricultural features (ridge and furrow) now built over and a site named Hilltop that was the location of a 19th century detached house with parkland and gardens. The HER also records that silver Roman coins were recovered along the line of the Roman road in Hale.

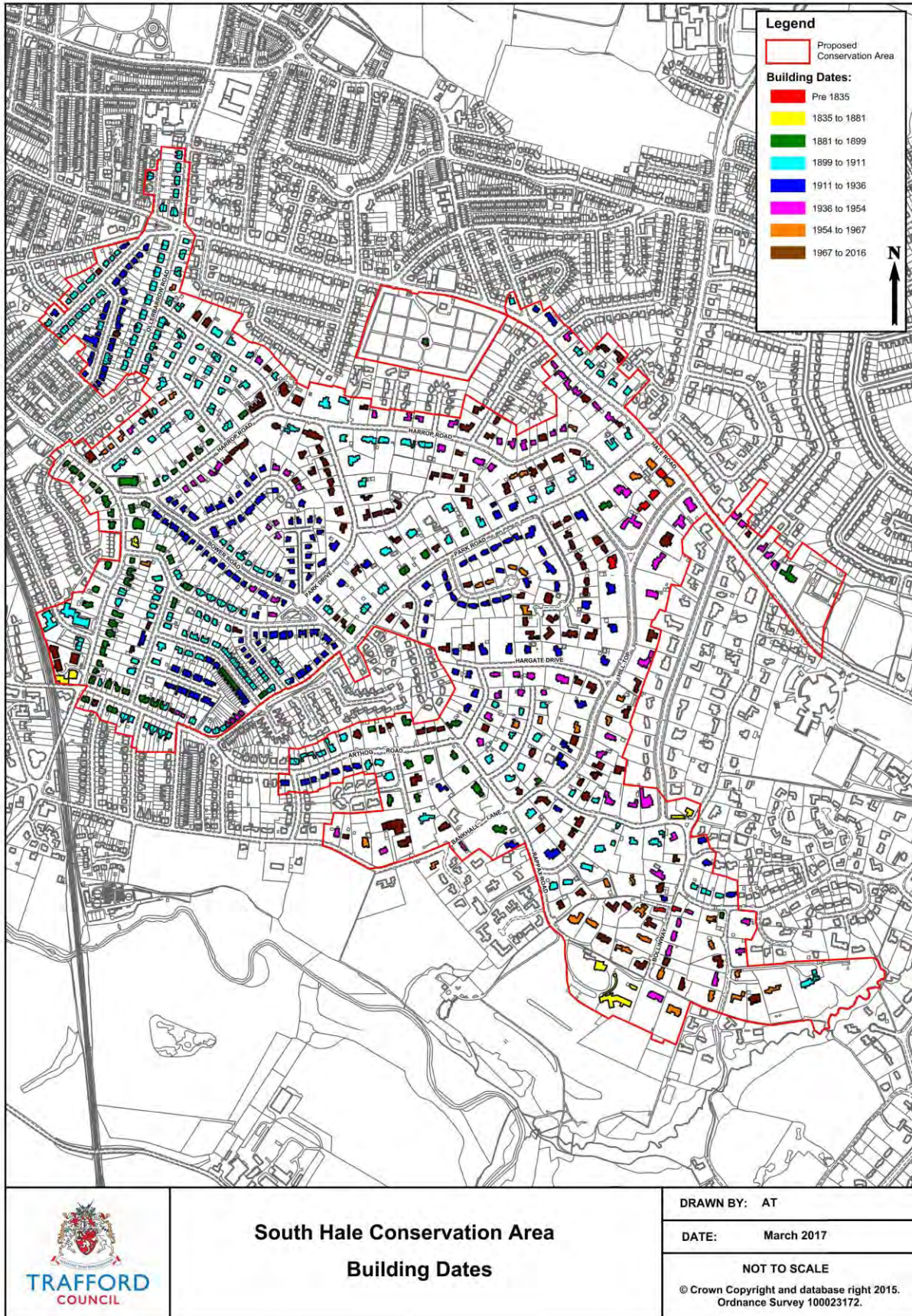
Potential for Underground Remains

4.2.13 There is evidence of occupation of the Hale area dating back to the Anglo Saxon times and throughout the medieval period. During this period the settlement was comprised of dispersed farmsteads. A possible archaeological consideration therefore is the presence of Medieval and Anglo Saxon features relating to agricultural activity and small scale settlement. The most likely archaeological issue with the area is the presence of medieval agricultural features. GMAUS identified the fringes of Hale Moss as an area of potential settlement activity.

Ages of Buildings

4.2.14 The ages of buildings within the Conservation Area have been identified through both a basic visual inspection and map regression (see Map 11). Buildings have been dated to the earliest known part of the building evident from the aforementioned research, although many may have later extensions, or in some cases later facades or conceal earlier origins. The buildings have been allocated into general date ranges based upon available maps which provide sufficient detail to allow assessment. Maps assessed include the Cheshire Tithe map (dated 1835), 1852 Board of Health Plan, Ordnance Survey plans surveyed in 1876 (published in 1878) and subsequent Ordnance Survey maps. Whilst this analysis attempts to provide an approximate date to buildings and properties, it is not in lieu of a comprehensive building survey which should be undertaken using appropriate expertise.

¹⁸ Trafford SMR Updated. GMAU. 1995



Map 11: Building Dates

4.3. Architectural Quality and Built Form

Identification of Character Zones

- 4.3.1 Within the Conservation Area three different Character Zones can be identified (see Map 12) below).

Character Zone A: St Peters and Ashley Road South.

- 4.3.2 The structures in this Zone are mainly residential in nature and it has been developed on a denser grain than other areas. The properties are mostly two and three storey detached and semi-detached Victorian dwellings. They are of brown and red brick, some with areas of black and white timber detailing. The Edwardian properties are of two storeys with attic accommodation. There are also examples of inter-war and 1960s infill development. Architectural details in this Zone include ornate windows, varied roof lines and porches or verandas. What public space there is lies around the public buildings but the wide streets contribute to the spacious atmosphere of the Character Zone.

Character Zone B: Park Road and Harrop Road

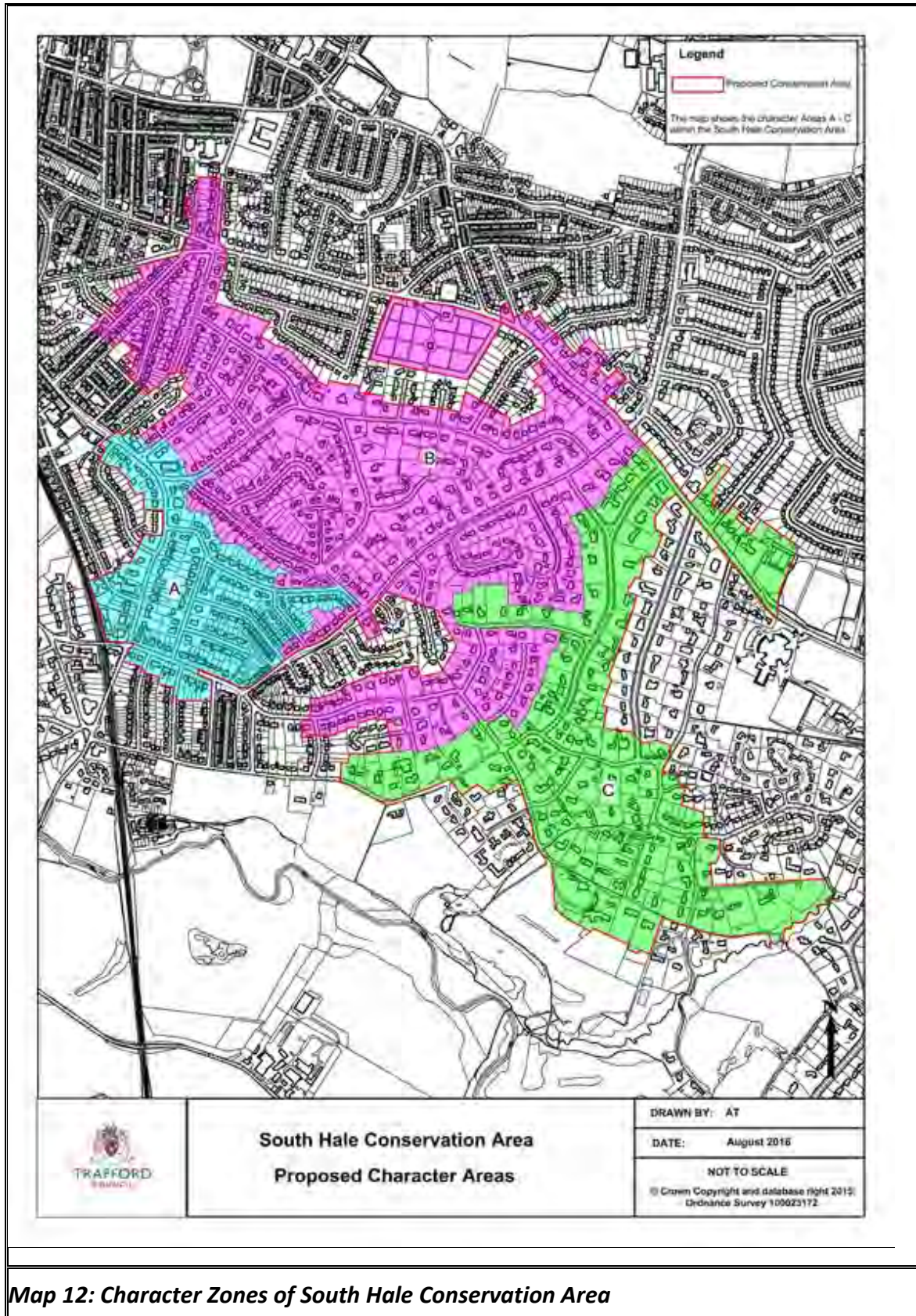
- 4.3.3 This Zone is purely residential in nature. The Character Zone is centred on Park Road and Harrop Road. The area is predominantly Edwardian in date, with lesser examples of Victorian, inter-war and modern properties. In this Zone there are some examples of three and four storey post 1960 apartment blocks. Many of the properties are set back from the street line and are shielded by high boundary treatments and mature planting to the fronts of plots. This Character Zone is not as densely developed as Zone A.

Character Zone C: Hilltop, North Road and Bollinway

- 4.3.4 This Character Zone is centred on the top of the hill, encompassing, the eastern section of Bankhall Lane and Hilltop and the western section of Bankhall Lane to No 59. The majority of the houses are again spacious Edwardian properties. There are also inter-war and modern dwellings. There are some examples of large detached Victorian houses, but these are rare in this Zone. Numerous 1930s properties along Broadway and Broad Lane have been demolished and new development has taken place, creating pockets of modern character. Many of the properties are set back from the street line and obscured by the high boundary treatments and mature planting. These areas are now deleted from the Conservation Area.

Landscaping within the Conservation Area

- 4.3.5 As identified in the section on the Special Interest of the Conservation Area, and largely common to the entire area, the size and quality of the gardens, including the variety of planting and the high ratio of soft to hard landscaping, is an important characteristic. Although the plots vary in size, the impression is of large plots. Contemporary threats to this characteristic urban grain are infill building and loss of a significant proportion of the garden to hard landscaping. Traditional hard surfacing utilised loose gravel, with setts on the driveways. Materials are now much more varied. Front boundaries consist of a combination of treatments. Openings were originally generally marked by pairs of stone gateposts, but many of these have been altered and replaced with modern alternatives, which are not always of an appropriate style for the character of the Conservation Area. This has resulted in erosion of the original character particularly in the southern and eastern areas of the original Conservation Area and was a factor contributing to the deletion of these areas from the Conservation Area.
- 4.3.6 In addition to the hedges of various species on the boundaries, both evergreen and deciduous, garden areas of lawn are surrounded by fairly dense and deep shrubberies and borders of varied species. This includes ornamental and woodland trees. Character is lost where the boundary planting is not well-maintained – holly hedges become trees, with a consequent use of fences below the foliage and a much higher boundary which changes the streetscape. In addition, the woodland trees provide greater height and screening within gardens; oak, beech, ash, pine, ornamental birch and yew are common.



Character Zone A: St. Peters & Ashley Road South

- 4.3.7 The boundaries of this character area are: To the north and northeast: the property boundary to the rear of houses from 21 Warwick Drive and Warwick Road, the rear of the Conservative Club and 2 Bower Road/2 Harrop Road, to the rear of St. Peter's/St. Peter's House plot and then include the property on the corner of Ashley Road with Murieston Road (excluding the new Tesco extra that is moved into the Hale Station Conservation Area) crossing Ashley Road to the corner Crescent Road (excluding Piccolino's as this is moved into Hale Station Conservation Area). The western boundary is the rear of the properties on Ashley Road, excepting 238-244 where it is the inside of the front property boundary. Also included is the entire plot of the church and church hall on the corner of Cecil Road/Ashley Road and St Peter's and Cecil Road Assembly Rooms and along the railway line to Heather Road. To the south the boundary includes the historic Bleeding Wolf plot. To the southwest, the boundary runs along the north side of Park Road and includes Gilbert Road, Warwick Drive, Lindop Road and Appleton Road.
- 4.3.8 The essential qualities of this Character Zone derive from the architectural quality of the late 19th to early 20th century public buildings and the fine houses built in their vicinity. When St. Peter's was first planned in 1889, on a site donated by the Harrop family, the Rural Dean opined "*Of course, we know as businessmen that a new church greatly improves the value of the adjacent property and therefore landowners are commonly quite willing to give a site for a church merely in their own commercial interests*".¹⁹ The northern end of Ashley Road within the Character Zone is more urban in character and lies within the commercial area of Hale Village.

Qualities of the Buildings

- 4.3.9 This Character Zone of the Conservation Area contains no listed buildings. There is a contrast between the scale, massing and setting of the public and residential buildings. The public buildings, comprising St. Peter's Church and House, St. Peter's Assembly Rooms, Hale Conservative Club (once an orphanage), Trinity Hale United Reform Church and Hall and the Bleeding Wolf public house (now converted to housing) are larger in plan although no more than two storey but most include a high ceiling hall or nave. They are surrounded by open space, latterly much of which is given over to car parking (or in the case of the Bleeding Wolf, developed). The houses are generally large, two storey with rooms in the roof and semi-detached. They are set in the spacious gardens, with a smaller front garden and a larger back garden and space to the side. The roads are both curved and straight, but all are wide, with spacious junctions and often tree-lined.

¹⁹ Wheeler, Geoffrey. "St. Peter's Centenary 1892-2002". <<http://www.stpetershale.org.uk/history>>.

Building Materials

4.3.10 The most common building material is brick, with slate and tile roofs; the brick is predominantly red (photograph 4) and brown (photograph 5). The most common decorative brick is red; however there is limited use of dark blue and yellow stock brick. There is extensive use of terracotta for decoration – for ridge tiles, finials, window edgings, pilasters, etc. There is also limited use of dressed stone for lintels and decorative elements. On the residential buildings it is common for the façade to be of red brick and the side and rear elevations to be in a cheaper Cheshire brick. Many of the houses use traditional render, especially on the second floor; the rooms in the roof are frequently in a Tudor inspired style with black and white timbering. Verandas and porches are generally of timber with slate or tile roofs; a few are glazed. Coloured glass is common for decorative effect in windows, particularly on the front façade.



Photograph 4: Red Brick Common in the Character Zone



Photograph 5: Cheshire Brick with Red Brick used for Decoration

Dominant Architectural Styles

4.3.11 The public buildings of the Character Zone are predominantly of brick with a high level of red brick and terracotta detail. St. Peter's, in gothic style with its octagonal steeple rising from a square base, was designed by Manchester architects Tate and Popplewell (photograph 6). St. Peter's Assembly Rooms on Cecil Road is in Queen Anne style, with tall chimneys, pointed and curved brick gables with stone copings, a combination of mullioned and sash windows which, combined with the terracotta string course and hoodmoulds, give a strong horizontal harmony (photograph 7). The United Reform group of buildings on the corner of Ashley Road and Cecil Road were built in two stages, with the original church and school on Cecil Road being late 19th century.



Photograph 6: St. Peter's Church North Facade



Photograph 7: Cecil Road Assembly Rooms

4.3.12 This 1899 Church was originally built as a Congregational Church and school, has been altered and extended over the years but the height and fenestration belie its original use. Of red brick, with red brick and stone, it is characterised by its semi-circular arched windows and porch, and a small single-storey semi-circular extension (Photograph 8).



Photograph 8: First United Reform Church with Single-Storey Modern Extension in Front



Photograph 9: Trinity Hale United Reform Church

4.3.13 The present-day church, dating from 1910, complements the earlier building with its use of red Ruabon brick and semi-circular arches but is on a larger scale and in Romanesque style (photograph 9). Particularly the single-storey entrance has a more modern character with its lines of elongated arches and squared off tower (previously flat it was capped off with a hipped roof in 1985). The building known as Hale Conservative Club (photograph 10) is an imposing two-storey building whose central bays project forward and the roofline is animated through the decorative terracotta ridge tiles and finials, as well as the pitched roofs over the second floor windows. The eaves of red brick echo the form of the modillioned timber eaves seen elsewhere in the wider area. The sash windows are rectangular on the high ground floor but set in semi-circular arches at the first floor. The Bleeding Wolf public house replaced an earlier structure in about 1900. It has a characteristic Gothic octagonal turret and black and white timbering (photograph 11). To its southwest what was once its coach house became a garage in 1914, operating the first petrol pump in the northwest.



Photograph 10: Hale Conservative Club



Photograph 11: Bleeding Wolf with Coach House

4.3.14 There are many fine residential houses in the Character Zone, nearly all dating from the late 19th and early 20th century. Most are semi-detached but there are a sizeable number of detached homes, especially on Ashley Road and Warwick Road. The architectural style is inspired by the Arts and Crafts movement but also includes elements of the vernacular movement and some aspects of Queen Anne style. The houses of the period are characterised by a high level of architectural detail, which has generally been retained, including decorative ridge tiles, black & white Cheshire Revival gables, decorative timber porches and verandas, stained glass and prominent windows, often with decorative glass. There are examples of standard architectural designs, reflecting the tendency for developers to build a number of homes as an investment or speculative venture, rather than building projects tailored for particular clients.

4.3.15 The houses on Park Road are mainly two-storey, although some of the corner sites have dormers and rooms in the roof; the plots are smaller than elsewhere in the Zone. 2 Park Road/279 Ashley Road is a corner site, Arts and Crafts style inspired L-shaped house with black and white timbered gables, a corner timber balcony and tall redbrick chimneys. The roof line lends interest to the house and the skyline of the area (photograph 12). In contrast 4-6 Park Road is closer to Queen Anne style, of red brick with simple sash windows. Decorative bargeboards have been retained as have the dormer windows, although 6 has retained a higher level of decorative detail on the dormer (photograph 13).



Photograph 12: 2 Park Road/279 Ashley Road



Photograph 13: 4-6 Park Road

4.3.16 Numbers 12, 14 and 24 are all corner sites, built to the same plan, with black and white timber gables, white roughcast render at first floor level and a red brick at ground floor level (photograph 14). They have verandas on the ground floor and a two-floor 5-sided bay window on the corner elevation. In between are two pairs of more modest, identical semi-detached two-storey houses, also with rough-cast first floors, black and white timber detailing and verandas. The entrance is under an elliptical arch (photograph 15).



Photograph 14: 16 Park Road



Photograph 15: 16-22 Park Road

4.3.17 254-258 Ashley Road is a three-storey terrace of three houses with fine timber porches, black and white timbering on the bay windows and gables, decorative barge-boards and decorative glass in the upper portions of the windows. They also have a decorative terracotta ridge (photograph 16). These architectural details also appear in 17 & 19 Park Road (photograph 17).



Photograph 16: 254-256 Ashley Road



Photograph 17: Porch and Decorative Windows of 19 Park Road

4.3.18 273 Ashley Road is a two-storey detached house of dark brick with decorative brick detailing in yellow and red, a central timber porch and dormer window. Although broadly symmetrical in plan, the bays have different treatments. It has a high level of detail, including cast-iron railings in front of the first floor windows (photograph 18). This feature is present in timber above the bay window of 2 Bower Road (photograph 19).



Photograph 18: 273 Ashley Road with Iron Railing in front of Window



Photograph 19: Detail of Timber Railing on 2 Bower Road

4.3.19 218-222 Ashley Road (a detached and a pair of semi-detached houses) are rare examples of buildings in the Character Zone in “Bowdon brick”. However, for these houses it is combined with red brick detailing, hanging red tiles on the gable and some black and white timber work and is consequently markedly different from its appearance in Bowdon (photograph 20). Another variant of the black and white timber roof rooms that make a third floor so common in the Zone is seen in 247-253 Ashley Road, two pairs of semi-detached houses with jettied third floors. The use of pantiles when re-roofing does detract from the original character of the houses (photograph 21).



Photograph 20: 222 Ashley Road



Photograph 21: 251 & 253 Ashley Road with Jettied Gable and Pantile Roof

4.3.20 Warwick Drive was developed a few years later than the other roads and here it is very apparent that the houses were part of a larger development. On the northwest side of the road are four pairs of identical large semi-detached houses (5-19) while 21 is in a similar style but is detached. These are very similar to some of the houses on Park Road. On the south side of the road is a line of four identical detached houses, 4-10 Warwick Drive (photograph 22).

4.3.21 The properties on Warwick Drive reflect elements of architectural detail and of other properties along Warwick Road and the wider South Hale Conservation Area. The buildings are of high-quality architecture and historic character. The street reflects many elements of special interest of the South Hale Conservation Area including a variety of architectural styles and periods, architectural integrity and detail, large spacious gardens, tree-lined streets and historic boundary treatments. The buildings form a group and illustrate the development of the settlement in which they stand.



Photograph 22: Typical Properties Along Warwick Drive

- 4.3.22 Gilbert Road is lined with pairs of semi-detached houses, principally in an Arts and Crafts style, which date from between 1911 and 1936 (photograph 23). They feature red brick ground floors, with white painted rendered first floors and gables with black and white timber detailing. The ground floors feature verandas with tiled roofs. Fenestration varies, with many examples of UPVC replacement windows, often with diamond pattern leaded lights to the upper panes. There are small front gardens to each property, with a driveway. Most of the original low sandstone walls and gateposts have survived, though there are some examples of driveways being widened, with or without the loss of the original gateposts. The density pattern of building plots is greater than the rest of this Character Zone and properties are somewhat smaller.
- 4.3.23 The semi-detached properties on Gilbert Road, though not quite as large as some of the other houses in the Character Zone, reflect the traditional character of the Conservation Area with Arts & Crafts architecture, mature gardens and traditional boundary treatments. The properties are matching in materials and style, demonstrate a unified character and rhythmic pattern. The wide road and trees in front of the properties give a spacious and semi-rural feel to the street.



Photograph 23: Gilbert Road



Photograph 24: 6 Warwick Drive

- 4.3.24 Lindop Road links to Warwick Drive and Park Road from the early 20th century. The houses are high-quality and uniform in design, using Arts & Craft details and decorative elements. The street is most characteristic of the Conservation Area to the southeast, with distinctive semi-detached pairs of dwellings with black and white timber gables. However, the majority of properties exhibit the historic development of the Conservation Area from the 1890s to 1930s and the street is characterised by traditional boundary treatments, mature planting and tree-lined streets.
- 4.3.25 Appleton Road is south of Lindop Road and is another link road within the Conservation Area. The street was laid out in the late 19th and early 20th century with a high-quality short terrace and pairs of semi-detached residences. These dwellings are distinctive and make use of a mix of details and materials. Some original features such as windows and doors have been lost. The street has two distinct parts. The northern half is characterised by semi-detached properties in a variety of designs, while the southern half is lined by terraces of smaller houses. The semi-detached properties to the north are a mixture of materials; red and brown brick, painted and unpainted render, black and white timber details. Gables are a feature on all houses and verandas above front doors are common



Photograph 25: Properties along Lindop Road



Photograph 26: Properties along Appleton Road

Public Realm

- 4.3.26 The roads are generally wide, surfaced in tarmac, with concrete curbs. Only on the edge of this Character Zone on Avon Road was there evidence of the wide old stone curbstones (photograph 27). These are still occasionally found marking the drives and paths of the property boundaries. Pavements are a mixture of tarmac (Warwick Drive, Warwick Road) and flagstones, often patched and cracked (Ashley Road). Ashley Road has double yellow lines on both sides and white central lines. There are also round black metal bollards on Ashley Road on the corner of Murieston Road; those on Ashley Road also carry a red stripe (photograph 28).



Photograph 27: Stone Curbstones (Avon Road)



Photograph 28: Bollards, Cracked Flagstones and Yellow Lines (Ashley Road)

4.3.27 The road layout is characterised by very wide junctions (the pavement at the junction of Warwick Road and Warwick Drive has been widened but the form of the earlier junction is still visible (photograph 29). The corners of Ashley Road with Murieston and Harrop Roads have the feeling of open public spaces and the latter is marked by an island, edged with wide stone curb stones, with a bench, rubbish bin and street lamp, doubling as a bus stop (photograph 30).



Photograph 29: Junction of Warwick Road and Warwick Drive, showing line of Former Curb



Photograph 30: Wide Junction with Island, Ashley Road and Harrop Road

4.3.28 Streetlamps also vary in style and frequency. On Ashley Road, Warwick Road and Park Road they are tall, black metal lamps while on Warwick Drive they are smaller concrete posts (photograph 31). Adjacent to St. Peter's Church there is one original cast iron lamp post with a large glass lamp (photograph 32). There are no grass verges but Warwick Drive and Warwick Road have tree pits and occasional trees in the pavements; many have been planted quite recently and still have protective fencing; others are more mature. There is a recently planted tree in a pit on the corner of Ashley and Murieston Roads.



Photograph 31: Lamp and Trees on Warwick Drive



Photograph 32: Original Lamp outside St. Peter's

Local Details

4.3.29 The characteristic boundary treatment is a local feature: low walls of large roughly dressed stone blocks, with either a hedge or shrubs above to no more than eye level. The variety of hedge is considerable; these contribute to the green character of the Zone. Where these hedges are not properly pruned or have been planted too close to the wall, it can lead to the roots pushing the low retaining walls outwards (photograph 33). The use of wide stones to line both the curbs and the property boundary on paths and drives has also been referred to. The openings are both for a single gate and for driveways. These were traditionally marked by stone gateposts on the boundary line (photograph 34). With regards to the houses, the high level of decorative brickwork is a characteristic of the local area (and of the period when much of the area was developed), as is the widespread use of black and white timbering, especially on the upper floor/gables. The number, quality and variety of the trees, including their size and maturity, are both an aesthetic feature and a demonstration of the interest in botany and plant collecting of the early developers and owners; it also contributes to the prevalence of birdsong and wildlife.



Photograph 33: Low Wall pushed out by Overgrown Hedge



Photograph 34: Original Gate and Stone Gateposts, 1 Park Road

Uses/Formers Uses

- 4.3.30 Even in 1875 the only buildings recorded are The Bleeding Wolf and Oldfield. The area is divided into fields and the only roads are Ashley Road and Park Road (known as Dob Lane), supplemented by footpaths. By 1897 St. Peter's Church had been built and houses developed down most of Ashley Road and the north side of Park Road; Warwick Road and Drive had also been laid out and development had commenced on the former. By 1910 the shape of the area was very much as it is today. Some of the public buildings have undergone several changes of use. The building known as Hale Conservative Club was built as an orphanage but was used for social events from the early 20th century, becoming Hale Conservative Club in 1925. Since 2008 it has been used as offices but is partly vacant. The United Reform Church built in 1899 and associated school were turned into a larger school and hall after the new church was built and then became a hospital during the First World War. The building now includes an extension to the north which houses a nursery school and the network of rooms are used by both the church and many other local groups. St. Peter's Assembly Rooms has been used as a school and, during the First World War, provided further ward space for the hospital. It reverted to being a school but now provides well-used public rooms (a large and a small hall), including an extension.
- 4.3.31 In the northern section of Ashley Road former houses have been converted to other uses e.g. Richmond House (222) is a nursery school and 220 as a florist. St. Peter's House was a former home purchased by the church in the 1960s to accommodate church activities and provide a flat for the curate – it has been extended to the northeast. The two original buildings north of this on Ashley Road, which were houses later converted to retail use, including a gentleman's outfitters, have been demolished and replaced by an apartment block and a small supermarket with offices above. The Bleeding Wolf Public House closed in 2002 and has been redeveloped for housing, including the construction of three additional blocks on its car park. The former coach house which had been converted into a garage in 1914 (Hale Motor Company) has also been converted into housing in the same redevelopment (photograph 35). Elsewhere the residential houses are still used as homes – with only a few being subdivided into flats, e.g. 258 Ashley Road. 27 Warwick Road is a Broussa nursery school. Named after a village in Turkey, the original school was founded by Emily Petremont on the site of Hale Prep school. She then moved it to 199 Ashley Road until 1931 when this was converted for retail use.



Photograph 35: Former Premises of Hale Motor Company

Open Space, Parks and Gardens and Trees

4.3.32 The majority of the Character Zone is comprised of roads lined with houses so that there is little open space within the Character Zone and no parks. The most important area is around St. Peter's Church. The low boundary walls and numerous paths into and around the grassy area make the area very permeable and accessible. The grounds are exceptionally well-maintained, with attractive planted areas on the boundaries and around the church containing a wide variety of mature shrubs and trees (photographs 36 and 37).



Photograph 36: Open Space between St. Peter's Church and House



Photograph 37: Planting around St. Peter's Church

4.3.33 Additionally there is a similar, smaller grassy area around Trinity Hale Church on Ashley Road, which also has mature trees (photograph 38). In contrast the area around St. Peter's Assembly Rooms and the Conservative Club is hard landscaped with no softening elements (photograph 39).



Photograph 38: Open Space around Trinity Hale Church



Photograph 39: Open Space adjacent to St. Peter's Assembly Rooms.

4.3.34 The northern part of Ashley Road has wider pavements, contributing to the sense of open space. Here, as with the area outside the Character Zone, there is an effort to enhance the street life and mimic the boundary walls common elsewhere in the Zone (photograph 40). Some of the roads do have trees planted along them but the chief contribution to the green character of the area comes from the private gardens (photograph 41). Most houses have both a smaller front garden, very visible from the street, and a more private, larger back garden.



Photograph 40: Wide Pavement of Ashley Road,



Photograph 41: Front Garden of Silverdale, Ashley Road

4.3.35 Almost the only exceptions to this are in the rare examples of modern housing, e.g. 22 Warwick Road and 238-244 Ashley Road where there is little or no visibility into the garden (high leylandii hedge to side – photograph 42) and, in the case of the former, the house is set at the rear of the plot. The gardens are characterised by the variety and large number of mature trees and shrubs (photograph 43), which provide both colour and an important habitat for birds and wildlife.



Photograph 42: Tall hedge of 238-244 Ashley Road



Photograph 43: Mature Trees in an Ashley Road Garden

Key Views and Vistas

4.3.36 The topography of this Character Zone is flat, which does not lend itself to panoramic views. There are attractive views along some of the roads; Warwick Road (photograph 44), Ashley Road and Warwick Drive, especially in the spring and summer months when the trees are in leaf and in blossom. The most important vista is from Ashley Road looking at St. Peter's Church (photograph 45), with its characteristic octagonal tower. A secondary view is from Park Road towards the Bleeding Wolf building. There is also an interesting view looking out of the Conservation Area, northwest up Ashley Road towards Hale Station.



Development Opportunities

4.3.37 There are no vacant sites or buildings in poor repair. On the contrary it is a desirable residential area and a not inconsiderable number of houses were undergoing work, indicating the efforts homeowners make to maintain their properties. Hale Conservative Club, currently used as offices, does have vacant space (advertised on boards) and it also has a very large car park, relating to its former use as a venue for social events. This constitutes a potential limited development opportunity (photograph 47). St. Peter's Assembly Rooms are also surrounded by car parking but this is a heavily used amenity and the car parking is also used by those attending the church opposite.



Photograph 46: 277 Ashley Road



Photograph 47: Car Park, Hale Conservative Club

Character Zone B: Park Road and Harrop Road

4.3.38 The northern most boundary of this Character Zone extends from east to west to the north of one property boundary along the north side of Harrop and Planetree Road. The boundary then extends to the north east to include numbers 77-197 and 224-212 Hale Road. The boundary runs to the south west to the rear of the properties along Planetree Road before carrying on to the south to incorporate the properties along Park Lane and Park Hill. The boundary to the Character Zone then extends further east to include Hill Top Drive and the remainder of the properties on both sides Park Road until it meets Hale Road. This area was formally in Zone C. The boundary then returns westwards, excluding the properties along Hargate Drive. It extends to the south to include the properties along Alan Drive, Howard Drive, up to 31 Arthog Road, and The Avenue. The boundary then returns to the east and extends northwards to include some of the properties along Park Road and Woodhead Drive, Park Drive and The Avenue in their entirety. The adopted extension to the north of the Zone includes the properties along Ollerbarrow Road from numbers 40-29 to the south, to 1-2 at the northern end. This extension also incorporates the properties along the west side of Queens Road up to Stamford Park Junior School (The school is not part of the narrative of South Hale as an affluent suburb), numbers 1-7 Claremont Grove, 40-78 Westgate (even) and 41-69 Westgate (odd), 19-37 and 43 Leigh Road (odd) and 34-56 and 62a, 62-72 Leigh Road (even) and 221, 129-135 Hale Road. The adopted extension to the south includes Bower Road, 2-20 Riddings Road (even) and 1-25 Riddings Road (odd) and 1-17 and 1a Kensington Gardens, west along Arthog Road to 16-24 (even) and 17-31 (odd). Another small extension to the north incorporates 195-197, 217-219 and 221 Hale Road and Hale Cemetery.

Qualities of the Buildings

4.3.39 There are 17 listings within this Character Zone, almost all of which are residential in nature (for full listing descriptions see Appendix 1). Nine of the listed houses are by Edgar Wood. Each occupies a step in the evolution of Victorian architecture into twentieth century modern design and the group is of national and international interest. The first house, Halecroft (1890), is flamboyantly Victorian and Arts & Crafts while the last, Royd House (1914), is a unique and pioneering art deco modern design. Between the two, Edgar Wood created seven unique houses adjacent Park Road where the year-on-year stylistic evolution of Halecroft into Royd House can be followed. The group thus shows how modern architecture was born. To the north side of Hale Road there are six listed properties (numbers 223-233), all built by John N. Cocker, in the style of Edgar Wood. The Old Farm on Hilltop Drive is Grade II listed and dates to 1698, although there were later extensions added in the 18th and 19th centuries. Within the boundary extension is the listed war memorial at the junction of Broomfield Lane. The war memorial dates to c.1920 and is a bronze statue of a soldier, inscribed to the 'Men of Hale who fell in the Great War.' Within the extension to the northeast is Hale Cemetery.

- 4.3.40 The houses on the north end of Park Road are a collection of listed buildings and positive contributors, several of which are designed by Edgar Wood. The former Character Zone C contained other properties on Park Road built by Edgar Wood and others in the style of Wood's houses on Hale Road. Both Character Zones contain large Edwardian properties of a similar character. However, the historical link to Wood and the physical location of the houses on Park Road, which is otherwise all in Character Zone B, makes it appropriate to move this section of Park Road from the former Zone C into B.
- 4.3.41 The Shiel, number 121 Park Road is listed and was designed by Edgar Wood and was erected in 1906. Along Planetree Road there are two further Edgar Wood Properties that were both built as part of the Richardson Estate. The Garth (number 27) and The Homestead (number 20) (photograph 50 and 51). The Garth has an end-on entrance and there is no external porch as the building's footprint and external form become ever simpler. Broadoaks, the last of the series of houses between 1901 and 1907, can be seen as the synthesis of the earlier experimental designs. Edgar Wood combines the blunt expression and large simple red roof of The Hollies with the simple rectangular footprint, symmetry and large grid-like windows of The Shiel.
- 4.3.42 34 Broadoaks is consequently the most direct of all the houses. It is a big, bold and strong design, shorn of almost all the earlier rusticity.
- 4.3.43 35 Broadoaks with its large roof and big central symmetrical gable show Wood's ability to handle large simple forms adroitly. Circular headed windows frame a circular headed doorway and classical style entrance while Georgian style quoins emphasize the horizontality of the house and add to the slightly Georgian feel.
- 4.3.44 Along Hale Road there are further properties designed by Edgar Wood, built as part of the Richardson Estate. Greystoke is situated on the south side of Hale Road. The exterior of Greystoke has more an art nouveau feel than The Homestead with a strong verticality, emphasized by its three-storey tower-like forms which point skywards.
- 4.3.45 The original interior was bright and very modern looking, quite unlike other Victorian and Edwardian interiors. The materials are largely the same as The Homestead with stone a flagged roof and carefully selected variegated common bricks for the wall. The Homestead and Greystoke are different expressions of the same cutting edge Arts & Crafts design. They were published at home and abroad and show rural vernacular forms and styling being used in a modern expressionistic way. They are the first experimental pair of designs.
- 4.3.46 To the south side of Hale Road Royd House built in 1914, number 224, is grade I listed (photograph 49). The house is of brick, with a flat roof, curved facade and bands of chevron motif that add a decorate element to the front elevation. This property is

thought to be especially significant as it represents the development of Wood's style and design elements that were ahead of their time. It is one of the first art deco or modernist houses in the world and was the home Edgar Wood built for himself in Hale.



Photograph 48: Broadoaks, 117 Park Road



Photograph 49: Royd House, Park Road

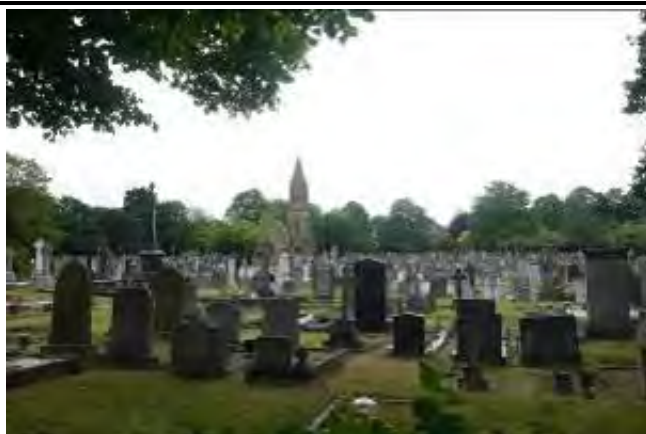


Photograph 50: The Garth



Photograph 51 : Homestead

- 4.3.47 Hale Cemetery on Hale Road is a distinctive area included in the 2017 boundary extension (photograph 52). The cemetery has no listed buildings but contains many historic monuments and stones, and has a 19th century chapel and gates. The cemetery represents a large green space within the Conservation Area and is still open for burials. The chapel is Gothic in style. The cemetery contains many traditional materials such as stone setts, wrought iron gates and rusticated stone walls.



Photograph 52: View across Hale Cemetery

4.3.48 All of the properties within this Character Zone (other than the cemetery) are residential. The scale and massing of the buildings varies throughout the Zone. There are a combination of two storey detached and semi-detached properties, some with attics; very few rise to three storeys. Some of the Victorian, Edwardian and 20th – 21st century properties are of a grand scale. The plot sizes throughout the area also vary, but only slightly. Along Harrop Road, Planetree Road, the east side of Park Drive, the south side of Park Avenue and the north side of Park Road plots are more square than rectangular and are slightly larger than others within the Character Zone. Within these areas some of the buildings are set off centre to the rear of the plot and others are set to the front of the plot in a central position. This combination of building locations creates a spacious, rural character within the Zone and the streets do not appear to be over developed (photograph 53). The rest of the plots within the Character Zone are rectangular in shape, and of a much denser grain. Good examples of this grain of development can be seen along Ollerbarrow Road and Queens Road (photograph 54). Buildings are also generally sited closer to the street line, along Murieston Road and the west and north sides of Park Hill for example. The variations in plot size do not have a significant impact on the character of the Zone, as the majority of properties are screened by boundary treatments, often involving planting such as hedgerows or mature trees. This gives most areas a unified rural character. The exception to this are the streets that are closer to Hale Village, such as Murieston Road, the north end of Bower Road and the west end of Harrop Road (photograph 56). In these areas boundary treatments are more varied, often lower and properties are clearly visible from the street, creating a more suburban street scene.



Photograph 53: Park Road



Photograph 54: Ollerbarrow Road

4.3.49 The adopted extension along Arthog Road is from the end of the existing boundary, westwards just past the junction with Wyngate Road. The housing on this section of the street varies in design, date and quality. Mostly the properties are detached or semi-detached houses (photograph 55). The houses feature red brick, painted and unpainted render, slate roofs, verandas, gables and black and white timber detailing. The street is relatively wide and many of the properties retain low sandstone walls and gateposts, with hedges behind and plenty of greenery to the front gardens. The character of Arthog Road becomes higher-density and less architecturally detailed as the road curves to the north and then west from its earliest extent at Bankhall Lane. 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 street has fine individual residences, a variety of architectural styles, architectural integrity, spacious tree-lined streets and historic boundary treatments. The western extent of Arthog Road has been excluded from the Conservation Area due to low integrity and lower-quality architectural detailing.



Photograph 55: Edwardian dwellings on Arthog Road



Photograph 56: Properties on Bower Road sited close to the Street Line

4.3.50 Westgate has been included within the 2017 boundary extension to the Conservation Area and was laid out between 1899 and 1910. The detached and semi-detached properties are Edwardian in character and have large garden plots with mature planting. Arts & Crafts detailing is present but is often simplified. The northeast end of Westgate is characterised by large semi-detached dwellings are set back within gardens (photograph 57). This character is more in keeping with the South Hale Conservation Area than the southeast end of the street and reflects a substantial number of elements including the large individual residences, variety of architectural styles, architectural detailing, spaciousness, tree-lined streets, mature landscaping and historic boundary treatments.

4.3.51 Leigh Road links Westgate with Ashley Road and exhibits the characteristic large properties set within mature gardens, which are commonly seen within the Conservation Area. Dwellings to the northeast are now included within the Conservation Area. Leigh Road was developed in two stages; to the southwest by 1909 and to the northeast by the 1930s. The character of the two stages can be seen in the dense development to the southwest, with short blocks of terraces, while development to the northeast comprises detached and semi-detached dwellings. To the northeast the character is one of spacious, which semi-detached dwellings set back in large gardens on tree-lined streets (photograph 58). The houses are on a large scale and have a high level of Arts & Crafts architectural detail such as ornate stained glass and decorative timber work to porches. These buildings reflect a substantial number of other elements in the conservation area including the large individual residences, variety of architectural styles, architectural detailing, spaciousness, tree-lined streets, mature landscaping and historic boundary treatments.



Photograph 57: Property on Westgate



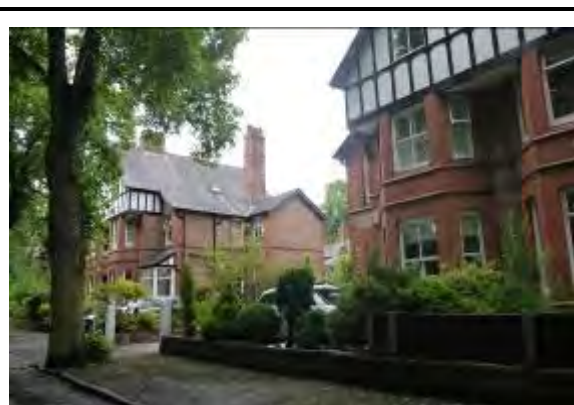
Photograph 58: Property on Leigh Road

4.3.52 Queen's Road is characterised by large High Victorian structures with polychromatic brickwork in blue red and buff, round and segmental arched windows and tall pitched gables with decorative timberwork (photograph 59).

- 4.3.53 Claremont Grove contains large residential properties over three storeys. These are built in a High Victorian style with Arts & Crafts details such as black and white timber framing, red brick detailing and tall chimneys (photograph 60).
- 4.3.54 Queen's Road was developed for residential use in the late 1890s, although Claremont Grove is not laid out until slightly later. Two pairs of houses on Claremont Grove reflect the character of the South Hale Conservation Area due to their large scale, architectural detailing and the large mature gardens within historic boundary treatments west side of Queen's Road is also characterised by large high-quality dwellings that reflect the evolution of the affluent suburb of South Hale. The Arts & Crafts architecture, integrity, materials and detailing all contribute to special interest. The houses are set back behind historic boundary treatment within mature gardens and trees. The character is eroded somewhat to the north as gardens have been converted into driveways. The character changes on the east side, which comprises modern development.



Photograph 59: Houses on Queen's Road



Photograph 60: Houses on Claremont Grove

- 4.3.55 The properties included in the adopted extension along Hale Road (195-197, 217-219 and 221) are high quality and date to the early 20th century (photograph 61). This element of Hale Road contains large scale individual dwellings of merit. The dwellings are ornately detailed, high-quality and set back within mature grounds and gardens. Arts & Crafts details such as timber framing and rendered walls are used. The houses on the north side of Hale Road are of reasonable quality and have low stone boundary walls remaining, though several have been topped with metal railings or timber fences rather than the traditional hedge. There are common materials and detailing: red and brown brick, slate roofs, gables and dormers, bay windows. Original timber doors and windows have often been replaced.



Photograph 61: 217 Hale Road

- 4.3.56 The adopted 2017 extension also includes 2-20 Riddings Road (even) and 1-25 Riddings Road (odd), 1-17 and 1a Kensington Gardens (photographs 62 and 63). Riddings Road and Kensington Gardens follow a similar pattern of historic development to other streets within the South Hale Conservation Area. However, the scale and quality of the dwellings within the streets do not exhibit the same level of quality and integrity as others surrounding them. The streets reflect the character of South Hale, with a spacious road, tree-lined streets, mature gardens and houses set back from the street, creating a semi-rural character. The buildings are slightly later than others in the Conservation Area and do not exhibit the same use of architectural detailing and materials on a large scale as other streets. The eastern end of Riddings Road includes more modern development while the dwellings on Kensington Gardens are much less architecturally detailed. Riddings Road and Kensington Gardens somewhat represents the character of the Conservation Area and have been included due to their location within the centre of the Conservation Area and because they reflects the historic development of the area.
- 4.3.57 Bower Road was also included in the 2017 boundary extension. Bower Road is first shown as a footpath leading between Harrop Road to the northwest and Park Road in the southeast in 1898. The street was by the time of the 1936 OS map and has undergone no obvious redevelopment since then. Many of the dwellings are large detached properties, set back behind historic boundary treatments and mature hedges and trees. The street is tree-lined and the dwellings all exhibit Arts & Crafts details such as corner turrets, decorative timberwork, black and white gable ends, rendering and hung tiles.



Photograph 62: Traditional boundary treatments and Edwardian housing on Riddings Road



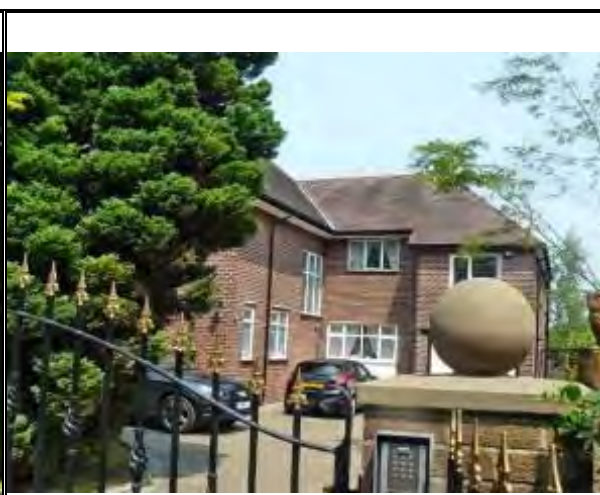
Photograph 63: View along Kensington Gardens

Building Materials

4.3.58 The dominant building materials in this Zone are brick (predominantly red and brown) in a variety of bonds including Flemish and English Garden bond. Sandstone is also used throughout the area, predominantly for decorative detailing, with the exception of number 13 Planetree Road, which is either entirely faced or constructed in sandstone (photograph 64). Roofs are a combination of stone slate and tile. There are also numerous examples of black and white timber detailing. Some Arts and Crafts properties have areas of timber cladding to the facade or areas of hung tile. Many buildings, both historic and modern are partially or fully rendered both in traditional render and inappropriate modern render. There are examples of timber window casements and replacement UPVC units, to One Oak Harrop Road, Linden Lea Planetree Road, 212 and 197 Hale Road for example (photograph 65).



Photograph 64: 13 Planetree Road



Photograph 65: UPVC Windows, Linden Lea, Planetree Road

Dominant Architectural Styles

- 4.3.59 There is not one dominant architectural style within this Character Zone; rather it successfully combines a cross-section of styles, reflecting the different ages of the buildings. The Victorian and Edwardian properties are of two storeys, many with attics. Many are of a grand scale with mature planting to the front of the plot. There are examples of Victorian and Edwardian Tudor Revival properties with areas of black and white timber detailing to upper floors, decorative ridge tiles, finials and decorative chimney stacks. These feature heavily along certain streets such as Harrop Road, Belmont Road, Leicester Road and Prescott Road, creating small pockets of unified historic character. The windows in these properties vary; there are examples of timber casements with leaded lights, timber casements with stained glass and various bay windows. Doors to properties are a mixture of original timber designs and modern replacements. Along Ollerbarrow Road there are numerous semi-detached properties dating to the Edwardian Period, on a slightly smaller scale but with a high level of architectural detail such as ornate stained glass and decorative timber work to porches.
- 4.3.60 There are many examples of Arts and Crafts properties throughout the Conservation Area that retain a variety of architectural detail. There are examples of brick properties that are half rendered with black and white timber detailing such as 13-15 Harrop Road, number 2 Planetree Road, The Coppice on Harrop Road and 4-6 Bower Road. There are also fully rendered properties, painted white with black timber window casements and door surrounds such as South Croft on Hale Road. The roof structures display multiple gables interrupting roof lines and low pitched roofs. The window styles are varied including timber casement windows with leaded lights, timber sashes, timber bay windows (one and two storey) and oriel windows. Further arts and crafts properties are of brick, asymmetrical in design with areas of timber cladding and low pitched roofs, 10 Planetree Road and 222 Hale Road for example. Some have areas of decorative hung tile to the facade, such as Wood Hill on Harrop Road (photograph 66).

4.3.61 There are some examples of unique properties within this Character Zone; Camelot on Leicester Road for example, is of brick with render, areas of black timber detailing and decorative plaster work to the upper floor (photograph 67). Throughout the Character Zone and particularly along Murieston Road there are numerous interwar properties. These are often of brick, with projecting bays with gables, asymmetrical roof lines and cambered brick arches to window and door openings (photograph 68). Some are still influenced by the Tudor revival style so popular in the late 19th century, such as number 9 Murieston Road (photograph 69). There are also examples of bungalows dating to this period along Hale Road.



Photograph 66: Wood Hill, Harrop Road



Photograph 67: Camelot, Leicester Road



Photograph 68: 5 Murieston Road



Photograph 69: 9 Murieston Road

4.3.62 The mid-20th to early 21st century properties within the Conservation Area vary in scale, massing and design. There are examples of large modern residences set in substantial grounds to the rears of plots, shielded by high boundary treatments, and more modest properties set within smaller plots. There are also some modern bungalows within the Character Zone but these are very few. They are interspersed with the historic properties throughout the Zone. There are also areas of more concentrated modern development along Park Drive and Park Avenue. There are 20th- 21st century apartment blocks within this Character Zone. On the corner of Leicester and Harrop Road is Beaulieu, a modern three storey brick apartment block with flat roof and small balconies to each residence. 19 and 22 Harrop Road are also modern apartment blocks. In some cases where infill development has occurred, the scale and massing of new development changes the character of the street and overcrowds a substantial plot, as with Sleepy Hollow, which was built on the same plot as 111 Park Road (Photograph 70).



Photograph 70: 111 Park Road

4.3.63 The recent developments display a combination of architectural styles that reflect Gothic, Tudor, Arts and Craft, Moderne and Classical architecture. Good examples of properties that have been designed with elements of Arts and Crafts Architecture include Peel House, 16 and 17 Planetree Road (photographs 71 and 72) and 220 Hale Road. These properties have elements of black and white timber detailing, multiple gables interrupting rooflines, projecting bays and low pitched roofs. Altenbrook a modern apartment building on Harrop Road and Lismoor on Leicester Road also have elements of timber detailing to the facades (photograph 73). Classically inspired properties such as 13 Riddings Road and number 1 Park Avenue have porches supported by pilasters, semi-circular windows and are fully rendered and painted white or cream (photograph 74).



Photograph 71: Peel House, Planetree Road



Photograph 72: 16 Planetree Road



Photograph 73: Altenbrook, Harrop Road



Photograph 74: 1 Park Avenue

- 4.3.64 Hale Cemetery was developed in the late 19th century. The mortuary chapel is characterised by Early English Victorian Gothic architecture (photograph 75). The chapel is built in a rough coursed stone and has simple window tracery. The body of the church has a step pitched roof, with a south aisle added, and a west entrance, three-stage tower with spire. Decorative elements include pinnacles, arched openings and buttresses. Within the cemetery, many of the monuments and headstones are decorative, dating from 1894 into the 20th century. Crosses, angels, scrolls and urns are popular motifs.



Photograph 75: Hale Cemetery chapel

Public Realm

- 4.3.65 The pavements in the Character Zone are mainly of tarmac, some with areas of grass verge bordering the road, along Park Road for example. The roads are of tarmac, kerb stones are a combination of stone or concrete. Along Hargate Drive, Belmont Road and Prescott Road there are three/four courses of cobbles lining the road on either side, next to the pavement, (photograph 64). Some drives to properties are also cobbled and extend into the street, as with number 10 and The Wood on Park Drive.
- 4.3.66 There is a passageway at the corner of Arthog Road and Howard Drive extending to the north, giving access to Woodhead Road (photograph 77). It is a dirt track with areas of gravel, lined with a low stone wall with timber panelled fencing above. This is an historic passageway visible on maps dating to the 19th century.



4.3.67 There is very little street furniture within this Character Zone. The streetlamps are varied in style. There are examples of modern metal lampposts that have been painted black and concrete lampposts. There are very few examples of signage; traffic management signage and street signage are of a modern design. Other elements of street furniture include the services cabinets on Hale Road and Bower Road and the electricity substation on Murieston Road (photograph 78). The services cabinets are of a modern design, in grey metal.

4.3.68 There is a wide variety of boundary treatments throughout this Character Zone of the Conservation Area. These include stone walls, of 4-5 courses, with planting, railings or timber fencing and planting, low brick walls with metal railings and hedgerows, historic and modern brick walls with decorative brickwork, modern timber fences with high timber gates, railings that have been painted black with large (sometimes ornate) matching gates and modern and historic plain brick walls with plain brick piers (photographs 80-81). There are many examples of historic gate piers, most commonly of stone. In many cases these have been retained even when the historic property has been demolished and replaced. There are also examples of historic properties with modern gate piers and gates, which are not always of an appropriate style or materials.



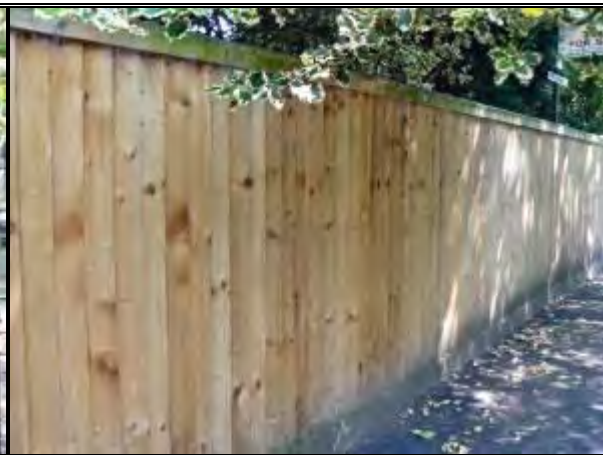
Photograph 78: Services Cabinet on Hale Road



Photograph 79: Low Stone Walls with Planting Above, Park Road



Photograph 80: Historic Brick Wall and Gate Pier, Park Road



Photograph 81: Timber Fencing on Planetree Road

4.3.69 Hale Cemetery is an area of public realm within the Conservation Area boundary. The space is large and open and comprises tarmacked paths running between densely packed monuments and headstones on grassed areas. The paved areas are well-maintained although the monuments are generally in need of repair or maintenance. The entrance to the cemetery is characterised by historic stone setts, coursed stone boundary walls and ornate wrought iron gates. Inside the gates, on the site of the historic lodge is a small area of car parking.



Photograph 82: Entrance gates to Hale Cemetery

Local Details

- 4.3.70 Details such as the use of black and white timber detailing, polychromatic brick work, roof lines interrupted by multiple gables, arched stone and cambered brick openings to windows and doors, semi-circular arches to windows in contrasting brick, stone mullion windows, bow windows, leaded or stained glass window lights, terracotta ridge tiles, finials and decorative chimney stacks are used throughout the Conservation Area and the wider areas of Hale and Altrincham. The mature gardens to the fronts of the properties, stone gate posts and the stone walls with planting above boundary treatments are also characteristics of the wider area.

Uses/Formal Uses

- 4.3.71 The Character Zone was formerly largely an area of undeveloped agricultural land with dispersed settlement. It developed as a residential settlement in the late 19th century and has remained as such. There are currently no shops within the Character Zone, and the only non-residential properties are the tennis club on Park Avenue and an Iron Mongers.

Open Space, Parks and Gardens and Trees

4.3.72 There are no formal parks or gardens within the Character Zone. The only area of open space is the Hale Tennis club on Park Avenue (photograph 83). Some of the pavements such as Harrop Road are planted with mature trees and small flower beds. These factors enhance the semi-rural nature of the Character Zone.



4.3.73 Hale Cemetery is a wide open space within a fairly dense urban area (photograph 84). Its inclusion within the Conservation Area makes it one of the largest public open spaces within the boundary. The cemetery has long views across it due to a lack of tree coverage, but is shielded from surrounding residential properties by a dense border of mature tree planting.

Key Views and Vistas

4.3.74 There are attractive linear views in both directions along Park Road, the northern section of Park Drive and along Harrop Road (photograph 85 and 86). Due to the high boundary treatments and mature planting to the fronts of properties very few structures can be seen from the street line. The mature planting does create an attractive street scene, semi-rural in nature. There are also attractive linear views along Murieston Road in both directions and along the southern section of Belmont Road. In these areas there is more variety in the height of the property boundaries, allowing views of the properties from the street line. In both directions along Ollerbarrow Road there are key views that incorporate the properties along the street line (photograph 87).

4.3.75 There are also attractive views in both directions along Queen’s Road and Claremont Grove. There is an attractive vista from the corner of Bower Road facing northwest, which encompasses St Peters Church and the surrounding historic buildings (photograph 88).



Photograph 85: View Along Park Road



Photograph 86: Harrop Road



Photograph 87: Ollerbarrow Road



Photograph 88: View Towards St Peters Church

Development Opportunities

4.3.76 There are no undeveloped areas in Character Zone B or sites which are currently undergoing or awaiting redevelopment.

Character Zone C: Hilltop, North Road and Bollinway

4.3.77 The northern boundary of this Character Zone runs along the north side of Hale Road, incorporating numbers 245 to Halecroft Park and then runs south to the two properties at the top of Hill Top, Northlands and Northleigh. It then turns southwards and runs along the back of the property boundaries to the east side of Hilltop. The boundary then incorporates the properties along the eastern section of Bankhall Lane, Hawley

Lane to Hawley Lodge on Hawley Drive and then south along Barrow Lane across to the southern section of Bollin Way, including Greythwaite to the east and The Priory to the south. These southernmost properties are in the Green Belt. The boundary returns northwards along Rappax Road, including the properties along the eastern side up to but not including Halliwell House. It then crosses Bankhall Lane to include the properties on the northern side of the road to No 59, from number 69 Dane House to the line of Hargate Drive. The boundary includes the properties to the northern side of Hargate Drive, the rest being included in Character Zone B. Hilltop is included in its entirety.

Qualities of the Buildings



Photograph 89: Barrow Cottage

- 4.3.78 There are two listed building within this Character Zone of the Conservation Area, Barrow Cottage (grade II listed) is thought to be a former farm house, situated on the corner of Bollin Way and Hawley Lane. It is a 17th century timber framed house with brick nogging and a gabled brick cross wing (photograph 89). Halecroft (grade II* listed), number 253 Hale Road, was formerly a house, now offices. Designed by Edgar Wood and erected in 1890, this building is an excellent example of his earlier work stylistically stands apart from his later works, being of the vernacular Arts and Crafts style.
- 4.3.79 All of the properties within this Character Zone are residential apart from Halecroft, the scale and massing of the buildings varies throughout the Character Zone. There are a combination of single storey, two storey detached and semi-detached properties, some with attics. Very few properties rise to three storeys. Some of the Victorian, Edwardian and 20th – 21st century properties are of a very grand scale.
- 4.3.80 The plot sizes throughout the area also vary and there are examples of irregularly shaped plots, where modern infill development has taken place. The size and shape of plots vary along each street, with a variety of shapes, sizes and building orientations. Within this Character Zone some of the properties are set off centre to the rears of the plot and others are set to the front of the plot in a central position. This combination of building locations creates a spacious, rural character within the Character Zone, the streets do not appear to be over developed, even though the grain of development is quite dense and plots have been divided to allow for modern infill development. These plots occur predominately in the areas deleted from the conservation area in 2017 namely Broadway and Broad Lane. To the north side of Hawley Lane, at the eastern end, the plots are uniformly rectangular. Within these rectangular plots the properties are all set almost centrally within the plot and in line with each other. The variations in plot size do not have a negative impact on the character of the Zone, as the majority of properties are screened by boundary treatments. However it does affect the historic integrity of the area though, as it diminishes the size of historic plots and boundaries. The boundary treatments give most areas a unified rural character. However on Broad Lane there have been a number of prominent replacements or additions of houses in the late 20th and early 21st centuries which has eroded its character through the removal of boundary planting and an inconsistency of boundary walls, gateposts and gates, with replacement ornate railings and red brick walls out of character with the Conservation Area. Several houses are very prominent in the street scene due to the removal of boundary planting and fences. On Ashmeade, the modern development off Broad Lane, houses are set in smaller plots, and lower boundary treatments render them clearly visible from the street. This creates a more suburban street scene and different character. Therefore these areas were deleted from the Conservation Area in 2017.
- 4.3.81 Properties on Bankhall Lane (eastern section to Arthog Road) consist of a number of Edwardian properties with only a low proportion of late 20th century buildings. At the eastern end are two properties which pre-date the 1835 Tithe Map which are of good quality and are key features on the junction between Bankhall Lane, Broad Lane and

Bollinway. There is a good level of survival of stone boundary walls and mature planting. However on the south side of Bankhall Lane (western section) properties on this section of the road are of lower quality and from a later date, however they still continue the character of the Conservation Area.

- 4.3.82 Traditionally the properties had low walls of stone or brick, surmounted by hedges of holly or other shrubs. There are still examples of this form of boundary treatment and it contributes to the semi-rural character of the area. Most openings are framed by substantial gateposts, which are generally set flush with the line of the wall. In some cases the posts have been retained but the entrance set back. Many boundary treatments and gateposts are now of a modern design, in brick or rendered concrete. These are not always of an appropriate design for the Conservation Area. Some examples of original stone gateposts do still remain. With the need to accommodate cars, many openings have been widened – where this is not excessive and the gateposts are retained and the rhythm of the street remains. It is also notable that traditional gates were of timber and included an open element in the upper section. Along the majority of the roads there is evidence of the desire for privacy with a number of properties having high boundary treatments with high timber gates, usually of brick or timber fencing.

Building Materials

- 4.3.83 The dominant building material in this Zone is brick (mainly red and brown) in a variety of bonds, including Flemish and English Garden bond. Sandstone is also used throughout the area, predominantly for decorative detailing, such as coping stones, plinths, hood moulds, string courses and window and door surrounds. Roofs are a combination of stone slate and tile, many with decorative terracotta ridge tiles and finials. There are also numerous examples of black and white timber detailing. Many buildings, both historic and modern are partially or fully rendered (photograph 90 and 91). There are examples of timber window casements and replacement UPVC units.



Photograph 90: Red Brick with Black and White Timber Detailing



Photograph 91: Rendered Property

Dominant Architectural Styles

- 4.3.84 There are a variety of architectural styles within this Character Zone, reflecting the different ages of the buildings and the development of the area.
- 4.3.85 There are very few Victorian properties within this Character Zone. The Priory on Rappax Road (formerly a house called The Grange) dates to between 1835 and 1881. It has retained architectural detail such as polychromatic brick decoration and cambered brick arches to the windows. There are some examples of Victorian and Edwardian properties with areas of black and white timber detailing to upper floors, decorative ridge tiles, finials and decorative chimney stacks such as Ingleside on Alan Drive.

4.3.86 There are many examples of Arts and Crafts properties throughout the Conservation Area that range from the late 19th century to the early 20th century. Many retain a variety of architectural details and a high level of historic character. There are examples of brick properties that are half rendered with black timber detailing. There are also fully rendered properties, painted white with black timber window casements and door surrounds. Fairways on North Road is a good example of an Arts and Crafts half-timbered house (photographs 92). The Lodge on Barrow Lane and 91 Bankhall Lane are good examples of fully rendered arts and crafts properties with black detailing (photographs 93 and 94). The roof structures display multiple gables interrupting roof lines and low pitched roofs. The window styles are varied including timber casement windows with leaded lights, timber sashes, timber bay windows and oriel windows. There are also examples of original stained glass throughout the Character Zone (91 Bankhall Lane).



Photograph 92: Fairways, North Road



Photograph 93: The Lodge, Barrow Lane



Photograph 94: 91 Bankhall Lane

4.3.87 Modern designs inspired by classical architecture can also be found throughout the Character Zone. Brackenhurst on Rappax Road is an excellent example of one such property (photograph 95). It is symmetrical in design with sash windows, a central pediment with semi-circular arched window and a porch supported by pilasters. Further examples of classically inspired modern design include numbers 4 and 6 Hilltop, and North House on North Road (photographs 96 and 97).



Photograph 95: Brackenhurst, Rappax Road



Photograph 96: Number 6 Hilltop



Photograph 97: North House, North Road

4.3.88 Arts and Crafts inspired properties throughout the Character Zone include Kimberley on Bollinway and Highgates on Rappax Road. They have areas of timber detailing, multiple pitched roofs presenting gables, some with timber cladding or tiles to the gable ends

- 4.3.89 There are some examples of mid to late 20th century single storey structures. These include Aisling, Fox Hollow and Whiteoaks on Bollinway and Newtonhurst on Hilltop (photograph 98 and 99). There are also 20th- 21st century apartment blocks such as Northlands on Hilltop and Ruskin Lodge.



Public Realm

- 4.3.90 Roads and pavements are tarmac, with stone kerbs. There are some examples of roads lined with three to four courses of cobbles, such as along Rappax Road. The condition of the roads varies, with some in poor condition, for example along Hilltop and Hargate Drive. The pavements vary in width – this is particularly noticeable on Bollinway, where the pavement disappears entirely. There are some areas of grass verge or occasionally planting to the fronts of properties along Bollinway. There are no pavements along Barrow Lane; instead the road is lined with grass verges.
- 4.3.91 There is considerable variety of hard standing within garden boundaries – some are laid with setts, stone flags or gravel and pebbles. There are a number of pedestrian paths connecting some of the roads, such as that connecting Bollinway and Barrow Lane. Often the fencing of gardens bordering these paths is of a poorer quality than on the front boundaries. This creates rather shabby boundaries to these pathways.

4.3.92 The street signs and traffic signage within the Character Zone are modern in design. The yellow lines along Rappax Road are faded in many areas and in generally poor condition. The road markings to the north end of Hilltop are too thick and have been smudged quite badly, giving the area an untidy appearance. Given that there are almost no commercial businesses within the area, there is little in the way of signage. The Priory has a modest sign to the front of their grounds, in a green and white design (photograph 100). Inevitably some of the houses have For Sale signs. The street lights are varied, with a combination of concrete lampposts and black metal lampposts throughout the Character Zone.



Photograph 100: Priory Sign

Local Details

- 4.3.93 The use of black and white timber detailing to the upper floors of Arts and Crafts properties, black timber detailing to windows and doors are characteristic local details, repeated throughout the Character Zone, the conservation area and the wider area of Cheshire. Rooflines interrupted by multiple gables are another local characteristic, as is the use of leaded lights and stained glass. White and cream render is also found throughout the Character Zone, both to historic and modern properties. There are examples of hanging tiles and areas of timber boarding, which are repeated throughout the Character Zone (photograph 101). Planting to the fronts of properties and high boundary treatment restricting views of properties is another characteristic local detail that has a significant effect on the street scene, creating a private and semi-rural character.



Uses/Former Uses

- 4.3.94 The area was developed for residential purposes and there are still today few exceptions to this usage. There is the Priory Hospital which is situated in a former house. The Old Barn 93 Bankhall Lane was formerly an agricultural building that has since been renovated for residential use. Number 253 Hale Road was formerly a residential property that has been converted for office use. There have been extensions to the side and rear of this building in the 20th century.

Open Space, Parks and Gardens and Trees

4.3.95 The largest open space in this Character Zone is Halecroft Park, which is situated to the east of 253 Hale Road. Only part of the park is included within the boundaries of the Conservation Area. This park includes a small playground area, concrete tennis court and open fields (one with goal posts) all encircled by a tarmac path (photograph 102). There is a 20th-21st century toilet block in the grounds of the park, next to the tennis court.



Photograph 102: Halecroft Park

Photograph 103: Trees Lining Broadway

4.3.96 There is a small open space to the front of the Priory, at the corner of Rappax Road. Hargate Drive is lined with trees (photograph 104). The area is characterised by well-stocked and planted gardens with a wide range of mature shrubs and trees. As there are also trees in the public domain, the combination of the sight of the gardens with their trees and the boundary hedges which are a common feature of the Zone, means that the Zone has a green, semi-rural feel.



Photograph 104: Trees on Hargate Drive



Photograph 105: Modern Brick Wall, Bankhall Lane



Photograph 106: Modern Brick Pier

Key Views and Vistas

4.3.97 The topography allows for some fine vistas and views. The gentle downwards slope of Rappax Road towards the River Bollin affords a fine view southwards along the road out onto the golf course (photograph 107). From the corner of Rappax Road, is a vista across the golf course and the green open space to the front of the Priory (photograph 108). There are attractive linear views in both directions along Hargate Drive and Hilltop.



Photograph 107: View along Rappax Road



Photograph 108: Views out of the Conservation Area Across the Golf Course

Development Opportunities

- 4.3.98 On Hilltop there is a vacant property, Oakbank. This is an attractive, large Arts and Crafts property that has retained much of its integrity. The plot on the corner of Bankhall Lane and Arthog Road is currently partially vacant, with one new development already in situ and another underway. Issues raised by local residents regarding this property included the removal of mature trees to the front of the plot.

Landmarks

- 4.3.99 Within South Hale Conservation Area there are a few buildings which, within their spatial context, serve as landmarks. These include:

- 94-96 Park Road
- St Peter's Church
- The former Bleeding Wolf Public House
- War Memorial on the junction of Broomfield Lane
- Old Barn, 93 Bankhall Lane
- Hale Cemetery

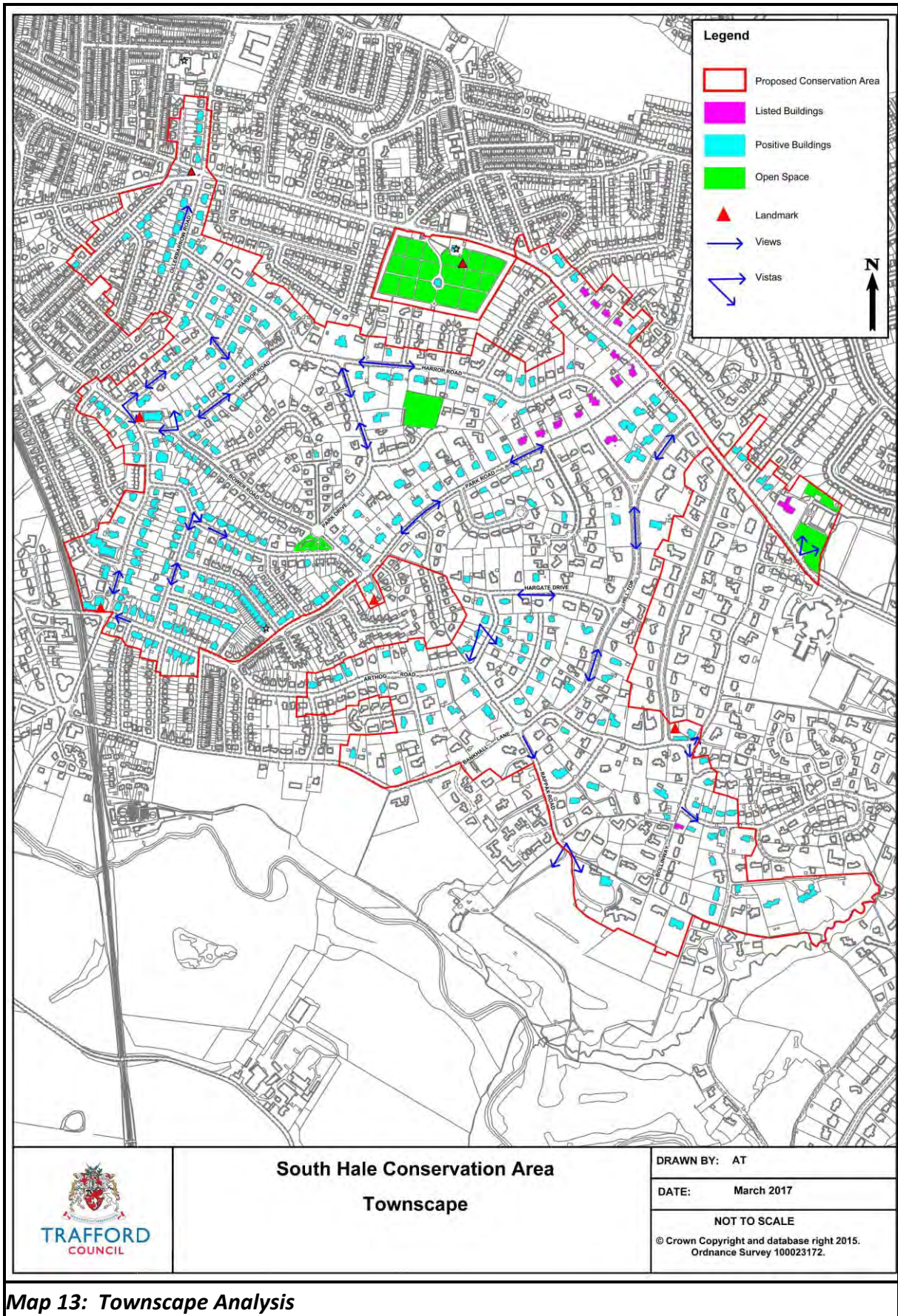
5. Audit of Heritage Assets

5.1. Introduction

- 5.1.1 A basic audit has been undertaken of heritage assets within the Conservation Area. These include Listed Buildings, Archaeological Sites and Monuments and Positive Contributors. These assets have been logged in tables and described. The standing properties have in most cases been assessed from the street scene to determine their current condition. Please note that the heritage asset description is principally to aid identification and is not intended to provide a comprehensive or exclusive record of all the features of significance. The amount of information varies greatly and absence of any feature external or internal does not, therefore, indicate that it is not of interest. Any evidence relating to a heritage asset, which may present itself since the time of survey will also be taken into account during the course of a planning or listed building consent application.
- 5.1.2 This assessment has been undertaken using the criteria of the Historic England at Risk Register condition assessment.
- 5.1.3 The list of heritage assets can be found in Appendix 1.

5.2. Listed Buildings

- 5.2.1 A listed building is a building that has been placed on the Statutory List of Buildings of Special Architectural or Historic Interest. A brief description of every listed building located within The South Hale Conservation Area can be found in Appendix 1. For a full copy of each listed building description please see the National Heritage List for England which can be accessed via Historic England's website.
- 5.2.2 Please note that the list description provided by Historic England is also principally to aid identification and is not intended to provide a comprehensive or exclusive record of all the features of importance. The amount of information varies greatly and absence of any feature external or internal does not, therefore, indicate that it is not of interest or that it can be removed or altered without consent.
- 5.2.3 It is a criminal offence to carry out any works either to the exterior or the interior which would affect the character of a building once it is listed unless the requisite consent has been sought. Where there is doubt please contact the Council's Planning Department.



Map 13: Townscape Analysis

6. Assessment of Condition

6.1. General Condition

- 6.1.1 In general the condition of buildings in South Hale Conservation Area is good. Owners of the properties generally go to considerable effort and expense to maintain the properties in good condition and retain their historic character. Where change has taken place it has generally been either at the rear of the properties, or to accommodate cars (with the introduction of garages and off-road parking). The quality of such alterations varies from one property to another, both in terms of the structural changes and the design of elements such as windows.
- 6.1.2 Traffic is very heavy on Ashley Road, Park Road and Hale Road, which has a significant effect on the character of these areas. Along Ashley Road this has affected the street scene hence gates being set back from street line.
- 6.1.3 The low stone boundary walls, with hedges and shrubs planted above and behind are a characteristic of the local area, including the Conservation Area. Although this issue will be discussed below, the erosion of this element through wholesale removal, excessive widening of gate openings, the removal of gateposts or their painting and the addition of fencing without planted screening adversely affects the general condition of the area.
- 6.1.4 The combination of the trees in the public realm and the gardens in the Conservation Area, which contain a significant variety of mature trees, contribute greatly to the character of the Conservation Area; where these are lost and not replaced, there is a loss of character as well as habitat and wildlife. This is discussed in greater detail under Open Spaces.
- 6.1.5 While Hale Cemetery is open for burials, the historic monuments and stones are in a somewhat poor condition while others are structurally unsound.

6.2. Intrusion and Negative Factors

Individual Structures

- 6.2.1 In some cases although the main structure is intact, character has been diminished through the addition of unsympathetic elements such as skylight windows on the front facades, (especially where they stand up from the surrounding roof area) inappropriate dormer windows and other extensions to the top floor, satellite dishes or plastic rainwater goods. Number 3 Warwick Road, (photograph 109) 13 & 15 Park Road for example have had skylights inserted into the front facades. Small extensions have also altered the original plan form of some properties, diminishing their historic character. Number 232 Ashley Road has been divided into two properties and extended and had an additional entranceway added (photograph 110).



Photograph 109: Skylights on front Elevation of 3 Warwick Road



Photograph 110: New Entrance at 232 Ashley Road

6.2.2 In other cases original architectural details have been lost such as decorative ridge tiles, bargeboards and finials and decorative ironwork such as balcony rails. There are also issues with the replacement of original doors and windows with ones of lesser quality and unsympathetic materials. There are examples of replacement UPVC windows to historic properties throughout the Conservation Area, examples include One Oak and number 8 Harrop Road, Sunny Corner and Linden Lea on Planetree Road, 222 Hale Road and 3 Bower Road (photographs 111 and 112). These additions and alterations can have a cumulative, detrimental effect on the character of the Conservation Area.



Photograph 111: UPVC Windows and door surround to 8 Harrop Road



Photograph 112: UPVC Windows to number 3 Bower Road

6.2.3 The need to create off road parking has often entailed the loss of garden area, sometimes compounded with the use of inappropriate hard standing materials. In some cases this has also affected the boundary treatments, which have been removed, altered or widened. Number 230, 236 Ashley Road and 3 and 10 Park Road are examples of this treatment (photographs 113 and 114). The excessive widening of entrances or loss of gateposts is also common. However, there are examples of both minimally intrusive garages and appropriate hard-standing arrangements in the Conservation Area as well. The issue is not that garages themselves are always intrusive but that when insufficient consideration is given to the design and materials, the result can be intrusive and detract from the character of the house.



Photograph 113: 230 Ashley Road, Loss of Garden and Gateposts



Photograph 114: 3 Park Road, loss of Garden and Gateposts

6.2.4 In some cases where there is space for adding garages, for example to the rear or side of properties, low quality structures with PVC fascia and bold designs and colours are visually intrusive and result in a loss of character. An example of this, number 255 Ashley Road has a modern, large flat roofed double garage with green roller door and number 17 Warwick Road has a similarly flat roofed garage with red double door (photographs 115 and 116).



Photograph 115: Inappropriate Garage to 255 Ashley Road



Photograph 116: Inappropriate Garage to 17 Warwick Road

6.2.5 Where the passage of time necessitates re-roofing or similar repairs, or there is a conversion or extension to adapt the building to 21st century use, there is a risk that the architectural detail will be lost or only partly reinstated. This is the case with some of the properties within the Conservation Area, number 5 Harrop Road for example, is one of several on the street of a similar design, but it currently has no embellishment to the roof. The result is a blander, less interesting building which diminishes the character of the area and contrasts with those around which have retained the detail.

6.2.6 There is currently one vacant property within the Conservation Area; this is Oak Bank on Hilltop (photograph 118). Oak Bank currently has permission for demolition following an appeal decision. Oak Bank is a historic property dating from around 1914, and has retained much of its architectural detail. Vacant properties such as this may soon fall into a state of disrepair and are also susceptible to vandalism. The original property at 13 (Windylow) has been demolished and the site redeveloped. The property at Graystone 26 Hill Top was previously vacant but is currently undergoing extensive remodelling including a new outer leaf of brick to be occupied for future residential use (photograph 117).



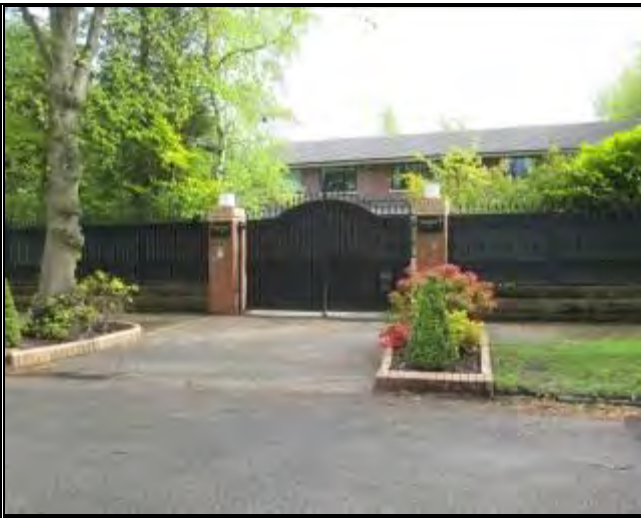
Photograph 117: Graystone, 26 Hilltop



Photograph 118: Oak Bank 10 Hilltop

Open Spaces

- 6.2.7 The boundary treatments throughout the Conservation Area are of a variety of styles and ages. Some of these boundary treatments are not of an appropriate design, such as high modern brick walls, modern timber panel fencing, concrete slabs with timber fencing above and tall metal railings. The piecemeal boundary treatments of different designs are having a negative effect on the character and appearance of the area as there is no sense of visual harmony provided by these elements. The Conservation Area is characterised historically by stone walls with hedge planting and possibly railings above. Where original railings, gate posts and gates have been lost, some of the replacements have been taller or more ornate, thus diminishing the character of the area (photographs 119 and 120).



Photograph 119: Modern Railings



Photograph 120: Brick Wall and Timber Fencing, Ashley Road

6.2.8 It is not only the materials of boundary treatments that have an effect on the area, the condition of these boundaries is also an issue. There are examples of high brick walls, along Planetree Road for example (photograph 121) some of which are showing signs of spalling brickwork. This in some cases is due to the use of inappropriately modern mortar being used for patch repairs. There is also potential damage to boundary walls from planting too close to the boundary or lack of maintenance. In many cases the boundary walls also serve as retaining walls with earth behind and the house on higher ground. Where planting has occurred too close to the boundary (or so long ago that the root growth has been extensive, especially if the hedge has not been maintained) walls are being or will be pushed outward, along Harrop Road for example (photograph 122).



Photograph 121: Spalling Brickwork, Planetree Road



Photograph 122: Stone Wall on Harrop Road

6.2.9 Loss of gateposts, painting of stone gateposts or their replacement with gateposts of inappropriate height or materials is harmful to the rhythm of the streetscape (photograph 123 and 124). There are examples of gate post completely painted or clad in tiling. This can be seen along Ashley Road, Park Road, Planetree Road, Alan Drive and Warwick Drive. Most houses only had one set of gates, so it is inappropriate in such cases to introduce a second opening. Many openings have been widened to accommodate cars over the last 100 years; it is important that the openings are not excessive and are framed by gateposts to retain the character of the area. Wholesale loss of the boundary wall is detrimental to the wider area. Every effort should be made to encourage property owners to include boundary treatments in routine house maintenance, as they are easily overlooked.



Photograph 123: Modern Gateposts and Widened Entrance Ashley Road



Photograph 124: Modern Brick Gatepost Planetree Road

6.2.10 Important aspects of the open spaces are the trees, both within gardens and where they are planted along the roads. Within gardens the woodland species are complemented by exotic and ornamental species. Where those in public places are approaching the end of their natural life, a plan for replacement should be developed. On development sites there is a real risk of loss of trees with no replacements being made. This is why modern cul de sac developments like Ashmeade off Broad Lane have a different character to the surrounding area and were removed from the Conservation Area in 2017. The qualities of planting in the gardens contribute to the quality of the street scene and open spaces. A site currently under development along Bankhall Lane (next to number 77) has suffered the removal of several mature trees from the front of the plot. This should be avoided in future.

6.2.11 There are elements of the public realm that are having a negative effect on the character of the Conservation Area. The use of thick road markings along some roads is having a negative effect on the street scene. In addition, previous unsympathetic repairs to roads and pathways, such as tarmac patch repairs (photograph 127 and 128), have negatively affected the character of the Conservation Area. There are examples of this issue throughout the entire Conservation Area, on nearly every street. Along many roads within the Conservation Area there are areas of cracked pavement where roots from trees are affecting the tarmac, along Harrop Road and Hargate Drive for example (photographs 125 and 126). Along Ashley Road there is an example of a poorly maintained planted bed. This is currently filled with weeds and is having a negative impact on the street scene (photograph 129 and 130).



Photograph 125: Root Damage to Curbs, Harrop Road



Photograph 126: Root Damage to Planetree Road



Photograph 127: Patch Repairs on Rappax Road



Photograph 128: Patch Repairs along Barrow Lane



Photograph 129: Poorly Maintained Planting Bed on Ashley Road

Photograph 130: Poorly Maintained Planting Bed on Ashley Road

- 6.2.12 Other negative elements of the street scene include lamp posts that differ in style, some are concrete of an unsympathetic modern design and some are metal. Modern metal service cabinets also have a negative effect on the street scene. There is very little street furniture within the Conservation Area, along Bankhall Lane there is a concrete bench in a mid-20th century design that is not of an appropriate style for the area.
- 6.2.13 Hale Cemetery is a large open space within the Conservation Area and is an asset to Character Zone B. However, the condition of some elements of the grounds and a lack of maintenance of structures are concerning and detrimental to the Conservation Area.

Intrusion

- 6.2.14 During the late 20th century there has been a rise in the development of a number of executive-style housing developments. These are in a variety of forms; infill development enabled by the division of existing plots such as Bankhall House on Bankhall Lane and apartments such as Beaulieu and Altenbrook on Harrop Road. To varying extents they detract from the character of the area due to their suburban aesthetic, their higher density and the absence of mature trees which is part of the street scene elsewhere in the area. The greater proportion of hard landscaping to these developments can also have a negative effect on the street scene. Another concern is that plot size is an element of historic character (as recognised in the Manchester HLCR) and when they are subdivided, some historic character is lost. Further modern development is in the form of extensions and divisions to historic properties to provide further accommodation. Modern extensions can be intrusive and alter the historic character of the exteriors of properties.



Photograph 132: Altenbrook, Harrop Road

6.3. Problems, Pressures and Capacity for Change

- 6.3.1 This is a popular residential area due to the quality of the housing and its proximity to local schools. Housing in this area is therefore in high demand and there are pressures to develop more accommodation and to introduce adaptations. There is ample evidence that buildings have evolved over time, such as the division of 232 Ashley Road into two separate dwellings. Subdivision of large houses is not necessarily a problem as long as it is not detrimental to the overall character of the property and the Conservation Area. The pressure for the development of more residential accommodation can also be seen in the division of plots to allow for further new development, modern extensions and cul de sac developments.
- 6.3.2 Parking along some residential streets is currently a problem. This is an issue along Murieston Road and Queens Road, where the high volume of cars changes the character of the area from quiet and residential to a busy, and at points dangerous, thoroughfare. Sensitive and creative solutions are needed, including an awareness of the size and design of new signage and traffic control measures.
- 6.3.3 The variety of mature trees, shrubs and hedges that line many of the roads are an attractive feature of the Conservation Area and an important part of the area's character. This does, however, create issues with traffic safety, as in stormy weather branches may fall into the roads, blocking routes. This level of planting may also lead to root damage to properties and footpaths. Removing the trees would have a very negative impact on the character of the area, however the condition of the trees needs to be monitored to ensure that dead or dying limbs are removed and not left to fall and obstruct the roads.
- 6.3.4 While the area is suburban, the combination of low density development, the number of open spaces, the dense tree cover of primarily woodland species and the proximity of the Green Belt give it a semi-rural feel. This has been marred by the urban style of streetlights and the light they generate which is in general detrimental to the character of the area. The capacity to develop and implement appropriate solutions for the specific local conditions would strongly contribute to the preservation and enhancement of the special character of the area.

7. Identifying the Boundary

- 7.1.1 The NPPF and best practice guidance produced by Historic England states that the boundaries of existing Conservation Areas should be kept under review. Parts which are no longer special should be excluded. Where drawn too tightly, the Conservation Area should be extended to include more recent phases or plots associated with buildings of historic interest.
- 7.1.2 It is now recognised that Conservation Area boundaries need to be seen within a wider context of urban development. Designated areas should provide protection to buildings that were perhaps not previously considered to be of architectural merit and to the spaces between buildings, such as streets and neutral areas. It is also the case that further information can come to light about the historic importance of buildings and spaces.
- 7.1.3 Taking this into account, the Conservation Area boundary was amended in February 2017 in the following places as set out on Map 14:

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

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

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

- **Boundary Extension B:** This includes Hale Road Cemetery and its associated Mortuary Chapel within the boundary. The cemetery is included due to the significant architectural contribution of the chapel, monuments and gates, its links to the historic growth of South Hale, its spacious green landscape and historic boundary treatments. Numbers 196, 221, 219 and 217 Hale Road and number 2 Egerton Road are also included. These

properties contribute to the character of the area, retain a high level of historic architectural detail and are of high quality. They also contribute to the setting of designated heritage assets.

- **Boundary Extension C**

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

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

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

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

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

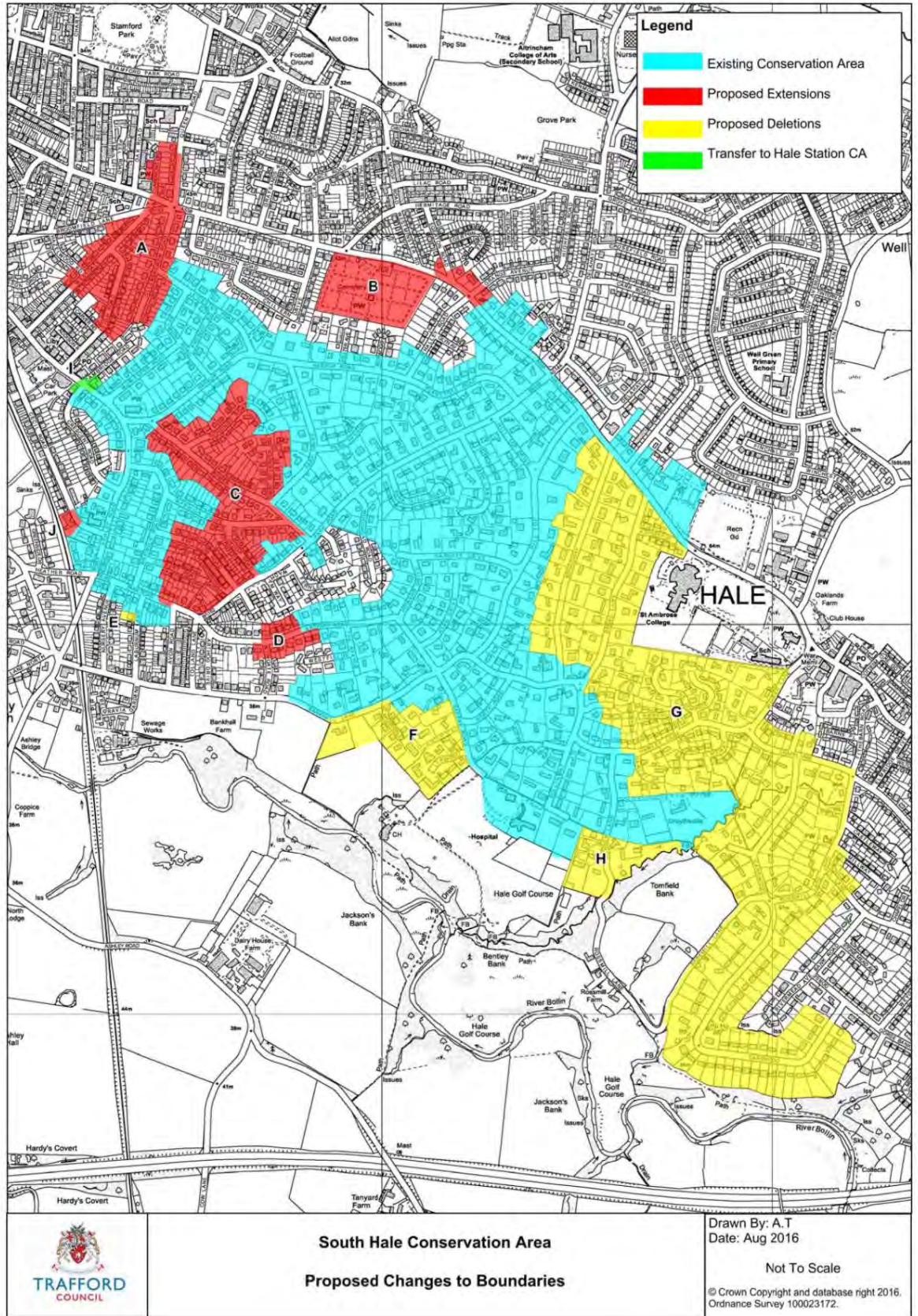
Bower Road - The extension will include 2-38 Bower Road (even) and 1-31 Bower Road (odd). Bower Road reflects other properties in the South Hale Conservation Area in terms of age, materials and style. They have retained a high level of historic architectural detail, are of high quality and warrant inclusion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

- **Boundary Extension D:** The extension is from the end of the existing boundary, westwards to the junction with Arthog Drive to include 16-24 Arthog Road (even) and

17-31 Arthog Road (odd), joining up to the existing Conservation Area boundary on Arthog Road to the east. The housing within this extension varies in design, date and quality. The character of Arthog Road becomes higher-density and less architecturally detailed as the road curves to the north. The majority of Arthog Road and Wyngate Road should be included within the Conservation Area as the streets reflect the traditional functional character and former uses in the area. The western extent of Arthog Road has been excluded from the Conservation Area due to a lower integrity and lower-quality architectural detailing.

- **Boundary Deletion E:** The boundary has been redrawn on Laburnum Lane. The boundary currently extends to include a 21st century development called Laburnum Court. The boundary has been re-drawn to exclude this development.
- **Boundary Deletion F:** To re-draw the boundary on Bankhall Lane and Rappax Road. This section of the Conservation Area currently contains numerous pockets of mid to late 20th century development that are not of sufficient quality or historic architectural character to warrant inclusion in the Conservation Area. Numbers 74 Bank Hall Lane, all of the properties along Lynwood and Meridale and numbers 4, 6a and 8 Rappax Road are to be removed. The sandstone boundary walls that line Rappax Road are not excluded.
- **Boundary Deletion G:** This deletion covers former Character Zone E, the majority of former Zone D and half of the former Zone C. This includes, Broad Lane, Ashmeade, Broadway, Amberley Drive, The Coppice, Hawley Lane east of Hawley Drive, Elmsway, Wicker Lane, Chapel Lane, Carrwood and Rossmill Lane. The removal of these areas is designed to focus the attention of the Conservation Area on the earlier properties of Victorian and Edwardian date, which are typically larger, are situated in larger plots or demonstrate typical design features or materials, such as brick coupled with render, black and white timber detailing, gables and bay windows. This will serve to create a more distinctive character to the Conservation Area, with fewer late 20th and early 20th century properties within the boundary.

- **Boundary Deletion H:** To redraw the boundary east of the end of Bollinway across Barrow Lane to remove properties south of Woodlands and Shelbourne House. These are 18 The Grange, Rose Acres, 16 South Cottage, Barrow Dene and 12 Tomfield Woods, 14, 15 Little Court, 19 Ashton House on Barrow Lane. This area contains many modern buildings that are not of historic interest and are considered to dilute the historic character of the rest of the Conservation Area
- **Boundary Alteration:** The boundary did include Piccolino's restaurant and the Tesco Express on Ashley Road, at the junctions with Cambridge Road and Crescent Road. The boundary review of Hale Station Conservation Area has adopted the inclusion of the section of Ashley Road from this point up to the station. The commercial nature of Piccolino's is more appropriate within the grouping of buildings north of this junction, as south of this the buildings become residential in nature. The boundary has been redrawn here to take the area now in Hale Station out of South Hale.
- **Boundary Extension J:** The boundary includes The Cecil Road Assembly Rooms as the buildings are of the same age and style as the St Peters Road Assembly Rooms opposite.



Map 14: Changes to Boundaries Adopted 2017

Due to its large size, more specific reasons for Boundary Deletion G have been summarised below, set out under particular roads:

- **Chapel Lane (south)** - The north side contains a mix of mid-20th century and late 20th century houses. These are of reasonable quality but not of sufficient quality on their own to merit inclusion within a conservation area.
- **Chapel Lane (east-west section at the north of the Zone)** - Meadow Bank is a good historic house with considerable character. Otherwise, however, the houses within this area are mostly modern and of ordinary designs. Ornate metal railings not in keeping with the historic boundary treatments have also been added. The pair of semi-detached house at the east end of the Lane is of good quality and dates from the late 19th century. In general though, this road does not display the co-ordinated historic characteristics of other parts of the Conservation Area.
- **Chapel Lane (north-south section)** - Apart from the Unitarian Chapel, the houses on this part of Chapel Lane are mid-late 20th century. The tennis club also has a modern pavilion, fencing and floodlights. Generally, the houses are of reasonable quality for suburban housing but do not have a particular historic or architectural interest. There are no historic boundary treatments. The Unitarian Chapel will remain under protection by its listed status. The listing would also give protection against inappropriate development within the setting of the Chapel.
- **Wicker Lane** - The north end of Wicker Lane has been marred by the construction of a synagogue and adjacent building has been heavily restored. 9 Wicker Lane to the south would remain protected because of its listed status.
- **Elmsway** - The majority of houses on Elmsway are late 20th century and not of historic interest. Though there is a pleasant amount of greenery and trees, boundary treatments are inconsistent and not historic.
- **Hawley Lane (east)** - The majority of properties on Hawley Lane, east of Hawley Drive are mid-late 20th century or 21st century, with little historic or architectural interest.
- **The Coppice and Amberley Drive** - Both of these cul-de-sacs are late 20th century and the houses of no historic or special architectural interest. The Neo-Georgian style houses on Amberley Drive contrast with the Victorian and Edwardian character of the significant properties in the rest of the Conservation Area.
- **Hawley Drive** - The houses on this cul-de-sac are all late 20th century and not of historic or special architectural interest. Boundary treatments are inconsistent and not historic. This street should be removed.
- **Whitehouse Drive** - Other than the properties on the corner of Bollin way and Whitehouse Drive, the houses are all late 20th century or 21st century with low architectural merit.
- **Carrwood (north)** - Though the houses here demonstrate good quality suburban dwellings, they mainly date from the mid-20th century onwards. The buildings therefore have low historic interest. The wide street does demonstrate some of the spacious and green qualities noted as a key characteristic of the Conservation Area and boundary treatments are fairly consistent in their use of neat hedges. However, the lack of any

particularly special historic interest of the houses means this street is removed from the Conservation Area.

- **Carwood (south) and Rossmill Lane** - The same comments apply for the southern section of Carwood as for the northern one. The only really historic property in this part of the area is Buttsclough Farm. This could gain some protection if it were to be included on a Local List in the future.
- **Ashmeade** – This is a cul-de-sac dating from the late 20th century and is of no particular architectural or historic interest. The street should be removed from the Conservation Area.
- **Broadway** - This has similar characteristics to Hill Top: a wide, tree lined street with grass verges and large houses in substantial plots. This street, however, has been subject to more redevelopment in the late 20th and early 21st centuries. There are a few mid-20th century houses but most date from 1954 onwards. Some stone boundary walls have survived but there are a greater proportion of replacements than on Hill Top. Several of the large new houses have had the mature planting removed from the boundaries and it is this which has most effect on the character of the street. New builds may have been constructed in adherence to the guidelines on construction distances from boundaries but houses are much more prominent because they are more visible due to a reduction of planting. The character has been eroded and the dates of the properties are later than those elsewhere in the Conservation Area. This street was removed from the boundary in 2017.
- **Broad Lane** - Broad Lane first appears (unnamed) on the 1877 Ordnance Survey map, though it was laid out sometime earlier. By 1908 the road had been renamed Broad Lane and a number of large houses, had grown up along its length. Large detached residences continued to be added to Broad Lane during the early years of the 20th century, these were completed by 1936 and lasted until well into the 1960s. The street is a reasonably wide road with a lot of greenery lining the street. However, there have been a number of prominent replacements or additions of houses in the late 20th and early 21st centuries which has eroded its character through the removal of boundary planting and an inconsistency of boundary walls, gateposts and gates, with replacement ornate railings and red brick walls out of character with the Conservation Area. Modern extensions, window additions and other features are out of keeping with the traditional character of ornate, architectural detailing of the Arts & Crafts architecture seen elsewhere in the Conservation Area. Some typical elements survive, for example Woodcroft and Whitefriars but the overall character is of modern, gated properties. Several houses are very prominent in the street scene due to the removal of boundary planting and fences. This road was removed from the Conservation Area in 2017.

Three of the principle reasons for deletions within the existing Conservation area boundaries are articulated below:

- Many properties are late 20th century or early 21st century buildings with low or no architectural or historic interest. They appear to have been included in the original Conservation Area boundary because they represented the progression of development of South Hale up until the present day. However, this is not felt to be a strong enough argument for their retention within the Conservation Area given their low merit.

- Many of the newer houses are designed in styles which are not representative of the historical Victorian and Edwardian architectural characteristics of buildings further west in the Conservation Area. There are many Neo-Georgian properties, for example, which is not a typical historical style in the area.
- The character of a number of streets has been eroded over time through the removal of mature boundary planting and replacement of boundary walls, hedges and gates with modern alternatives. The typical style for boundaries in the area is a low stone wall topped with a hedge, with taller mature planting beyond. Stone gateposts and timber gates were also typical. However, brick walls, timber fences, metal railings and ornate metal gates are now very common on some streets, together with numerous signs for security companies posted on property boundaries. This means the unity of the streetscapes has been erode.

8. A Plan for Further Action

8.1.1 Below is a summary of the issues and pressures within the Conservation Area that will be addressed in the management plan.

- The future of vacant buildings and sites such as the Oak Bank and the need for high quality, contextual design of any redevelopment within the Conservation Area particularly respecting spaciousness, scale and boundary treatments.
- Balancing the need to adapt properties to today's needs while retaining the historic character, including at the rear of the property, and respecting the traditional grain in terms of the built area of the plot.
- Preventing further loss of architectural detail during building projects, including painting of stonework (buildings and walls/gateposts), altering of roofs, door and window details and materials.
- Ensuring that public spaces such as Hale Cemetery are properly maintained and kept in a good state of repair.
- In new builds/extensions use of appropriate building materials for example traditional render, timber doors and windows, rainwater goods and roofs.
- Preventing further loss of historic materials on the street (cobblestones in gutters and gateways, stone curbs) and encouraging their restitution where possible. Consider the methods of repair to road and street surfaces including the issues of tree route damage.
- The need to encourage appropriate boundary treatments in terms of: encouraging the retention of stone boundary walls, discouraging fencing as a sole boundary treatment; encouraging appropriate planting and pruning of hedges, whether as sole boundary or in combination with wall; positioning hedges sufficiently behind the wall to prevent root damage to retaining walls; railings (only where there is evidence in the stonework) which reflect the style and dimensions of former railings; encouraging appropriate gates and gate posts in terms of height and materials.
- The need to ensure that street lighting and floodlighting is appropriate to the character of the area, in terms of both the materials of the lamp posts and the quality of the light emitted.
- Protection and replanting of mature trees and encouraging awareness of the threat from pests and diseases to the area's deciduous trees. Raise awareness that tree surveys can be a requirement for submission with certain planning applications and that any development proposals should seek to protect existing trees and encourage

appropriate diversity of tree species, including broadleaf, for any necessary replacements.

- Balancing the competing needs of creating off-street parking and maintaining the rhythm of the streets, by preventing wholesale loss of boundary walls and gateposts, creation of excessive openings, inappropriate or excessive hard landscaping and construction of intrusive garages or inappropriate garage solutions.
- Working towards appropriate solutions to the problems of parking and traffic within the Conservation Area: specifically traffic and parking around the school on/near Queen's Road and Murieston Road.
- Rethinking the design of elements of street furniture such as benches, including the retention and restoration of original items. Also, working towards less intrusive road markings.

Appendix 1: Listed Buildings, Positive Contributors

Listed Buildings


Reference	SH/01		
Site Name	Cintra		
			
Grade	II		
Address	115 Park Road, Hale, Altrincham		
Postcode	WA15 9JU	Location	SJ7815286501
SMR Reference		Listed Building No.	1067881
Listing Description	House. 1903. Edgar Wood. Brick with blue slate roof. Large detached house of 2 storeys plus attic. Projecting semi- octagonal wing at left. Central single-storey hipped roof porch supported on timber columns with splat balustrading and a recessed semi-circular headed doorway. 2, 3 and 4- light casement windows with leaded glass. 2 ridge stacks and a dormer window on a steeply pitched roof. Projecting polygonal bay window to left gable and garage (partly C20) to right. Built speculatively as part of the Richardson Estate.		

Reference	SH/02
Site Name	Broadoaks



Grade	II		
Address	117 Park Road, Hale, Altrincham		
Postcode	WA15 9JP	Location	SJ7819186515
SMR Reference		Listed Building No.	1356524
Listing Description			

House now flats. 1907 Edgar Wood. Brick with stone dressings and red clay tile roof. Large asymmetrical detached house with 2 storeys plus attic. Stone corner bands, overhanging eaves and coped kneelers to steeply pitched roof. The gabled central bay projects and has a projecting hipped porch (now with 2 separate doors for flats) which is placed off-centre. Another double door has been inserted to the left. The casement windows are of 1 to 5 lights, some with transoms and some with glazing bars. The left gable has a 2-storey canted bay window; the rear a similar one but of 1 storey. Attic lights to each gable. Built speculatively as part of the Richardson Estate.

Reference	SH/03		
Site Name	The Hollies		
			
Grade	II*		
Address	119 Park Road, Hale, Altrincham		
Postcode	WA15 9JP	Location	SJ 78228 86534
SMR Reference		Listed Building No.	1067882
Listing Description	<p>House. 1902. Edgar Wood. Brick with clay tile roof. Large asymmetrical detached house with 2 storeys plus attic. 3 bays with projecting gabled wing in bay 1 which has a 5- light mullion and transom bow window on ground floor and a projecting verge on timber brackets. Gabled porch in bay 2 with recessed off-centre semi-circular headed doorway. Windows are generally of 2 to 5 lights with timber mullions, some transoms, and leaded lights. Roof has 1 ridge stack and 1 gable stack and crested ridge tiles. 2-storey canted bay window to left elevation. Interior not inspected. Built speculatively as part of the Richardson Estate.</p>		

Reference	SH/04		
Site Name	The Shiel		
			
Grade	II		
Address	121 Park Road, Hale, Altrincham		
Postcode	WA15 9JP	Location	S J7827386556
SMR Reference		Listed Building No.	1356525
Listing Description	<p>House. 1906. Edgar Wood. Brick with stone slate roof. Large detached asymmetrical house with 2 storeys. 3 bays, the central one projecting and having an off-centre door with dentilled architrave surround and flat hood; 5-light mullioned window above and coped gable with coped kneelers. Bays 1 and 3 have mullion and transom windows to ground floor and mullioned to first. All windows have leaded lights. Steeply pitched roof with 2 ridge stacks. The right gable has an inglenook chimney stack with curved canted sides and fire windows, as well as a small C20 extension. The left elevation has a 2-storey canted bay window. The attached garage (formerly coachhouse) is in the same style although may be of a slightly later date. Panelled stair, decorative plaster ceilings downstairs and cross-barrel-vaulted hall. 3 barrel-vaulted bedroom ceilings (one of which is c1980). Some good fittings, light switches etc. Built speculatively as part of the Richardson Estate.</p>		

Reference	SH/05		
Site Name	The Garth		
			
Grade	II		
Address	27 Planetree Road, Hale, Altrincham		
Postcode	WA15 9JN	Location	SJ7835686623
SMR Reference		Listed Building No.	1067883
Listing Description	<p>House. 1905. Edgar Wood. Brick with stone slate roof. Large detached asymmetrical house with 2 storeys and a long single-storey wing to the left. Twin-gabled entrance elevation with 2-storey canted bay window of 7 lights to the right and door placed off-centre to the left. It has a stone surround, flat hood, a segmental lunette above and a 4-light mullioned window above that. The gables and kneelers have stone copings. The wing has a 7-light canted bay window and a 6-light mullioned window. The right elevation has a central gable with 8-light mullion and transom window on ground floor and is flanked on either side by a 2-storey canted bay window with dentilled cornice. Good rainwater goods, ironwork etc. Interior not inspected. Built speculatively as part of the Richardson Estate.</p>		

Reference	SH/06		
Site Name	The Homestead		
			
Grade	II		
Address	20 Planetree Road, Hale, Altrincham		
Postcode	WA15 9JN	Location	SJ7829786594
SMR Reference		Listed Building No.	1356526
Listing Description	<p>House. 1901. Edgar Wood. Brick, stone dressings, timber boarding and stone slate roof. Large asymmetrical detached house with 2 storeys plus attic. 3-bay elevation, the first bay being gabled and having an off-centre 2-storey canted bay window with mullion and transom windows on the ground floor and mullioned on the first. Single-storey canted bay window to bay 3. Otherwise 2 2-light and 3 3-light stone mullion windows. Diagonal chimney stack corbelled from first floor level in bay 2. Door on right gable with stone dressed semi-circular headed keystone surround and 4-light door. Above the door a first floor room which is gabled and timber boarded is supported on 2 inclined moulded timber struts. Later extension to rear. Good door furniture, rainwater fittings and internal fittings. Built speculatively as part of the Richardson Estate.</p>		

Reference	SH/07
Site Name	The Old Farm



Grade	II		
Address	Hill Top Drive, Hale, Altrincham		
Postcode	WA15 0JN	Location	SJ7833286496
SMR Reference		Listed Building No.	1100309
Listing Description			

House. "WRM 1698" on datestone with bay added in late C18 and single-storey additions of C19 and C20. English garden wall bond brick, C18 Flemish bond and C20 stretcher bond brickwork with stone slate roof. L-shaped plan with 2 storeys plus attics and single-storey stables (now part of house) and garage (C20). 3-bay garden elevation (formerly the front although the porch was removed to the rear of the house in late C19). Stone quoins, first and second floor brick corbel bands, coped gables with kneelers. Bay 1 has a 2-storey canted bay window with stone 4-light mullion window which was added in late C19; a 3-light attic casement window with curved brick hoodmould and relieving arch and decorative lozenge brickwork. The 2-storey porch stood between bays 1 and 2 where there is now a door. 4-light casement windows to bay 2 on each floor with C19 dormer window above. Bay 3 was built later as a bailiff's house and has 2 3-light casement windows with cambered brick arches. The rear of bay 1 has 5 windows with shaped drip moulds (3 of which are blocked) and 2 others. The re-located porch is in the angle of the L and has a coped gable with kneelers, datestone and corbel band. Interior retains ovolo-moulded beams in the main room, and

chamfered beams otherwise with runout stops on the ground floor and stepped stops on the first. A fine example of an early departure from the Medieval and timber-framed traditions which continued in the area.

Reference	SH/08		
Site Name	Sundail to Rear of The Old Farm		
No Image Available at this time.			
Grade	II		
Address	8, Hill Top Drive, Hale, Altrincham		
Postcode	WA15 0JN	Location	SJ7834386491
SMR Reference		Listed Building No.	1356503
Listing Description	Sundial. C18. Stone shaft with copper dial and gnomon. Baluster-type shaft with fluted bowl and a square plinth.		

Reference	SH/09		
Site Name	Barrow Cottage		
			
Grade	II		
Address	7 Bollinway/Hawley Lane, Hale, Altrincham		
Postcode	WA15 0PB	Location	SJ7848185675
SMR Reference		Listed Building No.	1067923
Listing Description	<p>House (probably formerly a farmhouse). Late C17 with later alterations and additions. Timber framing with brick nogging, brick crosswing and thatch roof. 3-unit hearth- passage plan with 1 storey plus attic and projecting crosswing at right. 1, 3 and 4-light casement windows. Later thatched porch next to gabled crosswing. 2 ridge stacks. Eyebrow dormer windows to right and rear.</p>		

Reference	SH/10		
Site Name	Barrowcroft		
			
Grade	II		
Address	223 & 225 Hale Road, Hale, Altrincham		
Postcode	WA15 8DN	Location	SJ7828486817
SMR Reference		Listed Building No.	1067920
Listing Description			
<p>Pair of semi-detached houses. 1907-8. John N Cocker. Brick with graduated stone slate roof. Large symmetrically planned houses with 2 storeys plus attic. In the Edgar Wood manner. Each house is of 2 bays the outer one having a coped gable with kneelers and being flanked by brick pilasters. Ground floor inner bays have 6-light mullion and transom window, outer bays have 7-light canted bay window with coped parapet (that to No. 225 having been replaced with a pitched roof). Each bay on the first floor has a 5-light timber mullion window, and the gables, a 3-light attic window. All have leaded lights. Side elevations have a similar coped gable above a 2-storey segmental bow window with coped parapet. The other bay projects and contains the door. Gable and party wall chimney stacks.</p>			

Reference	SH/11		
Site Name	Greystoke		
			
Grade	II		
Address	226 Hale Road, Hale, Altrincham		
Postcode	WA14 8EB	Location	SJ7838686649
SMR Reference		Listed Building No.	1100301
Listing Description	<p>House. 1901. Edgar Wood. Brick with stone slate roof. Large detached asymmetrical house of 2 storeys plus attic. 4 bays, Nos. 1 and 3 being gabled and projecting like wings. A hipped porch is attached to bay 3 on timber posts and with balusters. Above are 2 3-light mullion windows with leaded lights the upper having a semi-circular relieving arch. Other windows are 1, 2 and 3-light with timber mullions, leaded lights and a transom in one case. A single-storey diagonal wing projects from the right corner, part of which is of a later date. Battered clasping buttresses and 2-storey canted bay window to left elevation and 3-storey canted tower-like feature to rear with coped gable and mullion windows. Good door furniture. Interior not inspected. Built speculatively as part of the Richardson Estate.</p>		

Reference	SH/12		
Site Name	Royd House		
			
Grade	I		
Address	224, Hale Road, Hale, Altrincham		
Postcode	WA14 8EB	Location	SJ7834886681
SMR Reference		Listed Building No.	1067922
Listing Description	<p>House. 1914-16. Edgar Wood for himself. Brick with flat concrete roof. 2-storey Y-shaped plan, the stem being at the rear. 3 concaved sides, the rear being flat. Circular entrance hall gives access to service rooms at front, living and dining at rear (south) and a single-storey appendage to the left which is the only break of external symmetry. The plan is an expression of the freedom allowed by concrete roof construction. Elevations generally have stone coped parapets and moulded brick corner details. Treatment is somewhat reticent apart from the coloured tile panel patterned with variations on a lozenge theme superimposed centrally above the front door which continues the same theme in once brightly coloured paint and relief. The recessed porch has plain columns and a coffered ceiling and there is a 2-light stone mullioned window placed centrally in the tile panel above. On either side on each floor is a 2-light timber mullioned casement window with segmental brick arch and glazing bars. 2 rainwater downpipes with enriched hoppers complete the symmetry. The 2 flat facets at right angles to the quadrant have 3-light mullion windows as above on each floor. The concave side elevations are each symmetrical about a central doorway; that to the right has a plain stone door surround, flat canopy, one 1-light and three 2-light windows and that to the</p>		

left three 1-light and two 2-light windows as well as the single storey wing. The parapet is stepped and has recessed brick panels. 3-bay rear with central canted bay window with stone mullions and transoms on the ground floor, mullioned to first floor and a pierced parapet above. 3-light mullion and transom window to either side on ground floor and 3-light mullioned on first all with segmental brick heads and glazing bars. Interior: circular hall has stone paved floor with 4 brightly coloured mosaic panels. All the doors which open off it have lozenge shaped stencilled arabesque or zig-zag design panels in greens, blues, reds and white. There is a similar double door between dining and living rooms, the dining room having a walnut cabinet designed by Sellers in a semi-circular recess and the living room a variously coloured marble fire surround. Another room has a plain grey and buff coloured sandstone fire surround. The attached garden and bounding walls are designed integrally, the lozenge theme re-occurring in the brick and stone paviers of the formal pathways 2 of which are terminated by arched niches with lead statues in the bounding wall. The driveway wall reflects the perforated parapet of the rear; and the curve of the bounding walls the curve of the facades. One of the most advanced examples of early C20 domestic architecture in terms of planning, construction and detailing. Alistair Service, *Edwardian Architecture and its Origins*, p.328, (Architectural Press) 1975. J.H.G.Archer, "Edgar Wood: A notable Manchester Architect". *Transactions of the Lancashire and Cheshire Antiquarian Society*, Vol. LXXIV 1963- 4 p.153.


Reference	SH/13
Site Name	White Thorn Lodge & Turvelaws




Grade	II		
Address	227 & 229 Hale Road, Hale, Altrincham		
Postcode	WA14 8DN	Location	SJ7831286788
SMR Reference		Listed Building No.	1348503
Listing Description			

Pair of semi-detached houses. 1907-8. John N Cocker. Brick with graduated stone slate roof. Large symmetrically planned houses with 2 storeys plus attic. In the Edgar Wood manner. Each house is of 2 bays the central ones having 5-light mullion and transom windows on the ground floor, 4-light mullion windows on the first, 3-light to the attic, lozenge shaped painted plaster panels and a gable. The outer bays have 7-light, 2-storey canted bay windows. The doorways are in the rear of the side elevations beneath the upper floor which projects and is gabled. Both this and the main gable have painted lozenge and roundel panels in plaster. One shared central stack and one gable stack with gabled weathering.

Reference	SH/14		
Site Name	Cross Heyes		
			
Grade	II		
Address	231 Hale Road, Hale, Altrincham		
Postcode	WA15 8DN	Location	SJ7833186772
SMR Reference		Listed Building No.	1067921
Listing Description	<p>House. 1907-8. John N Cocker. Brick with stone dressings and graduated stone slate roof. Large detached asymmetrical house with 2 storeys plus attic. In the Edgar Wood manner. 3 bays with a 10-light mullioned bow window of 2 storeys and timber boarding in bay 1. Bay 2 is slightly advanced and has a doorway with fanlight, recessed semi-circular brick- arched head, a later porch and a later cloakroom; a 4-light chamfered mullion window on the first floor, the central 2 lights being lower than the other 2, and a coped gable with kneelers. Bay 3 has a 6-light mullion window on each floor, with a transom to the ground floor. All windows have timber casements and leaded lights. 3 chimney stacks.</p>		

Reference	SH/15		
Site Name	Tiverton		
			
Grade	II		
Address	233 Hale Road, Hale, Altrincham		
Postcode	WA15 8DN	Location	SJ7835386754
SMR Reference		Listed Building No.	1100328
Listing Description	<p>House. 1907-8. John N Cocker. Brick and weatherboarding with graduated stone slate roof. Large detached asymmetrical house with 2 storeys plus attic. 3 bays the first projecting considerably and having a 6-light ground floor window below an upper floor which projects, is weatherboarded, gabled and has a 4-light window. Bay 2 has a 1-storey bow window in English bond brick with 5-light chamfered stone mullion window, a door with plain surround and a 5-light first floor window. 5-light mullion and transom window to bay 3 with 4- light window above. All windows have timber casements and leaded lights. Canted 2-storey bay window to right gable which is weatherboarded. Various shaped chimney stacks.</p>		

Reference	SH/16		
Site Name	Halecroft		
			
Grade	II*		
Address	253 Hale Road, Hale, Altrincham		
Postcode	WA15 8RE	Location	SJ7867686399
SMR Reference		Listed Building No.	1356501
Listing Description	<p>House now offices. 1890 on rainwater head. Edgar Wood. Brick, ashlar dressings, render, tile hanging and red clay tile roof. Large 2-storey detached house with attics, a single- storey wing to the rear and a single-storey C20 extension to left. 5 bays with stone plinth, quoins and dressings to doors windows and buttresses. Diagonally set corner bay window to bay 1 with mullion and transom window to ground floor, enriched first floor band, mullion windows to first floor, coped gablet and ball finial. Bay 2 has similar windows and a large gable with carved barge boards. Tudor- arch doorway to bay 3 with enriched cartouche above. Bays 3 and 4 have a considerable timber mullion and transom window at first floor with leaded lights as well as a carved bressumer, pargetted gable with floral motifs, carved bargeboards and elaborate weather-vane. Single-storey bay window to bay 5 with mullions and transom, rounded corners and a 5-light timber mullioned window above with advanced half hipped dormer and elaborate finial. Steep roof with crested ridge and vents. Right elevation has projecting chimney stack, 5 light mullion and transom window and a first floor bow window. The left has another pargetted gable. Fine Jacobean-style staircase as well as oak panelling to boardroom which has a carved stone chimney piece within an inglenook. Generally a well preserved interior which includes plaster ceilings and friezes, doors and ironwork, linen fold panelling and good stained glass (some with pre-Raphaelite figures). An excellent example of Wood's earlier work largely expressing the ideals of the Arts and Crafts Movement and the vernacular revival.</p>		



Reference	SH/17		
Site Name	War Memorial at Junction with Broomfield Lane		
			
Grade	II		
Address	Hale Road, Hale, Altrincham		
Postcode	WA15 9HL	Location	SJ7741787076
SMR Reference		Listed Building No.	1100305
Listing Description	<p>War memorial. c.1920. Stone with bronze statue and enrichments. Soldier in battle dress stands on a tall tapering plinth inscribed to the "Men of Hale who fell in the Great War". The base has a bronze plaque and bay leaf enriched band.</p>		


Positive Contributors

Historic England's guidance *Understanding Place: Conservation Area Designation, Appraisal and Management* (2011) in paragraph 2.2.21 uses the following questions to assess if an element should be considered as a positive contributor:

- Is it the work of a particular architect or designer of regional or local note?
- Does it have landmark quality?
- Does it reflect a substantial number of other elements in the conservation area in age, style, materials, form or other characteristics?
- Does it relate to adjacent designated heritage assets in age, materials or in any other historically significant way?
- Does it contribute positively to the setting of adjacent designated heritage assets?
- Does it contribute to the quality of recognisable spaces including exteriors or open spaces with a complex of public buildings?
- Is it associated with a designed landscape e.g. a significant wall, terracing or a garden building?
- Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?
- Does it have significant historic association with features such as the historic road layout, burgage plots, a town park or a landscape feature?
- Does it have historic associations with local people or past events?
- Does it reflect the traditional functional character or former uses in the area?
- Does its use contribute to the character or appearance of the area?

Character Zone A: St. Peters & Ashley Road South

Positive Contributor	Description	Condition
	<p>St. Peter's Church, House and lamp, Ashley Road.</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand.</p>	<p>Good</p>
	<p>218, 220 and 222, Ashley Road.</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings, as part of a group, illustrate the development of the settlement in which they stand. They reflect the former uses in the area.</p>	<p>Good</p>
	<p>224, 226 and 228, Ashley Road.</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand.</p>	<p>Good</p>

	<p>230 and 232 Ashley Road.</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. This building illustrates the development of the settlement in which it stands.</p>	<p>Good</p>
	<p>236 Ashley Road.</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands.</p>	<p>Good</p>
	<p>246, 248 & 250 Ashley Road.</p> <p>These buildings contribute to the character of the area and to the quality of a space. These buildings, as part of a group, illustrate the development of the settlement in which they stand. They reflect the former uses in the area.</p>	<p>Good</p>
	<p>Trinity Hale United Reform Church and Hall, Ashley Road and Cecil Road.</p> <p>These buildings illustrate the development of the settlement in which they stand. They reflect a substantial number of other elements in the conservation area in age, style, materials and form.</p>	<p>Good</p>

	<p>Cecil Road Assembly Rooms, Cecil Road.</p> <p>These buildings illustrate the development of the settlement in which they stand. They reflect a substantial number of other elements in the conservation area in age, style, materials and form.</p>	<p>Good</p>
	<p>254, 256 and 258 Ashley Road.</p> <p>These buildings illustrate the development of the settlement in which they stand. They reflect a substantial number of other elements in the conservation area in age, style, materials and form.</p>	<p>Good</p>
	<p>Former Bleeding Wolf and Garage, Ashley Road.</p> <p>These buildings, as part of a group, illustrate the development of the settlement in which they stand. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. They have landmark quality. They reflect the former uses in the area.</p>	<p>Good</p>
	<p>279 Ashley Road & 2 Park Road.</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. This building illustrates the development of the settlement in which it stands.</p>	<p>Good</p>

	<p>4 and 6 Park Road.</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. This building illustrates the development of the settlement in which it stands.</p>	<p>Good</p>
	<p>8 & 10 Park Road.</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. This building illustrates the development of the settlement in which it stands.</p>	<p>Good</p>
	<p>12, 14 and 24 Park Road.</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. The buildings illustrate the development of the settlement in which they stand.</p>	<p>Good</p>
	<p>16, 18, 20 and 22 Park Road.</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand.</p>	<p>Good</p>

	<p>21, 23, 25 and 27 Park Road.</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand.</p>	<p>Good</p>
	<p>17 and 19 Park Road.</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands.</p>	<p>Good</p>
	<p>5, 7, 9, 11, 13 and 15 Park Road.</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. They also illustrate the historic development of the settlement in which it stands. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>1 & 3 Park Road.</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. They also illustrate the historic development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>

	<p>271, 273, 275 and 277 Ashley Road.</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. They also illustrate the historic development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>263, 265, 267 and 269 Ashley Road.</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. They also illustrate the historic development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>261 Ashley Road.</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>259 Ashley Road.</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>

	<p>255 & 257 Ashley Road.</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>247, 249, 251 and 253 Ashley Road.</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. They also illustrate the historic development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>241, 243 and 245 Ashley Road.</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. They also illustrate the historic development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Hale Conservative Club, Ashley Road.</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>

	<p>237 & 239 Ashley Road.</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>2 Harrop Road/ 2 Bower Road.</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>1 & 3 Warwick Road.</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>5 and 7 Warwick Road.</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>





	<p>9 & 11 Warwick Road.</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>13, 15, 17 and 19 Warwick Road.</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. They also illustrate the historic development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>21, 23, 24, 25, 26 and 27 Warwick Road.</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. They also illustrate the historic development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>6, 8, 10, 12 and 14 Warwick Road.</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. They also illustrate the historic development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>

	<p>18 and 20 Warwick Road.</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>1 & 3 Warwick Drive.</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>5, 7, 9, 11, 13, 15, 17, 19 and 21 Warwick Drive.</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. They also illustrate the historic development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>1,3,5,6,7,8,9,10,11,12,13,14,15,16 Gilbert Road</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. They also illustrate the historic development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>

	<p>2-24 evens, Appleton Road</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>1-35 odds, 45, 47, 49 and 51, Appleton Road</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>

Character Zone B: Park Road and Harrop Road

Positive Contributor	Description	Condition
	<p>Vicarage of St Peters, Harrop Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area. This building was designed by Henry Goldsmith, a local architect of note.</p>	<p>Good</p>

	<p>3 Harrop Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>5 Harrop Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>The Dene, Harrop Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>9 Harrop Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	

	<p>Harrop Lodge, Harrop Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>13 and 15 Harrop Road</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Wood Hill Harrop Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Danemere, 21 and 23 Harrop Road (one structure sub divided)</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>

	<p>Dilmun Lodge, Harrop Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Atholdene, 6 Harrop Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Covertside, 12 Harrop Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>20 Harrop Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>





	<p>24 Harrop Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Highbury, 26 Harrop Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>The Coppice, 28 Harrop Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>30 Harrop Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>

	<p>34 Harrop Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>2 Planetree Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>6 Planetree Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>8 Planetree Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>





	<p>9 Planetree Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>10 Planetree Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>11 Planetree Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>13 Planetree Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>

	<p>21 Planetree Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Tedburn, 222 Hale Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>212 Hale Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>235 Hale Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>

	<p>South Croft, Hale Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>217-219 Hale Road</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>1 Bower Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>3 Bower Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>

	<p>5 Bower Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>7-9 Bower Road</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>8 Bower Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>6-4 Bower Road</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>

	<p>9 Murieston Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Gatesgarth, 13 Murieston Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>10-12 Murieston Road</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>8 Murieston Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>

	<p>Brackley, Belmont Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Melbreak and Redcroft, Belmont Road</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Wellfield, Belmont Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Murieston and Sandburn, Belmont Road</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>





	<p>Wood Lawn, Belmont Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Belmont, Belmont Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Westholme, Belmont Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Cushendall, Belmont Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>





	<p>Heatherly Prescot Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	
	<p>Silwood, Prescot Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Pendenis, Prescot Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Barfield, Prescot Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>





	<p>Birchleigh and Ravenscox, Prescot Road</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Maynwood, Leicester Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Camelot Leicester Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Tudor Lodge, Leicester Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>

	<p>Waynefleete, Leicester Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Oakdene, Leicester Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Woodlands, Leicester Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>15 Leicester Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>





	<p>40-38 Ollerbarrow Road</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>36-34 Ollerbarrow Road</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>32-30 Ollerbarrow Road</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>28 and Lynton Ollerbarrow Road</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>

	<p>24-22 Ollerbarrow Road</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>20-18 Ollerbarrow Road</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>16-14 Ollerbarrow Road</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>12-10 Ollerbarrow Road</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>





	<p>8-6 Ollerbarrow Road</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>4-2 Ollerbarrow Road</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>1-3 Ollerbarrow Road</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>5-7 Ollerbarrow Road</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>





	<p>2 Leicester Road and 13 Ollerbarrow Road</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>15-17 Ollerbarrow</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>19-21 Ollerbarrow</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>23-25 Ollerbarrow</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>

	<p>27-29 Ollerbarrow</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>1 Leicester Road, Lyndhurst</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>133-135 Hale Road</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>129-131 Hale Road</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>





	<p>1-3 Queens Road</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>5-7 Queens Road</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>9-11 Queens Road</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>13-15 Queens Road</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>

	<p>19 Queens Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>1-3 Claremont Grove</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area. These buildings have landmark quality.</p>	<p>Good</p>
	<p>5-7 Claremont Road</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area. These buildings have landmark quality</p>	<p>Good</p>
	<p>17 Riddings Road</p> <p>This building dates between 1915-1945 and reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>




	<p>Oakmere Park Drive</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>3 Park Drive</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>The Wood, Park Drive</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>16 Park Drive</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>




	<p>White Acres, Park Avenue</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Afton, Park Avenue</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Ravenstone, Park Avenue</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>79-77 Park Road</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>

	<p>81 Park Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>83 Park Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>85 Park Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>94-96 Park Road</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area. These buildings have landmark quality.</p>	<p>Good</p>

	<p>Mereland, Park Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>35-37 Bower Road</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>1, 8, 10 and 14a Bower Road</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>91-93 Park Road</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>




	<p>95-97 Park Road</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>99-101 Park Road</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>103 Park Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>107 Park Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>

	<p>109 Park Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Foxwood Park Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>113 Park Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>112 Park Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>

	<p>110 Park Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
<p>Photograph Unavailable</p>	<p>124 Park Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Ryeford Park Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>High Winds, Park Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>

	<p>Highlands, 4 Parkhill</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Highrising, 4 Woodhead Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Light oaks, Arthog Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	
	<p>Oaklands, Arthog Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>

	<p>Crossways, 42 Arthog Road,</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>40 Arthog Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>38 Arthog Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>36 Arthog Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>





	<p>Braeside, Arthog Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area. This building was designed by Henry Goldsmith, a local architect of note.</p>	<p>Good</p>
<p>No photograph available</p>	<p>Overdale, 44 Arthog Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	
	<p>41, 43, 62, 64, 66, 68 and 70 Westgate</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>43, 70 and 72 Leigh Road</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>




	<p>Portinscale, 45 Arthog Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area. This building was designed by Henry Goldsmith, a local architect of note.</p>	<p>Good</p>
	<p>The Orchard, The Avenue</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area. This building was designed by Henry Goldsmith, a local architect of note.</p>	<p>Good</p>
	<p>Eastdale, The Avenue</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area. This building was designed by Henry Goldsmith, a local architect of note.</p>	


	<p>Highcroft, Howard Drive</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>1-3 Howard Drive</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Pennant, 5 Howard Drive</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Woodville, Howard Drive</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	

	<p>Overlea, Howard Drive</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>6 Howard Drive</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Edgemoor, Howard Drive</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>White Gables, Hargate Drive</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>



	<p>Oak Dell, 2 Alan Drive</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Hatherlow, Alan Drive</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Brookheyes, Alan Drive</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Merebrook, Alan Drive</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>


	<p>Rayleigh, Alan Drive</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Betnolwyn, Alan Drive</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Wykeham, Alan Drive</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>High lawn Alan Drive</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>





	<p>Alan Mount, Alan Drive</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>44 Rappax Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>17,19,21,23,29,31 Arthog Road</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. They also illustrate the historic development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>

	<p>Hale Cemetery Chapel</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Poor</p>
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Character Zone C: Hill Top, North Road and Bollinway




Positive Contributor	Description	Condition
<p>Photo Unavailable due to the sensitive nature of the use of the building</p>	<p>The Priory</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Highgates, Rappax Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area. This building has landmark quality.</p>	<p>Good</p>
	<p>Fairways, North Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>




	<p>Greenacres, North Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>104 Bankhall Lane</p> <p>This building reflects and illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>30 Broad Lane</p> <p>This building reflects and illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>31 Broad Lane</p> <p>This building dates to between 1915-1945. The style and architectural form of the original building remains evident and largely complete, with good quality architectural detailing and original features remaining.</p>	<p>Good</p>




	<p>Briarwood 29 Broad Lane This building dates to between 1915-1945. The style and architectural form of the original building remains evident and largely complete, with good quality architectural detailing and original features remaining.</p>	
	<p>36 Broad Lane This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Lane Ends, Broad Lane/ Barrow Lane This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Shelbourne House, Bollinway This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>

	<p>33 Bollinway</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>The Lodge, Barrow Lane</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Juniper Hill, Barrow Lane</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Elderslie, Barrow Lane</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>

	<p>Woodlands, Barrow Lane</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Green Meadows, Barrow Lane</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	
	<p>The Old Barn, 93 Bankhall Lane</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area. This building has landmark quality.</p>	<p>Good</p>
	<p>91 Bankhall Lane</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>





	<p>Bramshot, 89 Bankhall Lane</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Sandy Mount, 87 Bankhall Lane</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>59 Bankhall Lane</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>



	<p>Glenside, 67 Bankhall Lane</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Hillside, 100 Bankhall Lane</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Dingleside, Arthog Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
<p>Photograph Unavailable</p>	<p>196 Hale Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>

	<p>245 Hale Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>243 Hale Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Southcote, Hale Road</p> <p>This building dates to between 1915-1945. The style and architectural form of the original building remains evident and largely complete, with good quality architectural detailing and original features remaining. This building represents a very good example of the style and building type of the period.</p>	<p>Good</p>

	<p>249 Hale Road</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>The Carew 23, Hilltop</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>The Poplars, 21 Hilltop</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
<p>Photograph Unavailable</p>	<p>Chaddesley, 20 Hilltop</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>

	<p>Sommerville, Hargate Drive</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Windgather, Hargate Drive</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>6 Hilltop</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>4 hilltop</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>

	<p>Northleigh, 2 Hilltop</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Ross Gables, 8 Hiltop</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Wynhill, 7 Hilltop</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Hawley Lodge, Hawley Drive</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. This building illustrates the development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>

	<p>The Clough House, Barrow Lane</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. This building illustrates the development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Hawley Green, Barrow Lane</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. This building illustrates the development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
<p>Photograph unavailable</p>	<p>Greythwaite</p> <p>An arts and crafts property with black detailing. This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. This building illustrates the development of the settlement in which it stands.</p>	<p>Good</p>
	<p>Hawley House, Hawley Lane</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. This building illustrates the development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>

	<p>Barrow House, Hawley Lane</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. This building illustrates the development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Brynglass and Hazlewood, Hawley Lane</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings, as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>

Appendix 2: Historic Development of South Hale

Prehistoric, Roman and Anglo-Saxon Period

1. There is limited evidence of prehistoric settlement in the surrounding area, in part due to the lack of systematic field survey, although Mesolithic tools indicate hunter gatherer activity.²⁰ The name Hale Low Farm indicates that there may once have been a prehistoric burial mound on the site (Low/Law being a mutation of Maw, the Old English word for hill). Although there is no archaeological evidence to support this theory. Bowdon Hill may have been the site of Bronze Age burial activity, with 18th century reports of urns containing cremated remains found in Dunham Park. Other prehistoric activity in the area includes an early Bronze Age settlement to the west in Little Bollington.²¹
2. The Roman Road known as Watling Street is thought to have run almost the length of England, from the southeast to Wroxeter (Viroconium) in Shropshire, with one section going west to Holyhead and another going north to Chester and on to Hadrian's Wall. It is this latter section (from Chester to Manchester) which is believed to broadly follow the line of the A556-A56, traversing the area.²² A subsidiary road may have run southeast, along the Bowdon to Hale Barns ridge to Ringway Chapel. There are no archaeological features that indicate settlement during the Roman Period in Hale. Evidence of Roman activity within the area is represented by a few small finds and the line of a minor Roman road. The finds include a silver coin found in Hale and another coin that was found on Church Brow in Bowdon. Roman pottery and tile were recovered at the Manor House in Hale Barns, but the pieces are now lost.²³ The Roman road followed the present course of Hale Road for much of its length through the township. In the grounds of St Ambrose School there were earthworks thought to relate to this feature, they were noted in the late nineteenth century, but they have now gone.²⁴
3. After the Romans left in AD410, the native Britons may have provided a sparse population but the area may have been largely uninhabited and uncultivated. The Domesday survey provides early documentary evidence of Anglo Saxon activity within the Hale and Bowdon Areas. At this time this area was classed as belonging to the Bucklowe hundred. The survey lists the manor of *Hale* as one of the nine Anglo-Saxon manors held by Alweard. Alweard held lands in northern Cheshire between the Rivers Bollin and Mersey; he also held manors along the southern banks of the Bollin. These manors included Alretune, Baguley, Bowdon, Dunham, Hale, and Sundreland. It has been suggested that the focus of this Anglo-Saxon lordship was Dunham and Bowdon. At the time of the survey, 1086, Hale was occupied by

²⁰ GMAU, Greater Manchester Urban Historic Landscape Characterisation: Trafford District Report (Manchester. July 2008)

²¹ Michael Nevell, *The Archaeology of Trafford*, (Chester: Trafford MBC with University of Manchester Archaeological Unit and the Greater Manchester Archaeological Unit, 1997)12-15.

²² Don Bayliss (ed.), *Altrincham: A History*, (Timperley: Willow Publishing, 1992) 9.

²³ Michael Nevell, *The Archaeology of Trafford*, (Chester: Trafford MBC with University of Manchester Archaeological Unit and the Greater Manchester Archaeological Unit, 1997) 21.

²⁴ Gmau & Gmac, *Trafford SMR Update Final Report*, (Manchester: January 1995)

a 'radman' or rider and three 'villeins' and had 'one hide and two and a half plough lands (probably about 200 acres), half an acre of meadow and a wood'.²⁵

4. Further evidence for Anglo-Saxon settlement in the area is derived from place names. 'Hale' is thought to derive from the Saxon word for a nook or shelter.²⁶ Archaeological finds relating to this period have been sparse. Two fragments of sculpture, together with some Saxon coins of the 10th century were found at St.Mary's Church in Bowdon.²⁷ One such silver coin was found in the churchyard in the 1870s during a burial, bearing the inscriptions 'Eadmund Rex'.²⁸ The planting of the yew trees in the churchyard may also date back to the Saxon period. Recent excavations at the Timperley Old Hall moated site have produced significant finds that are thought to be of Anglo Saxon date. Recently a rotary quern was recovered, further evidence of settlement in this area during the Anglo Saxon period.

Medieval Hale

5. The Normans did not reach Cheshire until 1070, in the context of the "Harrying of the North", a violent campaign to take control of the land and the rebellious Anglo-Saxon landowners. William the Conqueror created his loyal follower, Hugh d'Avranches, Earl of Chester in this year and he in turn gave a large estate in the Altrincham area to Hamo de Masci, creating him a Baron. The name Dunham Massey, which was the administrative centre of the estate, is clearly derived from his name.²⁹ The family remained and prospered, developing sub-families, with some of their land transactions being recorded in charters, e.g. Roger of Masci of Hale selling land in 'Bodeon' to Agatha de Massey for £4.7s and two robes. The 3rd Baron had founded the Priory of Birkenhead and his son gave the advowson of St.Mary's and half an acre of Dunham land to the monks of the Cistercian priory in 1278.³⁰ The church itself was supported by the glebe land in the vicinity of the church and vicarage.³¹
6. The medieval settlement of Hale was agricultural in nature, dominated by dispersed farmsteads.³² Even so, of the eight settlements mentioned in the Domesday book the three most important are thought to be the manors of Hale, Alretune, and Sundreland. The exact locations of Alretune and Sunderland are unknown. The theory has been posed that they are within the boundaries of modern day Hale. Until the late nineteenth century the manor of Hale included within its bounds the medieval settlements of Etrop Green and Ringway. Ringway and Sundreland at one time contained deer parks.

²⁵ R.N.Dore, *A History of Hale, Cheshire: from Domesday to Dormitory* (Altrincham: Hale Civic Society, 1972) 14.

²⁶ R.N.Dore, *A History of Hale, Cheshire: from Domesday to Dormitory* (Altrincham: Hale Civic Society, 1972)12.

²⁷ Michael Nevell, *The Archaeology of Trafford*, (Chester: Trafford MBC with University of Manchester Archaeological Unit and the Greater Manchester Archaeological Unit, 1997)24.

²⁸ Alfred Ingham, *A History of Altrincham and Bowdon* (reprinted Warrington: Spectrum, 1983 from 1879 original) 5.

²⁹ Don Bayliss (ed.), *Altrincham: A History*. (Timperley: Willow Publishing, 1992) 12.

³⁰ Alfred Ingham, *A History of Altrincham and Bowdon* (reprinted Warrington: Spectrum, 1983 from 1879 original) 12.

³¹ Bowdon History Society, *Bowdon and Dunham Massey, Images of England Series* (Stroud: Tempus Publishing Ltd. 1999) 10.

³² GMAU, *Greater Manchester Urban Historic Landscape Characterisation: Trafford District Report* (Manchester. July 2008)

7. The name Hale as it first appears in the Domesday Survey means 'at the nook'. This is thought to be a topographical description relating to the original settlement's location at the foot of Bowdon Hill. It has been suggested that the core of the medieval settlement of Hale was probably immediately south of Hale Moss at the foot of Bowdon Hill, where Timperley Brook has carved a shallow basin. The tithe award records a Hale Field and a block of open-field/arable field-names in this area, providing further evidence of the agricultural nature of the settlement.
8. In the subsequent two centuries Hale grew in terms of both population and trade. This was encouraged by the introduction of a money economy and the trade resulting from being located in part of the hinterland for the Welsh campaigns of the late 13th century. At this time Hale Barns was not a separate settlement, but was an extension of the more dominant Hale.
9. The medieval parish of Bowdon is likely to have been the mother church for the wider area of the Mersey Basin. It contained the townships of Altrincham, Ashley, Ashton-upon-Mersey (until 14th century), Baguley, Bowdon, Carrington, Hale (including Ringway), Partington, Timperley and parts of Adgen and Little Bollington.³³ The Saxon church was replaced with a new one in the Romanesque or Norman style. It was again enlarged and the tower added in 1320, suggesting population growth and prosperity, and later a clerestory was built over the nave and the building was extended at the east end.³⁴
10. There is documentary evidence that refers to five settlements in Hale during the 13th to 15th centuries. Rass Milne is first mentioned in a grant of land to Jurdan de Davenport around 1281. This document indicates that Rass Milne was the Mascy manorial corn-mill in Hale. This site may be associated with Ross Mill Farm on the River Bollin. By the nineteenth century there is no indication of a water-mill on this site although two fields on the river bank were named Ross Mill Meadow in 1838. The site of Bankhall is mentioned in 1377, when referred to in legal documents relating to a lawsuit between Robert de Massey and Alice, Widow of Richard de Hale. East Hale was mentioned in the 13th century, again, in documentation relating to law suits. The de Esthale family are named in these documents and place name evidence has suggested that this settlement may have been located in the position of the current Hale Barns. In 1406 the name Ollerbarrow appears. The name means "alder grove" and a farm situated in Western Hale assumed this name in the post medieval period. In 1443 Hale Low first occurs as Halelowe. This means 'the mound at the nook'. The name was also applied to Hale Low Farm at a later date. The farm was occupied by a family of some wealth, the Leicester's in the sixteenth and seventeenth centuries.
11. Hale remained in the possession of the Mascys until the death of Hamo VI in approximately 1340. Between c 1340 and 1433 there was an era of dispute, with various families claiming the right to barony of Dunham Massey. In 1433 the matter was settled, having a profound effect on Hale. The lordship of the manor of Hale was split into three. The Booth family, the acknowledged heirs of the Mascys, received one half of the lordship. The other half was

³³ Michael Nevell, *The Archaeology of Trafford*, (Chester: Trafford MBC with University of Manchester Archaeological Unit and the Greater Manchester Archaeological Unit, 1997) 27-8.

³⁴ Bowdon History Society, *Bowdon and Dunham Massey, Images of England Series* (Stroud: Tempus Publishing Ltd. 1999) 9.

divided between the Stanleys of Derby and the Chauntrells of Bache, near Chester. In 1402 Hale had fourteen freeholders or charterers (suggesting a much larger population of perhaps 200) living in dispersed farmsteads, varying considerably in wealth and status.

12. In the 15th century a Tithe Barn, a sign of prosperity was built in Hale Barns.³⁵ It was in this century that Hale Barns established a separate identity to that of Hale. Hale Barns was mentioned (in the context of a standalone settlement) in documentation dating to the early 1600s. There was also a Tithe Barn in Ashley Heath, which was originally part of Coppice Farm and dates to approximately the 16th century.

Tudor to Georgian Hale

13. After the Glorious Revolution of 1688, William Booth was made Earl of Warrington in recognition of his support for William of Orange. His son eschewed politics and focussed on rebuilding the estate and its management.



14. Between the sixteenth and seventeenth centuries the nature of the settlement in the township of Hale was still one of dispersed farmsteads, many practising dairy farming. There are at least twenty farms known to have existed in this period. Both the Stanley and Chauntrell families sold their Hale estates in the early seventeenth century. Sir Baptist Hicks acquired these lands and by 1629, the year of his death, he was half Lord of Hale. His lands were bought by the Crewe family of Crewe Hall.

³⁵ R.N.Dore, *A History of Hale, Cheshire: from Domesday to Dormitory* (Altrincham: Hale Civic Society, 1972) 28



15. By the 18th century many of the farms in the Hale area were owned by the Egerton's of Tatton, who had over 40 tenants and the Stamford estate, which had 20 tenants in 1704. During this period, there was one other substantial estate in Hale, that of the Foden's. Throughout the 18th century the Town itself was divided into five large farms, these being Tanyard, Partington, Oakfield, Broadoak and Elm. It was in this century, in 1723 that Hale Chapel was established in Hale Barns by a group of non-conformists. Seventeen years later the Unitarian Minister of Hale founded a school in the area.

Victorian Hale

16. The census of 1801 records the population of the area as 783. This had risen to 995 by 1851. The lordship of Hale remained divided between the Booths, their heirs the Earls of Stamford, and the Crewe family. In 1808 the Crewe family sold their Hale estates, the majority of which were bought by the Egertons of Tatton. However, their half of the lordship was sold to the Earl of Stamford, thus re-uniting the manor under the lordship of the Earl of Stamford. By 1838-40 Hale Township consisted of a small village at Hale barns. The village at Hale Barns had its own chapel and a school. The rest of the township was still dominated by isolated farmsteads. The sale of lands in 1808 led to a major reorganisation of the landownership patterns within central and eastern Hale. Landownership was fragmented across nearly 40 freehold estates by 1840. These ranged in size from one acre to 106 acres. The rest of the township was owned by three landlords, The Egertons of Tatton owned 980 acres, making them the predominant land owners in the area. The Harrop family owned a total of 680 acres and the Lord of Stamford owned 600 acres.
17. The railway arrived in Altrincham in 1849 and caused house building along Ashley Road first in 1849 from the present traffic lights to Hale Station and then in the 1870s from Hale

Station to the St. Peter's Church area, after the area was drained. In 1859-62 the Cheshire Lines Committee built a line out of Altrincham to Knutsford with a stop at Hale to serve Bowdon residents. They called the station built on the site of Peel Causeway Farm 'Bowdon (Peel Causeway)' to distinguish it from the Bowdon Station in Altrincham. This had a dramatic effect on the population of the area. The census of 1851 records the population at 995; by 1871 this figure had risen to 1,711. The notes attached to the 1861 census state that the main reason for the expanding population was the opening of the Cheshire Midland Railway Station on Peel Causeway. In 1866 John Siddeley built a brewery on Ashley Road opposite the present Railway Inn. William Berry, the blacking manufacturer built the first shops in Peel Causeway in the 1880s between the Railway Inn and the crossings.

18. Cartographic evidence dating to the late 19th and early 20th centuries charts the urban expansion of the Township of Hale. New development in the area spread westwards, initially along Ashley Road and Hale Road. The OS map of 1882 shows that the areas to the west of the Railway and the north of Ashley Heath and along Hale Road to Broomfield Lane had been developed for residential and commercial uses. Towards the end of the 19th century, within the western third of the Township, numerous Victorian villa properties had been erected. The Historic Landscape Characterisation Report for the Trafford Area states, "These buildings represent the domiciles of the majority of the middle classes of Trafford from about the mid-19th century onwards. They are typically substantial detached or sometimes semi-detached houses set in large gardens..... Villas typically form late 19th century ribbon developments or discrete suburban clusters, with significant concentrations around Altrincham, Sale, Hale and Timperley."³⁶
19. Henry Goldsmith was a renowned architect who worked in Cheshire and Manchester. He developed property in the Hale area during this period. Henry was a Manchester born architect who entered into his father's practice in the 1870s. His numerous works included residences, places of worship, public and philanthropic institutions and business premises. He was also the author of "Economical House", a book that addressed the need for affordable but elegantly designed properties for the upper middle class. Goldsmith is renowned for his use of black and white timber detailing, decorative ridge tiles and roof stained glass windows. Within Hale he designed numerous residential properties, these were mainly along Arthog Road (Portinscale, Braeside, Ardmore, Arnside Cottage, Mapperly and Danesborough), Harrop Road (The Vicarage), The Avenue (Eastdale and The Orchard) and Ashley Road (numbers 174 - 176). Many of these have been identified by examining a ledger of plans, held by Trafford Council. The research has not been exhaustive though and there may be other Henry Goldsmith buildings in the area that have not yet been identified as such. The names of the buildings identified in the ledger may also have changed over the years, and it has not been possible in every case to identify the exact location of every Goldsmith building mentioned above.

20th Century Hale

20. By 1901, the population of the area had expanded to 4,562 and continued to grow. By 1910 the development had expanded towards the southeast, encompassing Ashley Road, Bank Hall Lane,

³⁶ GMAU, Greater Manchester Urban Historic Landscape Characterisation: Trafford District Report (Manchester. July 2008)

Arthog Road and Park Road. Within this new development were Stamford Park, a gas works and the Altrincham Football Club. All of these were developed on land that had been reclaimed from Hale Moss. The land between Hale Road and the Moss was also developed.

21. During the late 19th and early 20th centuries numerous properties within South Hale were designed by the renowned architect Edgar Wood. It is considered that the influence of Edgar Wood can be seen in then more careful use of materials, better design and improved siting of many houses built since his day.³⁷ These properties are now located within the northern section of Character Zone C. Wood was principally a domestic architect who enjoyed a considerable reputation both in Britain and abroad. These properties were erected predominately in the Edwardian period, instigated by John Richardson who first commissioned Edgar Wood to design his own property Halecroft, 253 Hale Road, in 1890. Halecroft is identified as an excellent example of Wood's earlier work largely expressing the ideals of the Arts and Crafts Movement and the vernacular revival.
22. John Richardson was a textile manufacturer who purchased land where Park Road meets Hale Road. Following the success of Halecroft, he employed Edgar Wood to design a group of houses in the Vernacular Revival style as part of a speculative estate. They date from 1901 -1914 and are grouped loosely about the junction of Hale and Park Roads. While each has its particular qualities, they are of interest collectively because they summarise almost the complete range of his architectural development.³⁸ The last house to be built was Edgar Wood's own, Royd House, 224 Hale Road. It is considered that this property with its flat roof, curved front with chevron motif, represented a visionary indication of the modern style. Further significant buildings erected in the style of Edgar Wood, but designed by John N. Cocker were erected in Character Zone B of the Conservation Area.
23. In 1914 with the outbreak of the First World War many men from the district joined the forces, namely the Cheshire Regiment. The Cheshire Yeomen drilled on the Devisdale in nearby Bowdon. Dunham Massey Hall was used as a military hospital and many large houses in the area were used as convalescent homes. A large prisoner of war camp was established at Sinderland Green, the German prisoners who were held there undertook road building and land reclamation on Black Moss and Carrington Moss.
24. After the 1914-18 War many of the houses on Ashley Road were converted to shops on the condition that their gardens could be used to widen the pavement. The failure of the cotton industry, followed by the First World War and the depression of the 1920s had a grave effect on the local residents of Hale. Many people moved away from the area, or if they stayed they were forced to economise. The use of motor vehicles became more popular in this period, and Chester Road was manned by the Automobile Association. The increase of foreign imports affected the standard of agriculture in England, and husbandry in the area deteriorated despite the best efforts of farmers and land owners. In 1923 Hale Cinema, actually just in Altrincham, was opened
25. During the Second World War some of the large houses in the Cheshire area were taken over by the MOD for storage, offices, auxiliary hospitals and the billeting of troops. Men and

³⁷ Dore, R.N., *A History of Hale: Domesday to Dormitory* (Hale Civic Society 1987) 120

³⁸ Hale Civic Society, *Hale & Ashley: The past 100 years* (Hale Civic Society 1987) 69-71

women were conscripted into the forces, and the farms in the area were controlled by the War Agricultural Committee. Farming was a reserved occupation, so farm workers were exempt from military service. Additional support for agriculture was provided by the women's land army. The area of Altrincham was subject to air raids in the winter of 1940-1941 and Little Bollington was subject to bombing in the September of 1940. The upper park at Dunham Massey Hall was used as a military camp for the American soldiers. It was later used as a prisoner of war camp.³⁹

26. Post war Government Master Plans placed strict regulations on land owners that restricted new development. The Bollin Valley was scheduled as Green Belt due to the scenic and scientific interest in the area. The majority of the Stamford Estate was reserved for agricultural uses. The rest of the land was predominantly owned by the Church Commissioners and was designated as Grey Belt. This land could be developed but it was reserved for release as and when the need to develop the land arose. Post war design was affected by a number of factors: the limited building materials available and licensing laws restricting size and price. In this period there was a rise in properties that were inspired by Scandinavian designs influenced by building works in Sweden.

³⁹ Bowdon History Society, *Images of England: Bowdon and Dunham Massey*. (Stroud: Tempus, 1999) 94-95

Appendix 3: Contacts and Sources

Trafford Council Contacts

General development enquiries concerning South Hale Conservation Area and listed buildings should be referred to, Development Management. Telephone: 0161 912 3149

Enquiries relating to trees within the Conservation Area should be addressed to the Local Planning Authority's Arboricultural Officer. Telephone: 0161 912 3199

Enquiries relating to accessing Historic Environment Records, archaeological planning advice, and charges, where appropriate, should be addressed to the Greater Manchester Archaeological Advisory Service, University of Salford, Centre for Applied Archaeology, Joule House, Salford M5 4WT gmaas@salford.ac.uk

National Organisations

Historic England (formerly English Heritage)

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

Victorian Society

The Victorian Society
1 Priory Gardens Bedford Park London W4 1TT
Telephone: 020 8994 1019 www.victorian-society.org.uk Email: admin@victorian-society.org.uk

Georgian Group

6 Fitzroy Square, London W1T 5DX
Telephone: 087 1750 2936 www.georgiangroup.org.uk Email: info@georgiangroup.org.uk

Twentieth Century Society

70 Cowcross Street London EC1M 6EJ
Telephone: 020 7250 3857 www.c20society.org.uk Email: coordinator@c20society.org.uk

Institute of Historic Building Conservation

Jubilee House, High Street, Tisbury, Wiltshire SP3 6HA
Telephone: 01747 873133 www.ihbc.org.uk Email: admin@ihbc.org.uk

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Edgar Wood Society

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



TRAFFORD
COUNCIL

Conservation Area Appraisal Management Plan – March 2017



South Hale Conservation Area Conservation Area Management Plan

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1 Introduction

1.1. Context

- 1.1.1 The South Hale Conservation Area was designated on 25th February 1986 by Trafford Council. The boundaries have not been altered since the original designation until the adoption of the 2017 Conservation Area Appraisal.
- 1.1.2 A conservation area is an area ‘of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.’¹ Designation takes place primarily by local planning authorities under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 71 of the Act imposes a duty on the local planning authority to formulate and publish proposals for the preservation and enhancement of conservation areas. Proposals should be publicised and incorporate public comment.
- 1.1.3 Conservation Area designation recognises the unique quality of an area as a whole. It is not just the contribution of individual buildings and monuments, but also that of features such as topography, layout of roads, pathways, street furniture, open spaces, and hard and soft landscaping which assist in defining the character and appearance of an area. Conservation Areas identify the familiar and cherished local scene that creates a sense of place, community, distinctiveness and environment.
- 1.1.4 The extent to which a building positively shapes the character of a Conservation Area depends not just on their street elevations but also on their integrity as historic structures and the impact they have in three dimensions, perhaps in an interesting roofscape, or skyline. Back elevations can be important, as can side views from alleys and yards.²
- 1.1.5 If the area is conserved and inappropriate alterations are prevented, the benefits will be enjoyed by the owners, occupiers and visitors to the estate. It is in the public interest to preserve the area but preservation also benefits individuals as a pleasant environment helps to maintain property prices.
- 1.1.6 This Conservation Area Management Plan for South Hale has been prepared in conjunction with a Conservation Area Appraisal that defined and recorded the special architectural and historic interest of the South Hale Conservation Area.³ The Appraisal reviewed the boundary of the Conservation Area and recommended that the boundaries should be amended to exclude and include those areas marked on Map 1.
- 1.1.7 The South Hale Conservation Area falls within an Area of Special Control: *‘Stricter advertisement controls apply in these areas. There is a lower maximum height limit and a smaller maximum size of letters or characters on all advertisements displayed with*

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

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

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

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

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

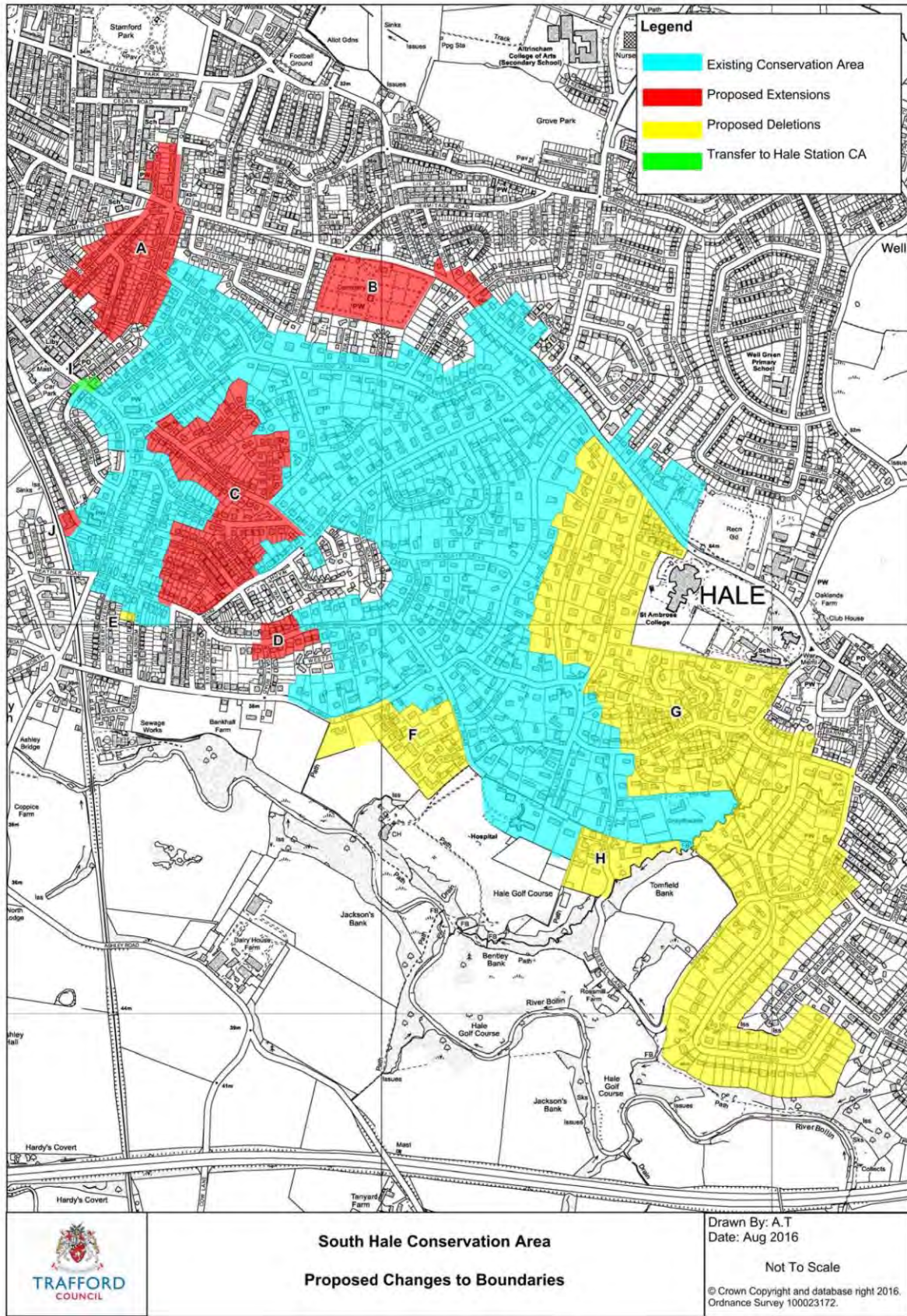
1.2. Significance Statement

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

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

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

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



Map 1: Conservation Area Boundary with Revised Boundaries Adopted 2017

1.3. Purpose of a Conservation Area Management Plan

- 1.3.1 The National Planning Policy Framework (NPPF) stresses the need for local planning authorities to set out a positive strategy for the conservation and enjoyment of the historic environment. Local planning authorities are required to define and record the special characteristics of heritage assets within their area. This Management Plan fulfils the statutory duty placed on the local planning authority *'to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.'*⁷
- 1.3.2 Conservation Areas may be affected by direct physical change or by changes in their setting or in the uses of buildings or areas within it. A clear definition of those elements which contribute to the special architectural or historic interest of a place will enable the development of a robust policy framework for the future management of that area, against which applications can be considered.⁸
- 1.3.3 The purpose of the Appraisal that accompanies this Management Plan is, in accordance with the methodology recommended by Historic England, to define and record the special architectural and historic interest of the South Hale Conservation Area.⁹ This Management Plan should be read in conjunction with the Appraisal. It sets out actions to maintain and enhance the special character of the area, as defined in the Appraisal. These documents will support the positive and active management of the Conservation Area through the development management process, including support for appeals.
- 1.3.4 This Management Plan includes examples of historic buildings that have either been appropriately or inappropriately extended, repaired and/or otherwise altered. The positive examples set out in this document are a guide for what will be expected from developers and owners wanting to build new or make future changes to buildings in the Conservation Area. The poor examples set out in this document or other such like examples of buildings containing similar unsympathetic features will not be required to take retrospective action, unless such features or works constitute unauthorised development. For new planning applications it will not be acceptable to use inappropriate examples as a precedent to justify new proposals for development.

1.4. Methodology

- 1.4.1 This Management Plan builds on work carried out for the preparation of the South Hale Conservation Area Appraisal. Several site surveys were carried out during 2015, during which time photographs were taken and features of the Conservation Area noted. Historic research was carried out in local archives and a summary of the special interest of the Area was prepared.
- 1.4.2 For the Management Plan more detailed site surveys of the Conservation Area were carried out in January, February and July 2015 and July 2016.

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

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

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

1.5. Planning Policy Framework

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

1.5.2 The NPPF (paragraph 126) states:

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

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

1.5.3 The Enterprise and Regulatory Reform Act (2013) introduced measures to enable owners and local planning authorities to enter into non statutory Heritage Partnership Agreements to help them manage listed buildings more effectively. They will also remove the requirement for Conservation Area Consent, while retaining the offence of demolishing an unlisted building in a conservation area without permission. The measures will reduce burdens by granting listed building consent automatically for certain categories of work or buildings through a system of national and local class consents. They will also increase certainty and reduce the numbers of unnecessary consent applications by creating a certificate of lawfulness of proposed works to listed buildings.

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

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

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

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

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

1.6. Conservation Area Policy Guidance

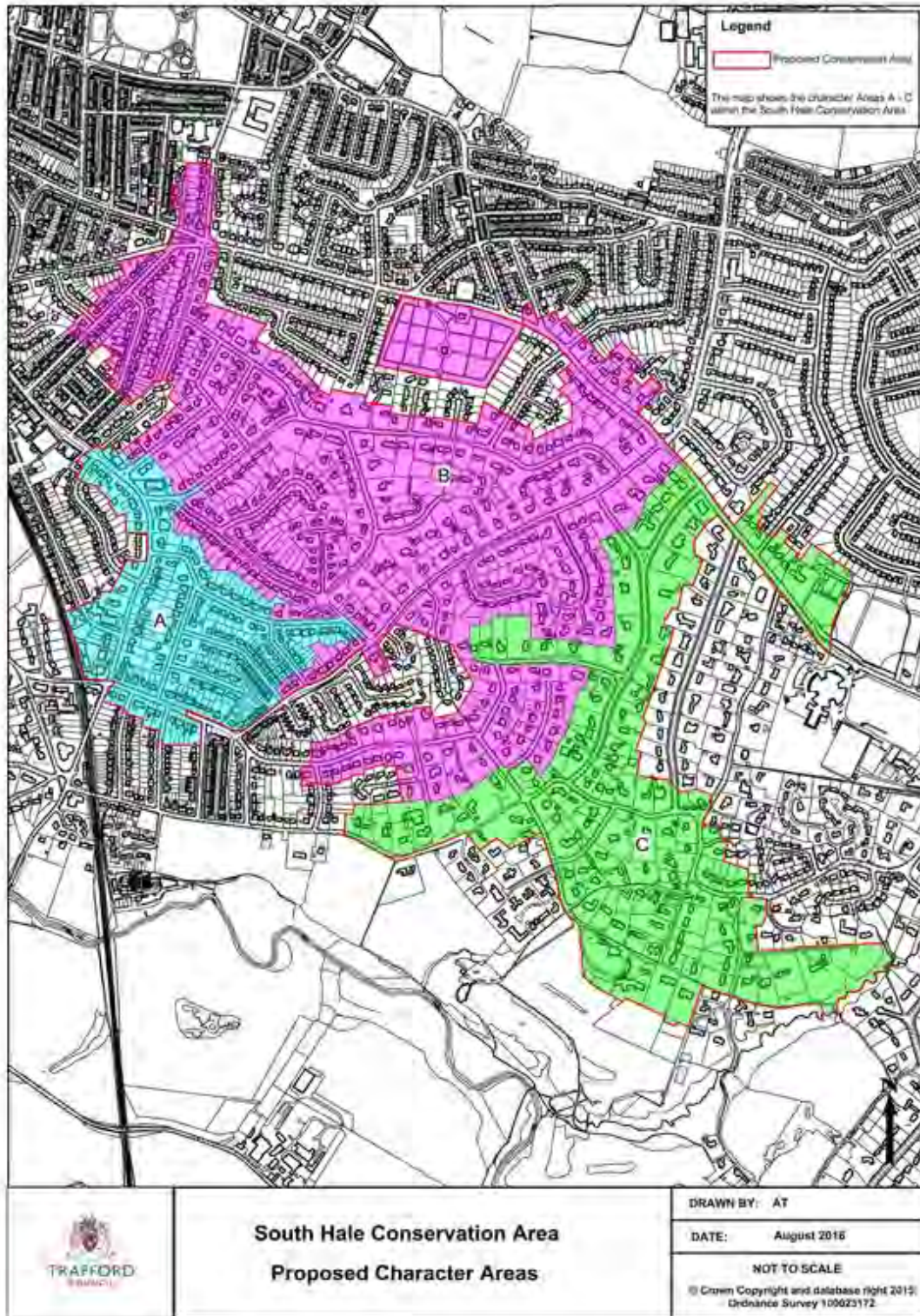
1.6.1 This Management Plan has taken into consideration methodologies and advice outlined by Historic England (formerly English Heritage) in the following publications:

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

2. Design Analysis and Guidance

2.1. Introduction

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



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

2.2. Architectural Styles & Features

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

2.3. Building Materials

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

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



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



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

2.4. Boundary Treatments

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



Original boundary treatment and gateposts



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



Unightly and inappropriate timber fencing on Planetree Road

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



Damaged wall on Harrop Road



Thick pointing on Arthog Road



Inappropriate boundary treatments on Hill Top Drive

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



Original gateposts and low boundary walls



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

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

2.5. Public Realm

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



Original lamp post outside St Peters

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



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

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

2.6. Green Spaces

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

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

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



The avenue-like Hargate Drive

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



Garden-style plant beds outside No. 20 Hill Top

2.7. Trees and Landscaping

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

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

2.8. Scale Massing & Design

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

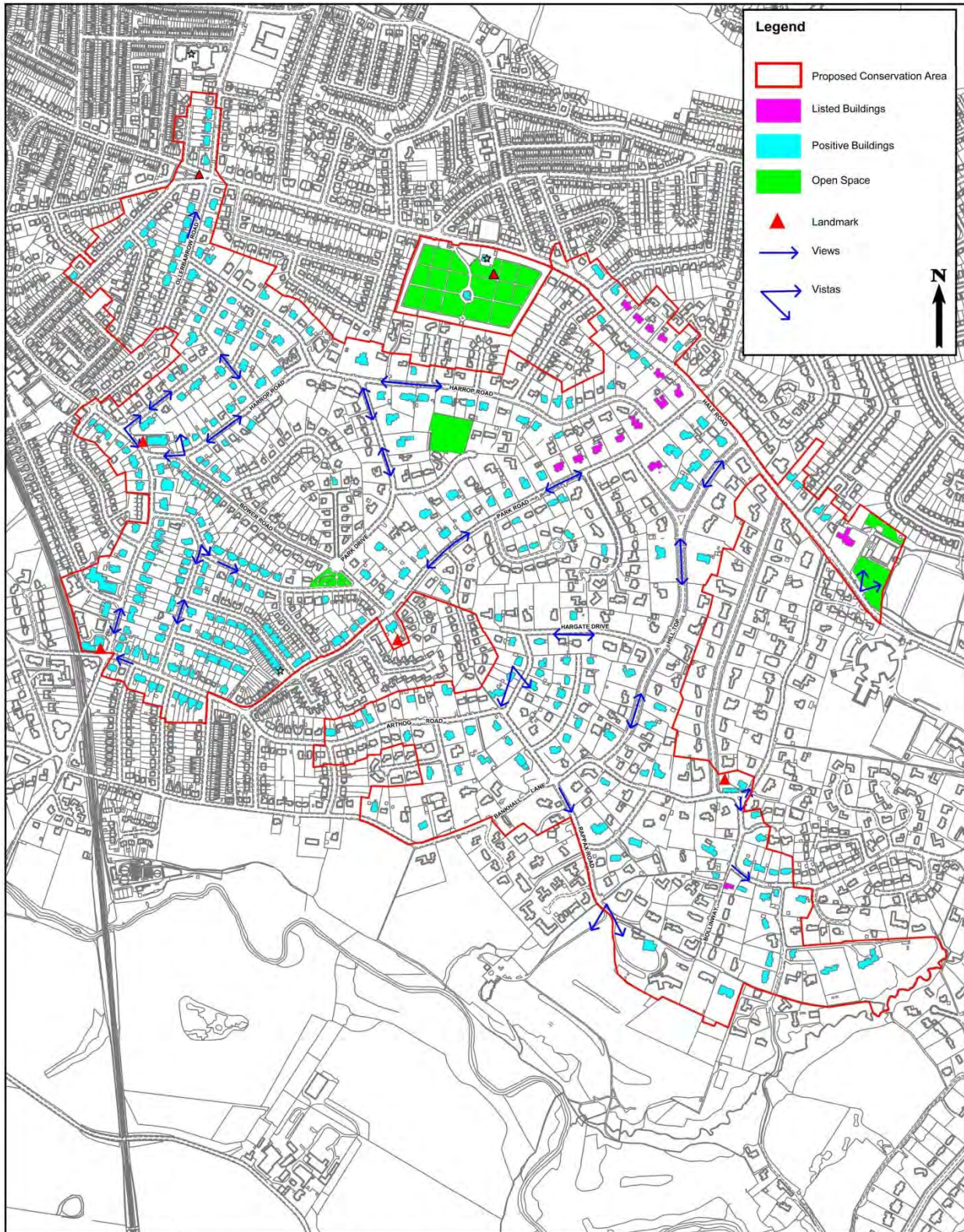
- Front extension which will make the building more prominent from the road where there are presently glimpsed or partial views. Where there is a unified front building line across a collection of buildings, front extensions would not normally be appropriate, including porches or verandas where there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

2.9. Other Features

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



Solar panels on Arthog Road



 <p>TRAFFORD COUNCIL</p>	<p>South Hale Conservation Area Townscape</p>	<p>DRAWN BY: AT</p>
		<p>DATE: March 2017</p>
		<p>NOT TO SCALE © Crown Copyright and database right 2015. Ordnance Survey 100023172.</p>

Map 3: Townscape analysis

3. Conservation Area Management Policies

3.1. Conservation Principles and Philosophy

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

3.2. Adoption & Enforcement

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Aims

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

Policy 1

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

Policy 2

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

Policy 3

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

Policy 4

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

3.3. Design, Materials and Techniques

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

Aims

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

Policy 5

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

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Policy 6

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

Policy 7

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

Policy 8

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

Policy 9

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

Policy 10

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

Policy 11

Garage doors should be of timber and side-hung.

Policy 12

Roof lights should not be installed in locations that impact on the aesthetic value of the principal elevation or streetscape and should not be disproportionately large compared to the established fenestration. Conservation roof lights should be installed rather than standard roof lights.

Policy 13

Preferred roof materials should be slate (Welsh or Westmorland) or clay tiles, as appropriate to the building's context. Other natural materials 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.

3.4. Boundary Treatments

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

Aims

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

Policy 15

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

Policy 16

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

Policy 17

Pointing should be minimal and of traditional lime mortar.

Policy 18

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

Policy 19

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

Policy 20

Gate openings should not be widened or re-positioned unless it can be proven that access is unsafe. Where gate openings are to be widened or re-positioned on the grounds of highways safety, Trafford Council will require the applicant to submit a highway consultant's report to demonstrate highway safety implications.

Policy 21

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

Policy 22

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

Policy 23

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

Policy 24

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

3.5. Streetscape and Public Realm

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

Aims

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

Policy 25

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

Policy 26

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

Policy 27

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

Policy 28

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

Policy 29

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

Policy 30

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

Policy 31

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

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Policy 32

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

Policy 33

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

Policy 34

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

Policy 35

Utility companies and other contractors should be made aware of the importance of the streetscape of the Conservation Area to avoid unsympathetic repairs and poor reinstatement following repairs. Any new proposals for IT infrastructure such as cabinets, masts, columns and the like should not be sited on or adjacent to prominent buildings, positive contributors or within identified important views and vistas.

3.6. Trees and Landscaping

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

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

Policy 36

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

Policy 37

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

Policy 38

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

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3.7. Demolition, Extensions, Vacancy & New Development

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

Aims

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

Policy 39

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

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

Policy 40

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

Policy 41

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

Policy 42

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

Policy 43

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

Policy 44

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

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Policy 45

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

Policy 46

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

Policy 47

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

Policy 48

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

4. Implementation and Review

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

Appendix A: Bibliography

National Planning Guidelines

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

Historic England (formerly English Heritage)

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

Appendix B: Contacts

Trafford Council Contacts

General development enquiries concerning the South Hale Conservation Area should be referred to Development Management. Telephone: 0161 912 3149

Enquiries relating to trees within the Conservation Area should be addressed to the Local Planning Authority's Arboricultural Officer. Telephone: 0161 912 3199

Enquiries relating to accessing Historic Environment Records, archaeological planning advice, and charges, where appropriate, should be addressed to the Greater Manchester Archaeological Advisory Service, University of Salford, Centre for Applied Archaeology, Joule House, Salford M5 4WT gmaas@salford.ac.uk

National Organisations

Historic England (formerly English Heritage)

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

Victorian Society

The Victorian Society
1 Priory Gardens Bedford Park London W4 1TT
Telephone: 020 8994 1019 www.victorian-society.org.uk email: admin@victorian-society.org.uk

Georgian Group

6 Fitzroy Square, London W1T 5DX
Telephone: 087 1750 2936 www.georgiangroup.org.uk email: info@georgiangroup.org.uk

Twentieth Century Society

70 Cowcross Street London EC1M 6EJ
Telephone: 020 7250 3857 www.c20society.org.uk email: coordinator@c20society.org.uk

Institute of Historic Building Conservation

Jubilee House, High Street, Tisbury, Wiltshire SP3 6HA
Telephone: 01747 873133 www.ihbc.org.uk email: admin@ihbc.org.uk

Appendix C: Control Measures Brought About By Designation

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

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

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

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

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

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

Appendix D: Glossary of Architectural Terms

Barge Boards

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

Bay Window

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

Cladding/Weatherboarding

Overlapping horizontal boards attached to a wall.

Designated Heritage Asset (NPPF, Annex 2 definition)

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

Dormer Window

A window which projects outwards from a sloping roof.

Gable End

A triangular wall at the end of a pitched roof.

Heritage Asset (NPPF, Annex 2 definition)

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

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Lime Mortar/Render

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

Lintel

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

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

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

Oriel Window

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

Pointing

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

Reconstituted Stone (or composite)

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

Ridge Tile

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

Setts

Squared stones used for paving.

Appendix 6

Addendum to SPD5.9a: Bowdon Conservation Area Management Plan

Additional Policy to be added to the Bowdon CAMP to support Section 8 page 96 within the Adopted Bowdon Conservation Area Appraisal

Policy 48

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

Amendment to Policy: delete strikethrough text and replace with underlined text as set out below:-

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~~ roads near Bowdon Church School notably Grange Road and Stamford Road near the School. 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.

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TRAFFORD COUNCIL

Report to: Executive

Date: 27 March 2017

Report for: Discussion

Report of: The Executive Member for Finance and the Chief Finance Officer

Report Title:

Budget Monitoring 2016/17 – Period 10 (April 2016 to January 2017).

Summary:

The purpose of this report is to inform Members of the current 2016/17 forecast outturn figures relating to both Revenue and Capital budgets. It also summarises the latest forecast position for Council Tax and Business Rates within the Collection Fund.

Recommendation(s)

It is recommended that:

- a) the Executive note the report and the changes to the Capital Programme as detailed in paragraph 22.

Contact person for access to background papers and further information:

David Muggeridge, Finance Manager, Financial Accounting Extension: 4534

Background Papers: None

Relationship to Policy Framework/Corporate Priorities	Value for Money
Financial	Revenue and Capital expenditure to be contained within available resources in 2016/17.
Legal Implications:	None arising out of this report
Equality/Diversity Implications	None arising out of this report
Sustainability Implications	None arising out of this report
Resource Implications e.g. Staffing / ICT / Assets	Not applicable
Risk Management Implications	Not applicable
Health & Wellbeing Implications	Not applicable
Health and Safety Implications	Not applicable

Other Options

Not Applicable

Consultation

Not Applicable

Reasons for Recommendation

Not Applicable

Finance Officer ClearanceGB.....

Legal Officer ClearanceJLF.....

CORPORATE DIRECTOR'S SIGNATURE:



REVENUE BUDGET

Budget Monitoring - Financial Results

1. The approved budget agreed at the 17 February 2016 Council meeting was £147.32m. In determining the original budget an overall gap of £22.64m was addressed by a combination of additional resources of £6.26m, including projected growth in business rates, council tax and use of general reserve and £16.38m of service savings and additional income.
2. As described in section 2 of the 2017/18 Budget Report, Trafford will be part of the 100% business rates retention GM pilot from April 2017. In preparation it has been necessary to re-align some business rates related budgets (i.e. section 31 grants and GM Pool Levy/Rebates) totalling £623k from the Council-wide budget classification to the Funding classification in 2016/17. Although this is only presentational it does result in both the net budget and funding reducing for 2016/17 to £146.70m.
3. As a result of this presentational change it is now appropriate to report both service expenditure performance and variations to funding levels. This reporting change is designed to make funding changes more transparent which will be particularly important in 2017/18 under 100% business rates retention.

Service Expenditure Summary Position

4. Based on the budget monitoring for the first ten months, the year end forecast is showing an underspend figure of £141k compared to a £670k underspend reported at period 8. This underspend will be transferred to the budget support reserve at year end. The adverse movement of £529k is made up of a number of movements since period 8 and is explained below:-

a reduced overspend on service budgets of £456k

- reduction in projected overspend in children's services £344k;
- increased overspend in adult social care services £136k;
- reduced saving in EGEI £38k;
- increased saving in T&R £286k

an adverse movement on Council-wide budgets £985k explained by:-

- business rate levy saving now shown under funding £499k;
- further release of contingency budgets £224k;
- additional housing benefit overpayment recovery and other savings £111k;
- contribution to an earmarked reserve to provide for an in year increase in both the level and cost of business rate appeals £821k.

Funding Summary Position

5. There is a projected reduction in overall funding to support the budget mainly attributed to an increase in the level and cost of business rate appeals. This one-off shortfall, which has been caused by the need to increase the appeals provision, of £2.23m can be financed in year from the remaining balance on the

MAG earmarked reserve of £1.41m (as previously planned and reported) and the further contribution to reserves of £821k as detailed in paragraph 4 above.

6. Detailed below in Table 1 is a summary breakdown of the service and funding variances against budget, with Table 2 providing an explanation of the variances.

Table 1: Budget Monitoring results by Service	2016/17 Budget (£000's)	Forecast Outturn (£000's)	Forecast Variance (£000's)	Percentage
Children's Services	29,836	31,881	2,045	6.9%
Adult Services (Inc. Public Health)	46,899	47,415	516	1.1%
Economic Growth, Environment & Infrastructure	31,941	31,585	(356)	(1.1)%
Transformation & Resources	17,034	15,851	(1,183)	(6.9)%
Total Service Budgets	125,710	126,732	1,022	0.8%
Council-wide budgets	20,987	19,824	(1,163)	(5.5)%
Forecast outturn (period 10)	146,697	146,556	(141)	(0.1)%
Funding				
Revenue Support Grant	(22,989)	(22,989)	-	-
Business Rates (see para. 20)	(38,311)	(36,081)	2,230	5.8%
Council Tax (see para. 17)	(83,247)	(83,432)	(185)	(0.2)%
Reserves	(1,850)	(1,850)	-	-
Collection Fund surplus	(300)	(300)	-	-
Forecast outturn (period 10)	(146,697)	(144,652)	2,045	1.4%
Dedicated Schools Grant	119,410	119,693	283	0.2%
Public Health	13,334	13,377	43	0.3%

Main variances, changes to budget assumptions and key risks

7. Historically service variances at year end have been moved into service earmarked reserves and the current balances on those are detailed in paragraph 15. A number of firm commitments already exist on those reserves largely to support transformational projects which limit the ability to absorb the full extent of the in-year pressures, particularly in CFW. It is proposed that where any in-year overspend cannot be funded from that particular service reserve then it will be met from the in-year underspend of the other directorates.
8. The significant demand led pressures being placed on the Children's Service placement budget are being addressed in the current year predominantly through the use of one off savings within Council-wide budgets and brought forward service earmarked reserves. However, the recurrent nature of the pressures is likely to continue into 2017/18 and the implications of this have been considered as part of the budget process for 2017/18.

9. The main variances contributing to the projected underspend of £141k, any changes to budget assumptions and associated key risks are highlighted below:

Table 2: Main variances	Forecast Variance (£000's)	Explanation/Risks
Children's Services	2,045	<p>The main reasons for the adverse variance have been reported in previous monitors and mainly include pressure on the placements budget for children in care with 387 children currently in care, an increase of 17 since the last monitoring report.</p> <p>The overall variance shows a favourable movement from that previously reported of £344k explained by:-</p> <ul style="list-style-type: none"> • A reduction in spend on children in social care of £107k mainly as a result of improved commissioning practices, leading to a reduced unit cost; • A reduced number of children with additional needs in respite and a reduction in the anticipated cost of direct payments, £74k; • An underspend in commissioned services of £63k mainly due to a delay in contracts; • An underspend in the Early Help Hub of £41k mainly on staffing costs and a reduction in staffing costs and other minor variances in Education and Early Years of £59k. <p>Whilst all management action is being taken to address the forecast overspend, which has reduced by £344k from that last reported, the budget will not be brought back to balance by year end.</p>
Adult Services / Public Health	516	<p>This forecast overspend is mainly as a result of a combination of higher levels of care being needed and the number of new entrants being higher than was anticipated for the year. This situation has been and continues to be exacerbated by the Greater Manchester initiative which is currently underway to reduce the number of delayed discharges from hospital.</p>
Economic Growth, Environment & Infrastructure	(356)	<p>The projected underspend, which has reduced marginally by £38k since the last report, includes income from Oakfield Road car park remaining open until the substantive start of the Altair development in June 2017 £228k (demolition started February 2017); increased income from planning above expectations £104k; an underspend on staffing of £323k after taking account of agency costs and additional income from backdated rents on investment properties £68k. These are offset by a shortfall in building control income £122k, an increase in the waste disposal levy of £72k based on latest figures from GMWDA and other reductions in income and increased running costs of £173k.</p>

Transformation & Resources	(1,183)	<p>The projected underspend, which has increased by £286k since the last report due to further staff savings and additional income. Overall there is an £870k underspend from staff vacancies after taking account of agency costs, which is a £135k increase since P8. This equates to 4.4% of the total staffing budget and is lower than the levels experienced in 2015/16, which were in excess of 6%, and reflects the ongoing efforts to fill outstanding vacant posts; £78k underspend from cost control of running expenses (an increase of £26k since the last report); £271k from higher levels of income (an increase of £125k since the last report), and includes government grant related budgets in Exchequer Services; other minor adverse variances £36k.</p>
Council-wide budgets	(1,163)	<p>The major reasons for the variance are as previously reported and include:-</p> <p>A significant recovery of housing and council tax benefit overpayments</p> <p>A reduction in contingencies and provisions which are not deemed to be required to support the budget in 2016/17.</p> <p>Additional costs on treasury management in respect of an up-front investment in the pension fund, now expected to be made in April 2017.</p> <p>Since the last report there has been an adverse movement of £985k explained by:-</p> <ul style="list-style-type: none"> • £499k of business rate related savings now moved to overall funding as explained in paragraph 4; • Contribution to earmarked reserves of £821k to support the further reduction in business rates as explained in paragraph 4; • A further reduction to contingency and provision budgets £224k; • Additional housing benefit overpayment recovery and other savings £111k.
Dedicated Schools Grant	283	<p>The projected overspend, which has reduced by £209k since the last report, continues to relate mainly to pressure within the High Needs Block.</p> <p>However, this has reduced significantly following a decision by the EFA to not claw back grant relating to a special school.</p> <p>The level of DSG reserve is now projected to be £504k at year end.</p>

Progress against Locality Plan

10. A key element of the Health and Social Care devolution agenda is the submission of a Locality Plan setting out the Council and CCG vision for the greatest and fastest possible improvement in the health and wellbeing of our residents by 2020. This improvement will be achieved by supporting people to be more in control of their lives by having a health and social care system that is geared towards wellbeing and the prevention of ill health; access to health services at home and in the community; and social care that works with health and voluntary services to support people to look after themselves and each other.
11. Work is ongoing on the locality plan and it is anticipated that further work will be required in the coming months to understand how any budget gaps will be addressed. Financial performance against the locality plan is highlighted below in Table 3.

Table 3: Locality Plan Update	2016/17 Budget (£000's)	Forecast Outturn (£000's)	Forecast Variance (£000's)	Percentage
Public Health	13,334	13,377	43	0.32%
Adult Social Care	52,874	53,347	473	0.89%
Children and Families	29,911	31,956	2,045	6.84%
Total	96,119	98,680	2,561	2.66%

MTFP Savings and increased income

12. The 2016/17 budget was based on the achievement of permanent base budget savings and increased income of £16.38m. At Executive in March 2016 there was a decision to amend the policy on social care transport impacting on the overall savings programme. The savings target was subsequently reduced to £16.10m, with the adverse impact of this change being included in the overall CFW monitoring position. Full details are included in the latest Transformation Programme Board Report.
13. The latest forecast indicates that total savings of £16.01m have been or are projected to be delivered by 31 March 2017. This represents an underachievement against target of £83k, which relates mainly to the Corporate (treasury) savings targets, and is included in the overall projections in Table 1 above.

RESERVES

14. The General Reserve balance brought forward is £7.89m, against which there are planned commitments up to the end of 2016/17 of £1.89m leaving the balance at £6m which is the approved minimum level.

Table 4 : General Reserve Movements	(£000's)
Balance 31 March 2016	(7,894)
Commitments in 2016/17:	
- Planned use for 2016/17 Budget	1,850
- Planned use for one-off projects 2016/17	44
Balance 31 March 2017	(6,000)

15. Service balances brought forward from 2015/16 were a net £5.95m and are largely allocated to support transformation projects in 2016/17 and later years. A detailed review has been completed and identified £5.70m of firm commitments against the brought forward figure.

Table 5: Service balances	b/f April 2016 (£000's)	Firm Commitments (£000's)	Est Balance (£000's)
Children, Families & Wellbeing	(1,837)	1,590	(247)
Economic Growth, Environment & Infrastructure	(1,740)	1,740	0
Transformation & Resources	(2,372)	2,372	0
Total (Surplus)/Deficit	(5,949)	5,702	(247)

16. It is proposed that no further commitments are made against the CFW service reserve given the current projected outturn position within CFW. A further review of all service commitments will be undertaken before year end.

COLLECTION FUND

Council Tax

17. The 2016/17 surplus on the Council Tax element of the Collection Fund is shared between the Council (84%), the Police & Crime Commissioner for GM (12%) and GM Fire & Rescue Authority (4%).
18. As at January 2017 the end of year surplus balance is forecasted to be £2.06m. The Council's share of this is £1.73m, and is planned to support future budgets in the MTFP. This is only a minor change on that previously reported.
19. Council Tax collection rate as at 31 January 2017 was 95.94%, which is above the targeted collection rate of 95.72%.

Business Rates

20. The 2016/17 budget included anticipated growth in retained business rates and related S31 grants of £4.51m. Latest forecasts of business rate income indicate a potential one-off shortfall on this amount of £2.230m due largely to a continued increase in the level and cost of appeals. This is an increase from previous monitoring reports and will be financed from the balance on the MAG earmarked reserve of £1.41m (previously planned and reported) and supplemented by a

further contribution to reserves from the Council-wide budget of £821k. This position will be monitored during the remainder of the year.

21. Business Rates collection rate as at 31 January 2017 was 89.85% compared to a targeted collection rate of 90.70%. This shortfall is mainly due to ongoing legal cases. It is known that the final court hearings will not take place until later in 2017 and therefore it is likely that the collection rate will remain below the target during the rest of this financial year.

CAPITAL PROGRAMME

22. The value of the indicative 2016/17 Capital Programme reported in the P8 monitor report was £42.42m. Taking into account new external contributions the budget is currently estimated at £42.44m. The changes to the budget are detailed below and are summarised as follows:

Table 6 - Capital Investment Programme 2016/17	P8 Programme (£000's)	Changes (£000's)	Current Programme (£000's)
Service Analysis:			
Children, Families & Wellbeing	12,835	-	12,835
Economic Growth, Environment & Infrastructure	26,403	18	26,421
Transformation & Resources	3,184	-	3,184
Total Programme	42,422	18	42,440

➤ **Changes to existing budgets - £18k**

- Moor Nook Park, Sale - £8k: A scheme to install a new roundabout at the park as a memorial to a child who used the park. The scheme has been funded from donations made to the family;
- Parks Infrastructure Works – Davyhulme Park - £10k: Additional costs have been covered by the application of a S.106 contribution.

23. Resourcing of the capital investment programme is made up of both internal and external funding. Details of this are shown in the table below.

Table 7 - Capital Investment Resources 2016/17	P8 Programme (£'000's)	Changes (£'000's)	Current Programme (£'000's)
External:			
Grants	15,446	-	15,446
External contributions	7,861	18	7,879
Sub-total	23,307	18	23,325
Internal:			
Receipts	7,624	-	7,624
Borrowing	11,008	-	11,008
Reserves & revenue	483	-	483
Sub-total	19,115	0	19,115
Total Resourcing	42,422	18	42,440

Status and progress of projects

24. Since the budget was set in February 2016 reports detailing planned projects covering schools, highways, greenspace and corporate landlord to be undertaken during the year have been agreed. These plans provide the basis on which the Capital Programme is monitored for both financial and physical progress.
25. As part of the monitoring process a record of the “milestones” reached by each project is kept to show the progress of the scheme from inclusion in the Programme through to completion. The table below shows the value of the programme across the milestone categories.

Table 8 - Status on 2016/17 Projects	Current Budget (£m)	Percentage of Budget
Already complete	12.16	28%
Underway	29.18	69%
Programmed to start later in year	0.84	2%
Not yet programmed	0.26	1%
Total	42.44	100%

26. The first three categories give a good indication as to the level of confirmed expenditure to be incurred during the year. As can be seen £42.18m (99%) of the budget has now been spent, committed or is programmed to start in the year.
27. Whilst the budget is currently £42.44m, monitoring has identified that estimated outturn expenditure is expected to be £37.33m. A range of schemes have not progressed as originally programmed and whilst the majority has commenced they are not expected to attain the level of expenditure planned. Details and explanations for the £5.11m variance are shown below:
- **Relocation of depot facilities: £3.71m** - purchase of the site for the new facility is not now expected to complete until April 2017, with only the deposit of £300k expected to be incurred this year. Therefore any associated works will not commence until 2017/18. £1.0m of the total Scheme costs of £5.01m have already been phased to 2017/18;
 - **Highways Works: £948k** - Due to a range of issues, including consultation, links to major public realm projects and design changes as a result of professional surveys, a number of highways projects are not now expected to be completed in this year. Information provided by the One Trafford Partnership has identified the areas these schemes relate to:
 - Integrated Transport Schemes - £106k;
 - A56 / Davyhulme Road East, Stretford - £116k;
 - Structural Maintenance Programme - £463k;
 - Public Rights of Way - £40k;
 - Bridges Programme - £223k.

- **Adult Social Care - Agile Working Programme: £260k** - The project involves the purchase of equipment and installation of the associated software application to allow for agile working. The application will not now be available as originally planned and therefore completion is not expected until 2017/18;
- **ICT Projects: £191k** - A number of ICT projects originally planned for 2016/17 are now expected to be undertaken in 2017/18, the schemes concerned are:
 - System Disaster Recovery - £50k;
 - Disaster Recovery Firewall - £16k;
 - SAP SRM Upgrade - £25k;
 - SAP Development - £100k.

28. Schemes with a value of £256k are classed as “Not yet programmed” and relates to budgets where specific projects have not yet been agreed or budgets that have yet to have a start date planned. Priority will be placed on progressing schemes as soon as possible. The areas included in this category are:

- **Schools Access Works - £65k** - An allocation is set aside each year for access works which may be required for pupils as and when they arise. At this stage £65k remains un-allocated;
- **ICT projects - £191k** - A number of projects currently remain on hold until the full effect of the reshaping agenda and its impact on the Council’s ICT infrastructure requirements is known (see above).

29. The table below provides a more detailed analysis by service area.

Table 9 - Status by Service Area	Already complete	Under-way	Programmed	Not yet Programmed
Children, Families & Wellbeing	60%	38%	1%	1%
Economic Growth, Environment & Infrastructure	19%	78%	3%	0%
Transformation & Resources	8%	83%	3%	6%

Summary

30. Whilst schemes with a total value of £42.18m, equivalent to 99% of the programme are now either spent, committed or is programmed to start in the year the estimated outturn expenditure is £37.33m due to the reasons stated in paragraph 27. Also there are projects where delivery is outside of the Council’s control (e.g. Metrolink extension: £5m – The Traffic Works Act Order has now been approved and first payments are anticipated to be made to TfGM this financial year). All schemes will continue to be monitored and any change in expected delivery will be included in future reports.

Issues / Risks

31. The main risk in the area of the capital programme is the timely delivery of the programme and this situation will continue to be closely monitored and any issues will be reported as and when they arise.

Recommendations

32. That the Executive note the report and the changes to the Capital Programme as detailed in paragraph 22.

DECISIONS AGREED AT THE MEETING OF THE GREATER MANCHESTER COMBINED AUTHORITY, HELD ON FRIDAY 27 JANUARY 2017 AT BOLTON TOWN HALL

GM INTERIM MAYOR	Tony Lloyd (in the Chair)
BOLTON COUNCIL	Councillor Cliff Morris
BURY COUNCIL	Councillor Rishi Shori
MANCHESTER CC	Councillor Sue Murphy
OLDHAM COUNCIL	Councillor Jean Stretton
ROCHDALE MBC	Councillor Richard Farnell
SALFORD CC	City Mayor Paul Dennett Councillor John Merry
STOCKPORT MBC	Councillor Alex Ganotis
TAMESIDE MBC	Councillor Kieran Quinn
TRAFFORD COUNCIL	Councillor Sean Anstee
WIGAN COUNCIL	Councillor Peter Smith

JOINT BOARDS AND OTHER MEMBERS IN ATTENDANCE

GMF&RS	Councillor David Acton
GMWDA	Councillor Nigel Murphy
TfGMC	Councillor Andrew Fender

OFFICERS IN ATTENDANCE

Margaret Asquith	Bolton Council
Pat Jones-Greenhalgh	Bury Council
Geoff Little	Manchester CC
Carolyn Wilkins	Oldham Council
Steve Rumbelow	Rochdale MBC
Jim Taylor	Salford CC
Eamonn Boylan	Stockport MBC
Steven Pleasant	Tameside MBC
Theresa Grant	Trafford Council
Donna Hall	Wigan Council
Peter O'Reilly	GM Fire & Rescue Service
Jon Lamonte	Transport for Greater Manchester
Bob Morris	Transport for Greater Manchester
Steve Warrener	Transport for Greater Manchester
Mark Hughes	Manchester Growth Hub

Adam Allen	Office of the Police & Crime Commissioner
Liz Treacy	GMCA Monitoring Officer
Richard Paver	GMCA Treasurer
Andrew Lightfoot	Deputy Head of the Paid Service
Julie Connor	Head of GMIST
Sylvia Welsh	GM Integrated Support Team
Paul Harris	GM Integrated Support Team

01/17 APOLOGIES

Apologies for absence were received and noted from Councillor Richard Leese (Manchester). Councillor Sue Murphy was in attendance in Councillor Leese's absence. Apologies were also received and noted from Howard Bernstein (Manchester), Mike Owen (Bury) and Ian Hopkins (GMP).

02/17 CHAIR'S ANNOUNCEMENTS AND URGENT BUSINESS

a. International Holocaust Remembrance Day

Members were reminded that 27 January 2017 is International Holocaust Remembrance Day. It was noted that 1 in 4 refugees of the Holocaust had suffered from some kind of discrimination in the UK and these commemorations served as a reminder that Greater Manchester welcomes its citizens.

b. Female Genital Mutilation

The Chair sought GMCA agreement in supporting 6th February as an International Day of Zero Tolerance for Female Genital Mutilation. In doing so it was noted that there have been 500 cases reported in Greater Manchester last year. He also sought the support of Members in declaring Greater Manchester as the first Zero Tolerance City Region.

RESOLVED/-

That the GMCA supports 6 February as an International Day of Zero Tolerance for Female Genital Mutilation and to agree to declaring Greater Manchester as the first Zero Tolerance City Region in the UK.

03/17 DECLARATIONS OF INTEREST

There were no declarations of interest made by a Member in respect of any item on the agenda.

04/17 MINUTES OF THE GMCA MEETING HELD ON 16 DECEMBER 2016

The minutes of the GMCA meeting held on 16 December 2016 were submitted for consideration.

RESOLVED/-

To approve the minutes of the GMCA meeting held on 16 December 2016 as a correct record.

05/17 MINUTES OF THE GMCA RESOURCES COMMITTEE HELD ON 12 DECEMBER 2016, 13 JANUARY AND 20 JANUARY 2017

Members considered the minutes of the meetings of the GMCA Resources Committee that took place on 12 December, 13 January 2017 and 20 January 2017. Members also considered the recommendation of the GMCA Resources Committee to appoint Eamonn Boylan as the Chief Executive for the GMCA.

RESOLVED/-

1. To approve the minutes of the meetings of the GMCA Resources Committee held on 12 December 2016, 13 January 2017 and 20 January 2017.
2. To endorse the recommendation of the Resources Committee on 20 January 2017 that Eamonn Boylan, the current Chief Executive of Stockport Council, be appointed to the role of Chief Executive of the GMCA.
3. To endorse the recommendation of the Resources Committee that the remuneration for the appointment is £180k per annum and to note that this is within the remuneration range previously approved by the GMCA.
4. That delegated authority be given to the GMCA Treasurer and Monitoring Officer, in consultation with the Interim Mayor, to agree the final terms and conditions of contract and start date.

06/17 FORWARD PLAN OF STRATEGIC DECISIONS OF GMCA

Consideration was given to a report advising members of those strategic decisions that were to be considered by the GMCA over the forthcoming months.

RESOLVED/-

To note the Forward Plan of Strategic Decisions, as set out in the report.

07/17 MINUTES

- a. **Transport For Greater Manchester Committee – 13 January 2017**

The minutes of the Transport for Greater Manchester Committee (TfGMC) meeting held on 13 January 2017 were submitted for information.

RESOLVED/-

To note the minutes for the Transport for Greater Manchester Committee meeting held on 13 January 2017.

b. Greater Manchester Local Enterprise Partnership – 16 January 2017

The Minutes of the Greater Manchester Local Enterprise Partnership held on 16 January 2017 were submitted for information.

RESOLVED/-

To note the minutes of the GM Local Enterprise Partnership held on 16 January 2017.

08/17 GREATER MANCHESTER BREXIT MONITOR

Tony Lloyd, GM Interim Mayor, introduced a report which updated the GMCA on the progress of the ongoing work to understand the implications of the decision to leave the European Union on GM and presented GM's targeted approach to the UK Government's strategy for leaving the EU, in order to inform the upcoming Parliamentary debates. In addition, the latest version of the GM Brexit Monitor was appended to the report.

Members noted that the Brexit monitor identifies that strong growth continues and that a GM local survey also shows that recruitment and investment was holding steady. It was highlighted that economists has a pessimistic view regarding the longer term impact on the economy.

It was noted that following consultation with local businesses and civic leaders, Greater Manchester has identified 14 targeted asks to inform the UK's strategy for leaving the EU, mitigating the challenges and seizing those opportunities that Brexit would present and deliver an economy which works for localities, city regions, the North and the UK as a whole. These 14 targeted asks were summarised under the following headlines:-

- Industry and Trade – to continue to promote growth in trade
- Infrastructure and Place – to continue to invest in sub-national growth and regeneration.
- People and Skills – to raise the skills of the workforce.
- Leaving the EU – to understand the needs of cities and the North.

RESOLVED/-

1. To note the contents of the January Greater Manchester Brexit Monitor provided in Appendix 2 to the report.
2. To endorse the list of GM “asks” as summarised in Appendix 1 to the report.
3. To agree that the GMCA should write to GM MPs and Lords with a GM connection sharing these ‘asks’ and to delegate the sign-off of these letters to the Portfolio leads for Economic Strategy and Reform.
4. To agree that the GMCA should also communicate these ‘asks’ to GM businesses and business groups through the Manchester Growth Company, requesting that businesses share these ‘asks’ with their MP and other business organisations ahead of the Parliamentary debates.

**09/17 GMCA TRANSPORT REVENUE BUDGET 2017/18 AND
BUDGET UPDATE 2016/17**

Councillor Kieran Quinn, Portfolio Lead for Investment Strategy and Finance, introduced a report setting out the transport related GMCA budget for 2017/18, presented the transport related forecast outturn position for 2017/18 and proposed the Transport Levy to be approved for 2017/18, together with the consequent allocations to the District Councils of GM.

Thanks were offered to Councillors Rishi Shori and Peter Smith for their support with the Budget Scrutiny process.

In support of the recommendations, Councillor Quinn emphasised the importance of the repayment of transport reserves by GM local authorities, noting that there would be no impact this year, however the reserves were required to deliver the 2040 Transport Strategy.

RESOLVED/-

1. To note the forecast outturn for the year ending 31 March 2017 is in line with budget after transfers to earmarked reserves £0.744 million.
2. To note the report and the current TfGM revenue outturn forecast for 2016/17 which is in line with budget.
3. To approve the GMCA budget relating to transport functions, as set out in this report, for 2017/18.
4. To note the issues which are affecting the 2017/18 transport budgets as detailed in the report.
5. To note the consultation process which has been undertaken by officers with the Transport Levy Scrutiny Panel; approve the proposals recommended by Scrutiny as set out in this report and note that the outcome of the consultation is a proposal that will result in a total levy for

2017/18 of £195.123 million, less a one-off adjustment of £3.272 million in relation to the adjustments between transport and non-transport budgets and £87.98 million in relation to a refund of transport reserves taking the levy to be charged to £103.951 million.

6. To note that the £3.272 million levy decrease will be charged in addition to the 2017/18 non transport contribution to the GMCA in order to meet revenue commitments
7. To note that the planned increases of around 1.8% and 1.57% with respect to the Greater Manchester Transport Fund will be deferred to futures years.
8. To approve a Transport Levy on the district councils in 2017/18 of £103.951 million apportioned on the basis of mid year population as at June 2015 as in paragraph 5.7 and Appendix 1 to the report.
9. To approve the use of reserves in 2017/18 as detailed in paragraph 7 to the report and to recognise the importance for local authorities to repay the transport reserves to enable the delivery of the 2040 Transport Strategy.
10. To note and approve the position on reserves as identified in the report.
11. To note the recommendations of the report on the Treasury Management Strategy Statement Borrowing Limits and Annual Investment Strategy 2016/17 – 2017/18 elsewhere on this agenda.

11/17 GMCA CAPITAL PROGRAMME 2016/17 – 2019/20

Councillor Kieran Quinn, Portfolio Lead for Investment Strategy and Finance, introduced a report which presented an update in relation to the GMCA capital expenditure programme.

In response to an enquiry from a Member, it was noted that all GM local authorities were still able to submit proposals for capital expenditure.

RESOLVED/-

1. To approve the revisions to the capital budget as set out in appendix A and detailed within the report.
2. To note the current 2016/17 forecast compared to the previous 2016/17 capital forecast.
3. To approve the budget for the Metrolink renewal and enhancement capital programme as part of the GM Transport Fund.
4. To approve the capital programme budget for 2017/18 and the forward commitments as detailed in the report and in Appendix A.

5. To note that the capital programme is financed from a mixture of grants (including from DfT), external contributions and long term borrowings.
6. To note that provision has been made in the revenue budget for the associated financing costs of borrowing.
7. To note that the capital programme will continue to be reviewed, with any new schemes which have not yet received specific approval added into the programme at a later date once approval has been sought.
8. To note that revised Treasury Management indicators will be reported in a separate report elsewhere on the agenda to reflect the approved capital programme and updated cash flows.
9. To note that a revised capital programme and Treasury Management Strategy (including prudential indicators), will need to be submitted once the extent and scale of external borrowing powers are known and once the latest Growth Deal is announced.

**12/17 TREASURY MANAGEMENT STRATEGY STATEMENT,
BORROWING LIMITS AND ANNUAL INVESTMENT
STRATEGY 2017/18 - 2019/20**

Councillor Kieran Quinn, Portfolio Lead for Investment Strategy and Finance, introduced setting out the proposed Treasury Management Strategy Statement, Borrowing Limits and Prudential Indicators for 2017/18 to 2019/20. At this stage the Strategy covers the existing functions of the GMCA as the scope of additional borrowing powers, as announced in the Autumn Statement, is still unclear.

RESOLVED/-

To approve the proposed Treasury Management Strategy Statement, in particular:-

- The Treasury Indicators listed in Appendix A to the report.
- The MRP Strategy outlined in Appendix B to the report.
- The Treasury Management Policy Statement at Appendix C to the report
- The Treasury Management Scheme of Delegation at Appendix D to the report
- The Borrowing Requirements listed in Section 5 to the report.
- The Borrowing Strategy outlined in Section 8 to the report.
- The Annual Investment Strategy detailed in Section 9 to the report.
- Unlimited lending to the Police and Crime Commissioner for Greater Manchester, the Greater Manchester Fire and Rescue Service and the Greater Manchester Waste Disposal Authority in the period until they become part of the GMCA.

13/17 MAYORAL/COMBINED AUTHORITY COMPULSORY PURCHASE POWERS

Councillor Richard Farnell, Portfolio Lead for Planning and Housing presented a report which advised the GMCA of the powers of compulsory purchase recently granted to it, and outlined the proposed framework for exercising those powers.

RESOLVED/-

To note the proposed framework as set out in the report.

14/17 ESF CO-FINANCING ORGANISATION – APPROVAL OF WORKING WELL AND WORK & HEALTH PROGRAMME BID

Councillor Sean Anstee, Portfolio Lead for Work and Skills, introduced a report which updated the GMCA on the latest developments of the Working Well and Work and Health Programme bid and sought Members' agreement to a number of key recommendations in order to progress the work to completion.

The linkages between the work of Working Well and that of the Work and Health Programme was highlighted, with a request that the Health and Social Care Partnership Board be kept regularly updated on progress.

Members agreed to take the commercially sensitive Part B report at Item 22 on the agenda as read whilst considering the report.

RESOLVED/-

1. To agree that Trafford Council, in lieu of necessary powers being transferred to GMCA, will be the financial and legal accountable body for ESF Co-financing Organisation and Work & Health Programme.
2. To agree that Trafford Council, as the financial and legal accountable body, shall redraft the Inter Authority Agreement to cover the extension to Working Well and Work & Health Programme in order to provide an indemnity to them as lead authority in the event of any claims being made arising out of the agreements.
3. To agree that the IAA will be novated from Trafford Council to GMCA, once the relevant powers are in place.
4. To agree that the current Working Well referral window be extended until December 2017, thereby ensuring no break in provision before Work & Health programme goes live.
5. To agree that Theresa Grant, as appropriate senior officer and in consultation with Richard Paver, GMA Treasurer, signs the Memorandum

of Understanding and accompanying grant funding letter for the Work & Health programme.

6. To agree that Theresa Grant, as appropriate senior officer and in consultation with Richard Paver, signs the ESF CFO contract.
7. To agree that Theresa Grant, as appropriate senior officer and in consultation with Richard Paver, has delegated authority to take the Work & Health Programme to contract award.
8. To agree that the Political Oversight Group shall provide scrutiny of the CFO and Work & Health Programme development and keep GMCA apprised of progress.
9. To agree that all contracts will be novated to GMCA once it has the requisite legal status to act as a contracting authority in its own right.
10. To agree that the Health and Social Care Partnership Board appraisal process should also provide scrutiny for the programme.

18/17 GM RESPONSE TO GOVERNMENT'S CALL FOR EVIDENCE FOR THE DIGITAL INFRASTRUCTURE INVESTMENT FUND/EXTENDING LOCAL FULL FIBRE NETWORKS

Tony Lloyd, GM Interim Mayor, introduced a report which sought the agreement of Members in relation to the proposed response to the Call for Evidence which has been prepared with the input of industry, local authorities and the LEP.

The Chair noted that the fund of £400 million would not meet the aspirations for Greater Manchester but could be utilised to lever private sector investment. He also highlighted the need for the Government to target the voucher scheme available to land owners tendered local and not national need.

In welcoming the report, a Member suggested that the London model for the management of Wayleaves and Easements was a good approach for Greater Manchester and should be explored.

A Member suggested that the benefits of digital infrastructure investment should be available to all communities and businesses, highlighting the rural community in particular, and should not be determined solely on a commercially viable basis.

A Member suggested that the views of the Infrastructure Advisory Group would be helpful before submitting, highlighting the need to take a strategic and practical approach in the delivery of capital schemes to encourage digital infrastructure.

RESOLVED/-

To endorse the comments made by Members above and to agree that the five areas set out in this report are highlighted in the GM response to the Government's Call for Evidence.

19/17 GMCA INVESTMENT DIRECTOR

Councillor Kieran Quinn, Portfolio Lead for Investment Strategy and Finance, introduced a report which sought GMCA approval for the post of GM Chief Investment Officer within the GM Investment Team to be made permanent.

RESOLVED/-

To approve, given the continuing future need, that the post of GM Chief Investment Officer within the GM Investment Team be made permanent, on the basis set out in the report.

20/17 SMART SYSTEMS AND HEAT PROGRAMME UPDATE

City Mayor Paul Dennett, Portfolio Lead for Low Carbon Environment and Waste, presented a report which outlined the recommendations of the work undertaken by the Energy System Catapult (ESC) to determine which GM local authority was most suitable to undertake an EnergyPath modelling exercise, as part of GM's continuing participation in the Smart Systems and Heat (SSH) Programme. The report also provides an update on wider SSH Phase 2 activity to create a significant demonstrator programme.

In welcoming the report a Member highlighted that he was mindful that there may be cost implications regarding this programme and noted that social value was an important issue.

RESOLVED/-

1. To note the report and the ESC's recommendation for the location of the EnergyPath modelling work.
2. To agree that Bury should be the preferred GM Local Authority area for Phase 1.
3. To note GM's proposed approach towards Phase 2 activity.

21/17 CASE FOR CHANGE, GMCA RAIL STATION TRANSFER

Tony Lloyd, GM Interim Mayor and Portfolio Lead for Transport, presented a report which updated the GMCA on the progress made on the Rail Stations Transfer Case for Change since presentation of the Strategic Outline Case in March 2016, and sought delegated authority for the Interim Mayor, Chief

Executive (TfGM) and Head of Paid Services to approve and submit the Case for Change to DfT and HMT.

A Member highlighted the significant underinvestment in rail facilities resulting in a large number of GM stations not compliant with DDA regulations. It was noted that recent improvements at Irlam Railway Station had involved public, private and 3rd sector organisation investment and was a good model.

RESOLVED/-

To note the report and to agree that authority be delegated to the Chief Executive (TfGM) and the Head of Paid Service, GMCA, in consultation with the GM Interim Mayor, to submit the case to HMT and DfT in spring 2017.

22/17 SMART TICKETING

Tony Lloyd, GM Interim Mayor and Portfolio Lead for Transport, presented a report advising Members of TfGM's plans for smart ticketing later this year and explaining TfGM proposals to partner with Transport for the North in order to deliver the "back office" infrastructure needed to support a future account based payment system.

In response to a comment from a Member, it was noted that TfGM in partnership with Transport for the North was keen to expand up on the successful "get me there" app which was used by Metrolink customers.

A Member suggested that officers look at potential partnerships with Transport for London (TfL) and the potential ability for a system which could operate around different areas. Members were advised that discussions had been held with TfL, however the technology they used would not work for GM. It was noted that discussions will continue with other areas in tandem.

RESOLVED/-

1. To note TfGM's plans to extend the availability and range of smart ticketing to Metrolink and multi-modal on smart cards from summer 2017.
2. To agree to partner with Transport for the North to develop the IT infrastructure needed to support contactless account-based ticketing in Greater Manchester and across the North.

23/17 METROLINK SERVICE PATTERNS

Tony Lloyd, GM Interim Mayor and Portfolio Lead for Transport, presented a report regarding Metrolink service patterns, in response to representations from local authorities and the decision of the Greater Manchester Scrutiny Pool, which presented four alternative service patterns which incorporate a direct link between Oldham, Rochdale and Piccadilly Rail Station. Members noted that these options were consistent with network constraints, operating

principles and future committed deliverables. It was also noted that all of these options will require additional modelling to confirm the impact on the network.

A Member welcomed the paper and the recent meeting with the Interim Mayor and Transport for Greater Manchester with a reminder that Oldham and Rochdale were areas of low income, without a direct link to Piccadilly Railway Station and highlighted that the lack of this link as a disadvantage in attracting inward investment to Oldham and connecting residents with work opportunities.

A Member highlighted the wider economic and regeneration benefits that Metrolink attracts in addition to direct connectivity as an enabler for further investment for Oldham and Rochdale and that the future work required was needed without delay.

A Member suggested that consideration of Metrolink fare tariffs was needed, particularly in relation to social value. Consideration was also needed regarding future schemes and the correlation with the Greater Manchester Spatial Framework.

A Member said that care was needed not to pitch one part of Greater Manchester against another and that transport was to serve the needs of the whole conurbation.

Members also highlighted the need for improvements to connectivity in other areas of the conurbation for people to access jobs and opportunities. A holistic approach to transport provision was needed.

RESOLVED/-

1. To note the contents of the report.
2. To observe the current proposed Second City Crossing (2CC) service pattern.
3. To note that following a meeting with the Interim Mayor, Leaders of Rochdale and Oldham and the Chair of TfGMC, work will commence immediately to determine, at high level, an option to service a Rochdale/Oldham to Piccadilly direct service and report back when complete.
4. To note that TfGM officers will, after 6 months of 2CC operation, conduct a line(s) specific survey and a network wide modelling exercise, to inform future service pattern development.

24/17 GREATER MANCHESTER INVESTMENT PROJECT UPDATES

Councillor Kieran Quinn, Portfolio Lead for Investment Strategy and Finance, presented a report seeking GMCA approval of a second loan to Green Energy Advisor. The investment will be made from recycled RGF monies.

Members agreed to take the commercially sensitive Part B report at Item 23 on the agenda as read whilst considering the report.

RESOLVED/-

1. To agree that the project funding application by Green Energy Advisor (loan of £75k) be given conditional approval and progress to due diligence.
2. To agree to delegate authority to the Combined Authority Treasurer and Combined Authority Monitoring Officer to review the due diligence information and, subject to their satisfactory review and agreement of the due diligence information and the overall detailed commercial terms of the transaction, to sign off any outstanding conditions, issue final approvals and complete any necessary related documentation in respect of the loan at a) above.

25/17 EXCLUSION OF PRESS AND PUBLIC

Members noted that as the commercially sensitive information was taken as read during the consideration of ESF Co-Financing Organisation – Approval of Working Well and Work & Health Programme Bid (Minute 14/17) and Greater Manchester Investment Framework Approval (Minute 24/17) and for this reason were not considered in Part B of the Agenda.

26/17 ESF CO-FINANCING ORGANISATION – APPROVAL OF WORKING WELL AND WORK & HEALTH PROGRAMME BID

CLERK'S NOTE: This item was considered in support of the Part A ESF Co-Financing Organisation – Approval of Working Well and Work & Health Programme Bid report (Minute 14/17).

27/17 GREATER MANCHESTER INVESTMENT FRAMEWORK APPROVAL

CLERK'S NOTE: This item was considered in support of the Part Greater Manchester Investment Project Updates report (Minute 24/17).

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DECISIONS AGREED AT THE JOINT MEETING OF THE GREATER MANCHESTER COMBINED AUTHORITY AND THE ASSOCIATION OF GREATER MANCHESTER AUTHORITIES EXECUTIVE BOARD, HELD ON FRIDAY 27 JANUARY 2017 AT BOLTON TOWN HALL

GM INTERIM MAYOR	Tony Lloyd (in the Chair)
BOLTON COUNCIL	Councillor Cliff Morris
BURY COUNCIL	Councillor Rishi Shori
MANCHESTER CC	Councillor Sue Murphy
OLDHAM COUNCIL	Councillor Jean Stretton
ROCHDALE MBC	Councillor Richard Farnell
SALFORD CC	City Mayor Paul Dennett Councillor John Merry
STOCKPORT MBC	Councillor Alex Ganotis
TAMESIDE MBC	Councillor Kieran Quinn
TRAFFORD COUNCIL	Councillor Sean Anstee
WIGAN COUNCIL	Councillor Peter Smith

JOINT BOARDS AND OTHER MEMBERS IN ATTENDANCE

GMF&RS	Councillor David Acton
GMWDA	Councillor Nigel Murphy
TfGMC	Councillor Andrew Fender

OFFICERS IN ATTENDANCE

Margaret Asquith	Bolton Council
Pat Jones-Greenhalgh	Bury Council
Geoff Little	Manchester CC
Carolyn Wilkins	Oldham Council
Steve Rumbelow	Rochdale MBC
Jim Taylor	Salford CC
Eamonn Boylan	Stockport MBC
Steven Pleasant	Tameside MBC
Theresa Grant	Trafford Council
Donna Hall	Wigan Council
Peter O'Reilly	GM Fire & Rescue Service
Jon Lamonte	Transport for Greater Manchester
Bob Morris	Transport for Greater Manchester
Steve Warrener	Transport for Greater Manchester

Mark Hughes
Adam Allen
Richard Paver
Liz Treacy
Andrew Lightfoot
Julie Connor
Sylvia Welsh
Paul Harris

Manchester Growth Hub
Office of the Police & Crime Commissioner
GMCA Treasurer
GMCA Monitoring Officer
Deputy Head of the Paid Service
Head of GMIST
GM Integrated Support Team
GM Integrated Support Team

01/17 APOLOGIES

Apologies for absence were received and noted from Councillor Richard Leese (Manchester). Councillor Sue Murphy was in attendance in Councillor Leese's absence. Apologies were also received and noted from Howard Bernstein (Manchester), Mike Owen (Bury) and Ian Hopkins (GMP).

02/17 URGENT BUSINESS

There were no items of urgent business reported.

03/17 DECLARATIONS OF INTERESTS

There were no declarations of interest made by any Member in respect of any item on the agenda.

04/17 MINUTES OF THE JOINT GMCA AND AGMA EXECUTIVE BOARD HELD ON 16 DECEMBER 2016

The minutes of the meeting of the Joint GMCA and AGMA Executive Board held on 16 December 2016 were submitted for consideration.

RESOLVED/-

To approve the minutes of the meeting of the Joint GMCA and AGMA Executive Board held on 16 December 2016 as a correct record.

05/17 FORWARD PLAN OF STRATEGIC DECISIONS OF JOINT GMCA & AGMA

Consideration was given to a report advising members of those strategic decisions that were to be considered by the GMCA and AGMA Executive Board over the forthcoming months.

RESOLVED/-

To note the Forward Plan of Strategic Decisions, as set out in the report.

06/17 JOINT GMCA AND AGMA SCRUTINY POOL MINUTES

a. Joint GMCA and AGMA Scrutiny Pool held on 13 January 2017

The minutes of the proceedings of the Joint GMCA and AGMA Scrutiny Pool held on 13 January 2017 were submitted.

RESOLVED/-

To note the proceedings of the Joint GMCA and AGMA Scrutiny Pool held on 13 January 2017.

b. Joint GMCA and AGMA Audit Committee held on 20 January 2017

The minutes of the proceedings of the Joint GMCA and AGMA Scrutiny Pool held on 20 January 2017 were submitted.

RESOLVED/-

To note the proceedings of the Joint GMCA and AGMA Audit Committee held on 20 January 2017.

07/17 GREATER MANCHESTER REFORM – WHAT DIFFERENCE ARE WE MAKING?

Tony Lloyd, GM Interim Mayor introduced a report which provided Members with an update on the progress achieved in reforming services during 2016, highlighting the step-change in activity that has taken place this year. He expressed thanks to Donna Hall and the team for the work on this. He would be looking now to turn the report in to a public facing document.

RESOLVED/-

1. To approve the contents of the report and the overall direction of reform.
2. To request Leaders and Chief Executives to attend the Turbo Charging Reform event on Friday 17th February at Leigh Sports Village.
3. To note the Case Study examples at Appendix One to the report of real improvements to our residents' lives whilst reducing demand on public services.

08/17 AGMA AND GMCA BUDGET FOR NON TRANSPORT FUNCTIONS 2017/18 AND REVENUE BUDGET MONITORING UPDATE 2016/17

Councillor Kieran Quinn Portfolio Lead for Investment Strategy and Finance, introduced a report setting out the revenue budget for both the Association of Greater Manchester Authorities (AGMA) and the Greater Manchester

Combined Authority (GMCA) Non Transport functions for 2017/18. It also includes the forecast outturn position for 2016/17.

The proposed charges in respect of both the AGMA and GMCA functions (excluding transport) to be approved for 2017/18 are included within the report together with the recommended allocations to the Local Authority Councils of Greater Manchester.

RESOLVED/-

1. To note the report and the current AGMA revenue outturn forecast for 2016/17 which is projecting an underspend of £0.108 million after contributions to earmarked reserves.
2. To note the current GMCA revenue outturn forecast for 2016/17 which is projecting an underspend of £0.991 million after contributions to earmarked reserves.
3. To approve the budget relating to the AGMA and GMCA functions (non transport) in 2017/18 as set out in section 5 of this report.
4. To approve the adjustment to the district charge and transport levy to meet the costs of the financial assistance to the business growth hub in 2017/18 of £3.272 million as detailed in paragraphs 5.3 and 5.27 of the report.
5. To approve the charges to the GM District Councils in support of the AGMA functions for 2017/18 of £5.170 million as set out in Appendix 3 to this report, noting that this excludes items billed directly from lead districts.
6. To approve the charges on the GM District Councils in support of the GMCA functions (non transport) in 2017/18 of £8.385 million as set out in Appendix 4 to this report.
7. To note the position on reserves as identified in section 8 of the report.
8. To approve the use of reserves in 2017/18 as detailed in the report, most notably section 8 of the report.
9. To agree to delegate authority to the Treasurer to transfer funding between AGMA and the GMCA to be met from approved budgets or reserves as required in support of approved activities.

09/17 BUSINESS RATES POOL AND 100% BUSINESS RATES RETENTION PILOT

Councillor Kieran Quinn, Portfolio Lead for Investment Strategy and Finance, introduced a report setting out the latest position regarding the Business Rates Pool with the ten Greater Manchester (GM) Authorities and Cheshire

East and Cheshire West and Chester and the arrangements for the Pool to continue in 2017/18 and an update on the position for the 100% Business Rates Retention Pilot and the basis on which the GMCA and Ten Districts are proceeding with the pilot.

RESOLVED/-

1. To note that all twelve Districts in the Business Rates Pool have signed up to continuing with the Pool for 2017/18. There will be an initial call on this levy in the following proportions of the levies generated by each Authority: Cheshire East and Cheshire West and Chester retain 50%, Trafford retain one-third with the remainder being pooled at GM level.
2. To note that following consultation with the 10 GM Leaders and Interim Mayor, GM has indicated to CLG that it will participate in the 100% Business Rates Retention Pilot.

**10/17 GREATER MANCHESTER FIRE & RESCUE BUDGET –
2017/18 & MEDIUM TERM FINANCIAL STRATEGY**

Councillor David Acton, Chair of the GM Fire & Rescue Authority presented a report which updated Leaders on Greater Manchester Fire and Rescue Authority's latest modelling on the Medium Term Financial Strategy, Precept level increases, Capital Programme requirements, Reserves and Efficiency Plan.

RESOLVED/-

To note the contents of this report together with the attached supporting documents and to support the proposed 1.99% increase to the precept for 2017/18.

**11/17 GREATER MANCHESTER WASTE DISPOSAL AUTHORITY
BUDGET 2017/18**

Councillor Nigel Murphy, Chair of the GM Waste Disposal Authority presented a report which set out final proposals for the budget and levy for the GM Waste Disposal Authority (GMWDA) for the 2017/18 financial year and to outline potential budget requirements for the remainder of the Medium Term Financial Plan (MTFP) period to 2020/21.

The 2017/18 levy is proposed to increase by an average of 5.27%, which is in line with previous updates, and includes a higher than expected inflation provision (2.7% compared to estimated 2.3%) following publication last week of the December 2016 Retail Price Index (excluding mortgages) (RPIx), which drives around 70% of the Unitary Charge increase under the Private Finance Initiative (PFI) Recycling and Waste Management Contract (the Contract)

RESOLVED/-

1. To note the proposals to increase the levy requirement for 2017/18 by a headline net 5.27%.
2. To note the proposals to move resources between GMCA and GMWDA in 2017/18, utilising the transport and waste levies, so as to ensure that the impact of a gross 53.50% increase is mitigated at district level.
3. To note the steps being taken to reduce future year's levy burdens through the identification of cost reductions in the Contract.

DECISIONS AGREED AT THE MEETING OF THE GREATER MANCHESTER COMBINED AUTHORITY, HELD ON FRIDAY 24 FEBRUARY 2017 AT WIGAN TOWN HALL

GM INTERIM MAYOR	Tony Lloyd (in the Chair)
BOLTON COUNCIL	Councillor Cliff Morris
BURY COUNCIL	Councillor Rishi Shori
MANCHESTER CC	Councillor Richard Leese
OLDHAM COUNCIL	Councillor Jean Stretton
ROCHDALE MBC	Councillor Richard Farnell
SALFORD CC	City Mayor Paul Dennett
STOCKPORT MBC	Councillor Alex Ganotis
TAMESIDE MBC	Councillor Kieran Quinn
TRAFFORD COUNCIL	Councillor Alex Williams
WIGAN COUNCIL	Councillor Peter Smith

JOINT BOARDS AND OTHER MEMBERS IN ATTENDANCE

GMF&RS	Councillor David Acton
GMWDA	Councillor Nigel Murphy
TfGMC	Councillor Andrew Fender

OFFICERS IN ATTENDANCE

Margaret Asquith	Bolton Council
Pat Jones-Greenhalgh	Bury Council
Geoff Little	Manchester CC
Carolyn Wilkins	Oldham Council
Steve Rumbelow	Rochdale MBC
Jim Taylor	Salford CC
Eamonn Boylan	Stockport MBC
Steven Pleasant	Tameside MBC
Theresa Grant	Trafford Council
Donna Hall	Wigan Council
Ian Hopkins	GM Police
Peter O'Reilly	GM Fire & Rescue Service
Bob Morris	Transport for Greater Manchester
Mark Hughes	Manchester Growth Hub
Adam Allen	Office of the Police & Crime Commissioner
Liz Treacy	GMCA Monitoring Officer

Richard Paver
Andrew Lightfoot
Julie Connor
Sylvia Welsh
Paul Harris

GMCA Treasurer
Deputy Head of the Paid Service
Head of GMIST
GM Integrated Support Team
GM Integrated Support Team

28/17 APOLOGIES

Apologies for absence were received and noted from Councillor Sean Anstee (Trafford). Councillor Alex Williams was in attendance in Councillor Anstee's absence. Apologies were also received and noted from Mike Owen (Bury) and Jon Lamonte (TfGM).

29/17 CHAIR'S ANNOUNCEMENTS AND URGENT BUSINESS

a) Photo Call

Leaders and Chief Executives were reminded that a photo call in support of the #BeliveinHer initiative was to take place at the rise of the GMCA meetings.

30/17 DECLARATIONS OF INTEREST

There were no declarations of interest made by a Member in respect of any item on the agenda.

31/17 MINUTES OF THE GMCA MEETING HELD ON 27 JANUARY 2017

The minutes of the GMCA meeting, held on 27 January 2017 were submitted for consideration.

RESOLVED/-

To approve the minutes of the GMCA meeting, held on 27 January 2017 as a correct record.

32/17 FORWARD PLAN OF STRATEGIC DECISIONS OF GMCA

Consideration was given to a report advising members of those strategic decisions that were to be considered by the GMCA over the forthcoming months.

RESOLVED/-

To note the Forward Plan of Strategic Decisions, as set out in the report.

33/17 MINUTES OF THE GM LEP HELD ON 10 FEBRUARY 2017

The Minutes of the Greater Manchester Local Enterprise Partnership held on 10 February 2017 were submitted for information.

RESOLVED/-

To note the minutes of the GM Local Enterprise Partnership held on 10 February 2017.

34/17 ESTABLISHMENT OF AN INDEPENDENT REMUNERATION PANEL

Tony Lloyd, GM Interim Mayor, introduced a report which provided a briefing for Members on the current and prospective position concerning members' allowances and to propose that the Monitoring Officer be given delegated authority to establish, in accordance with relevant statutory provisions, an Independent Remuneration Panel.

Members noted that the Remuneration Panel will be independent of any political members and would be established in line with current statute.

RESOLVED/-

1. To note the current and prospective position in respect of members' allowances.
2. To agree to delegate to the GMCA Monitoring Officer the power, in consultation with the Interim Mayor, to establish, in accordance with relevant statutory provisions, an independent remuneration panel to make recommendations to the GMCA and to constituent councils in respect of allowances payable to:
 - a) Members appointed to the GMCA;
 - b) The Mayor of the GMCA; and
 - c) Members of committees and sub-committees of the GMCA.

35/17 APPOINTMENT OF GMCA RETURNING OFFICER

Liz Treacy, GMCA Monitoring Officer, presented a report which proposed the appointment of Sir Howard Bernstein as the Combined Authority Returning Officer until 31 March 2017, with that appointment passing to Eamonn Boylan from 1 April 2017.

RESOLVED/-

1. To agree to appoint Sir Howard Bernstein as the Combined Authority Returning Officer for elections of a Greater Manchester Combined Authority Mayor, until 31 March 2017 (inclusive).

2. To agree to appoint Eamonn Boylan, as GMCA Head of Paid Service as the Combined Authority Returning Officer for elections of a Greater Manchester Combined Authority Mayor, with effect from 1 April 2017.

36/17 APPOINTMENT OF GMCA EXTERNAL AUDITORS

Councillor Kieran Quinn, Portfolio Lead for Investment Strategy and Finance, introduced a report which informed Members that the Local Audit and Accountability Act 2014 (the Act) at Section 7 states that a “relevant authority must appoint a local auditor to audit its accounts for a financial year not later than 31 December in the preceding financial year.” Members noted that current auditor contracts have been extended for 12 months and therefore, the appointment of an auditor for the Combined Authority must be completed by 31 December 2017 for the audit year 2018/19.

Members noted that at its meeting on 20th January, the GMCA Audit Committee considered a report and of the GMCA Treasurer regarding the decision by the Public Sector Audit Appointments Ltd Board (PSAAL) on the weighting to be attributed to Social Value in the contract award process and on the subsequent discussion by Greater Manchester Treasurers.

Extensive discussions with PSAAL had taken place over recent months, and Treasurers had been advised that a weighting in the tender evaluation of 5% would be attributed to Social Value and that it would be a discrete category rather than a smaller proportion within the Quality Assessment. Members noted that whilst this weighting was disappointing, it was felt that GM lobbying had been successful in getting this matter recognised as a relevant criterion and that the benefits of joining a collective procurement approach were apparent, both in terms of greater buying power and in minimizing the ongoing overhead of running a GM specific procurement process and contract monitoring through a GM Independent Audit Panel.

Members noted that for this reason, GM Treasurers have recommended to their respective Councils that they should each join the PSAAL collective procurement. In addition, the GMCA Audit Committee, having considered the discussion with PSAAL and the recommendation from Treasurers, agreed to recommend that the GMCA should also join the PSAAL sector-led procurement.

RESOLVED/-

To endorse the recommendation of the GMCA/AGMA Audit Committee that the Combined Authority agrees to opt in to the sector-led PSAAL national procurement process.

37/17 GMCA CODE OF CORPORATE GOVERNANCE

Councillor Kieran Quinn, Portfolio Lead for Investment Strategy and Finance, introduced a report which presented Members with a new Code of Corporate

Governance. Members noted that this new Code presented the Greater Manchester Combined Authority's (GMCA) arrangements for the current year only, and was responding to the substantially changed arrangements of the new CIPFA *Local Governance framework* published in 2016.

Members noted that this report was considered by the GMCA and AGMA Joint Audit Committee at its meeting on 20th January 2017 and resolved to recommend that the GMCA should adopt this new Code of Corporate Governance.

Councillor Quinn noted that 2016-17 is an important year for the GMCA as it prepares to take on significant new powers devolved from government, as set out in a series of devolution agreements. Members will recognise that the future governance of the combined area of Greater Manchester is currently subject to a series of Parliamentary Orders which will set out the new powers of the GMCA and the elected mayor (implementing GM's devolution agreements). The GMCA's new powers will come into force on 1 April 2017, and the mayoral powers on 8 April 2017. A new code for the GMCA will be produced in April 2017.

RESOLVED/-

To agree the adoption of this new Code of Corporate Governance for the Greater Manchester Combined Authority, as set out in the report.

38/17 CHANGING LIVES THROUGH SPORT & PHYSICAL ACTIVITY

Councillor Peter Smith, Portfolio Lead for Health and Social Care, introduced a report which provided the GMCA with an update on the progress of work following the signing of the Memorandum of Understanding in July 2016 between the between Sport England, the GMCA and the NHS and seeking agreement to progress with the development of an Expression of Interest from Greater Manchester to Bid for the local delivery pilots scheme.

RESOLVED/-

1. To agree that the GMCA sign off the mandate to move forward with a Greater Manchester Bid to the local delivery pilot investment stream.
2. To agree that GreaterSport be mandated by GMCA to facilitate the connection between the GM Health and Social Care Partnership, the GMCA and the physical activity and sport sector and support production of the Expression of Interest (EOI).
3. To request that the GM Reform Board will advise on and oversee the development of the Expression of Interest.

39/17 GREATER MANCHESTER BREXIT MONITOR

Councillor Richard Leese, Portfolio Lead for Economic Strategy, introduced a report which updated Members on the key economic and policy developments in relation to the UK's decision to leave the European Union (EU). The latest edition of the monthly Greater Manchester Brexit Monitor is attached to provide a real-time view of the economic and policy impact of Brexit.

Members noted that although there was a degree of cautious optimism by GM firms, the full impact of Brexit was yet to be felt.

RESOLVED/-

To note the contents of the February Brexit Monitor, as set out Appendix 1 to the report.

40/17 INDUSTRIAL STRATEGY – DEVELOPING A GREATER MANCHESTER RESPONSE

Councillor Richard Leese, Portfolio Lead for Economic Strategy, introduced a report which updated Members on the Government's national industrial strategy consultation document published on the 23rd January. It outlines a suggested process for developing a comprehensive Greater Manchester response to the national industrial strategy aligned to the GMS refresh process. He said that developing a strategy was positive and in particular the stronger focus on Place was welcome. Our response still needs to be strong however to ensure that the Strategy remains aligned to our GM priorities and moves away from the silo approach of "one sector one place".

RESOLVED/-

1. To note that the consultation on the national industrial strategy is now on-going and the summary of key GM issues identified in this report.
2. To agree to the development of the GM response as set out in section 4 to the report and to agree to delegate the sign off for GM's response to the portfolio leads set out in para 4.5 to the report .

41/17 GREATER MANCHESTER STRATEGY – CONSULTATION DRAFT

Tony Lloyd, GM Interim Mayor, introduced a report which presented a first draft of the refreshed Greater Manchester Strategy (GMS). Members noted that the GMS, originally produced in 2009 and revised in 2013, had been redeveloped to ensure that it reflects the things that GM residents, businesses and partners have identified as important to them through the public conversation conducted throughout December 2016 and early January 2017. Members also noted that the refreshed GMS also repositions Greater

Manchester's strategic approach in the light of changes at a global, national and local level.

The report sought the GMCA endorsement of the draft GMS as a basis for beginning Phase 2 of the GM Strategy public conversation and proposed arrangements for the next phase of consultation are detailed in the report.

In welcoming the work on the refresh of the GMS, a Member suggested that the consultation process be deferred until after May 2017 to enable the Elected GM Mayor to oversee the development of the Strategy. In supporting this amendment, a Member recognised the need include links with Health and Social Care Plan to reflect the good work already going on in the districts and align the GMS with other GM and district work streams.

RESOLVED/-

1. To note the draft GMS attached at Annex A to the report.
2. To agree that the public consultation on the GMS be deferred until after the May 2017 Election to allow the GM Elected Mayor to oversee its development.

42/17 GROWTH DEAL – ROUND 3

Councillor Richard Leese, Portfolio Lead for Economic Strategy, introduced a report which informed Members that in 2016, local areas were invited to submit proposals for the third round of Local Growth Fund Deals, against a national pot of £1.8billion. Members noted that in the light of uncertainty regarding the impact of Brexit, and the future of the GM ESIF programme, GM submitted a proposal for £566.1m, with a reduced programme proposal of £410.051m. On 23rd January 2017, Government confirmed GM's third Local Growth Deal allocation would be £130.08m, the highest allocation in the North.

Members noted that this report now set out details of the revised Growth Deal 3 priorities as agreed by GM Local Enterprise Partnership (GMLEP) at its meeting on 10th February 2017.

RESOLVED/-

1. To note the Local Growth Fund Growth Deal 3 allocation for Greater Manchester:
2. To endorse the revised Local Growth Fund Growth Deal 3 priorities and spend approved by GM LEP on 10th February 2017.
3. To agree that the GMCA Treasurer/Monitoring officer should finalise the terms of individual grant agreements.

**43/17 LOCAL GROWTH FUND – GROWTH DEAL 3:
INTERNATIONAL SCREEN SCHOOL MANCHESTER**

Councillor Richard Leese, Portfolio Lead for Economic Strategy, which provided Members with details on the International Screen School Manchester (ISSM) and outlines the way in which it will work and the impact it will have. The £15m Growth Deal 3 grant agreed by GM LEP will match the contribution being made by Manchester Metropolitan University.

Members noted that together this funding will be used to establish a new centre for business skills and innovation on Corridor Manchester, that will benefit the whole of the GM creative and digital supply chain.

RESOLVED/-

1. To note the proposed plans and timescale for the development of the ISSM.
2. To endorse the GM LEP approval of a grant of £15m of Local Growth Deal Funding 3, matched with £15m from Manchester Metropolitan University to develop the ISSM.
3. To agree that the GMCA Treasurer/Monitoring officer should finalise the terms of the grant agreement.

**44/17 LOCAL GROWTH FUND – PANKHURST CENTRE FOR
HEALTH, TECHNOLOGY AND INNOVATION**

Councillor Richard Leese, Portfolio Lead for Economic Strategy, introduced a report which sought Members endorsement of the Greater Manchester Local Growth Fund Round 3 priorities agreed by GM LEP on 10th February included a grant of £5m for Phase One preparatory work on the Pankhurst Centre. The Pankhurst Centre will be aimed at driving innovation in health, by strengthening the local science asset base.

Members noted that the grant of £5m of Growth Deal 3 funding would ensure that Phase One preparatory work could be commenced for the Pankhurst Centre (including, design, surveys, legal fees, and limited refurbishment of premises). This would ensure the Pankhurst Centre would be well positioned to bid for further significant funding from the new £2bn Industrial Strategy Challenge Fund (ISCF) to fully establish the facility. However, if such initial work is not funded and carried out then the Pankhurst will not be ready to seek further funds from the ISCF.

RESOLVED/-

1. To note the proposed plans and timescale for the development of the Pankhurst.

2. To endorse the GM LEP approval of a grant of £5m of Local Growth Deal Funding 3 to support the project.
3. To agree that the GMCA Treasurer/Monitoring officer be granted delegated authority to finalise the terms of the grant agreement, subject to approved business plan.

45/17 LOCAL GROWTH FUND 3 TRANSPORT FUNDING SETTLEMENT

Tony Lloyd, GM Interim Mayor and Portfolio Lead for Transport, sought the agreement of the Combined Authority to defer the consideration of this item.

RESOLVED/-

To agree the deferment of Local Growth Fund 3 Transport Funding Settlement.

46/17 GREATER MANCHESTER LOCAL GROWTH DEAL - TAMESIDE INTERCHANGE – FULL APPROVAL AND FUNDING DRAW DOWN

Tony Lloyd, GM Interim Mayor and Portfolio Lead for Transport, introduced a report which informed the Combined Authority of the outcome of the recently completed Gateway Review for Tameside Interchange (Ashton-under-Lyne), which recommend to Members that this project be granted Full Approval and sought the remaining budget of £31.82 million to be released from the Local Growth Deal to enable the delivery of the works.

RESOLVED/-

1. To grant full approval for the Tameside Interchange (Ashton-under-Lyne) project, as set out in the report.
2. To grant the release of funding of £31.82 million from the Local Growth Deal to enable the delivery of the scheme to progress, as set out in the report.

47/17 HIGH SPEED RAIL 2 ROUTE UPDATE AND CONSULTATION RESPONSE

Tony Lloyd, GM Interim Mayor and Portfolio Lead for Transport, introduced a report which set out the key changes to the Phase 2b network within GM and the proposed GMCA consultation response, which needs to be submitted by 9 March 2017.

A Member noted that the relocation of the Network Rail rolling stock depot from Golborne to Crewe needed to be revisited.

The works around Piccadilly Station regarding Northern Powerhouse Rail were important for both HS2 and local rail services. In addition, Members reiterated that although HS2 services would not stop at Stockport, it remained an important station for local rail services.

RESOLVED/-

1. To approve the approach to responding to the HS2 route refinement consultation as set out in the report.
2. To agree to delegate authority to Tony Lloyd, GM Interim Mayor and Lead Portfolio holder for Transport and the Chief Executive TfGM, to submit the consultation response to HS2.

**48/17 GREATER MANCHESTER PUBLIC SECTOR
 APPRENTICESHIP APPROACH**

Councillor Alex Williams, Deputy Portfolio Lead for Skills & Employment, introduced a report which builds on the paper received by Leaders in December 2016, and set out a clear direction of travel for the work to maximise the opportunities the Apprenticeship levy brings for the public sector and describes the key work streams required to support individual public sector organisations and develop a GM Public Sector Apprenticeship Approach.

RESOLVED/-

1. To agree to the content of the MoU for discussion and sign off.
2. To consider and note the update and the issues raised including difficulty in completing workforce development plans and likely underutilisation of digital vouchers in the first instance
3. To approve the recommendation to invest in additional workforce planning support for the Public Sector.
4. To note the recommendations to the CA to work towards a minimum set of terms and conditions for apprentices (including salary) and support the further financial impacting work required across organisations.
5. To agree the recommendation to explore the development of an enhanced provider supplier list for providers delivering apprenticeship training and assessment to GM's public sector organisations to ensure GM's values & beliefs are embedded in all apprenticeships.
6. To note within the MoU the proposed governance alignment between work/skills; H&SC Partnership, Reform Board and Workforce Development Board.

**49/17 DEVOLUTION OF THE ADULT EDUCATION BUDGET IN
GREATER MANCHESTER**

Councillor Alex Williams, Deputy Portfolio Lead for Skills and Employment, introduced a report which provided Members with an update on the progress made in relation to the devolution of the Adult Education Budget (AEB) in Greater Manchester, highlighted particular matters for consideration, areas in which action was required and set out the timetable for activity. These matters were in preparation for a devolved AEB from 2018/19.

Members noted that following the Brexit referendum vote, restructuring of the machinery of government and an ensuing Cabinet reshuffle were undertaken which expanded the Department for Education (DfE) remit to encompass skills, Higher Education and apprenticeships. These changes in Central Government, have led to slippage in the timeline of the Government agencies regarding information about AEB Devolution, whilst proposals to take forward the devolution process (as developed by the Skills Funding Agency) were to be considered by the new Secretary of State with work needed locally to ensure that effective and efficient devolution of AEB continues to take place on an ongoing basis.

A Members stressed the point that the aim here was to achieve better outcomes for the GM economy and its people, it was not about institutions.

RESOLVED/-

1. To note this update and the issues raised.
2. To agree to support key officers in taking forward discussions within Greater Manchester, and with the Skills Funding Agency, around the processes and future resources needed to implement AEB devolution.
3. To agree to support the principle that future funding decisions taken by GMCA for AEB implementation / delivery will be directly linked to achieving the priorities in the Greater Manchester Outcomes Framework to meet the economic needs of individuals and employers.

**50/17 GREATER MANCHESTER DIGITAL TALENT AND SKILLS
PROGRAMME**

Councillor Alex Williams, Deputy Portfolio Lead for Skills and Employment, introduced a report which presented Members with a proposal for a GM Digital Talent and Skills Programme. This will realise GM's digital ambition through a holistic approach that addresses challenges relating to talent, skills, apprenticeships & inclusion.

GMCA approval was sought to invest £2m of existing Skills Capital LGF monies into revenue funding over three years to deliver a Digital Talent & Skills Programme across GM.

RESOLVED/-

1. To approve expenditure of £2m over three years from the existing Local Growth Fund allocation for Skills Capital for the delivery of a GM Digital Talent & Skills Programmes, subject to the GMCA Treasurer being able to identify suitable revenue funds to substitute for the identified LGF capital funding.
2. To grant delegated authority to the GMCA Treasurer, in consultation with the Lead Member for Investment Strategy and Finance, to finalise the details of the funding.
3. To grant delegated authority to the Lead Chief Executive for Skills and Employment to approve changes to the programme as may be required for delivery.

51/17 GREATER MANCHESTER INVESTMENT FRAMEWORK UPDATES

Councillor Kieran Quinn, Portfolio Lead for Investment Strategy and Finance, introduced a report that sought the approval of Greater Manchester Combined Authority for a loan to Forrest. Members noted that the investment will be made up from recycled monies.

Members also noted that the report provides an update on AppLearn Ltd and Incorporate Travel Management.

Members agreed to take the commercially sensitive Part B report at Item 26 on the agenda as read whilst considering the report.

RESOLVED/-

1. To agree that the project funding application by Forrest (loan of £2,000,000) be given conditional approval and progress to due diligence.
2. To delegate authority to the Combined Authority Treasurer and Combined Authority Monitoring Officer to review the due diligence information and, subject to their satisfactory review and agreement of the due diligence information and the overall detailed commercial terms of the transaction, to sign off any outstanding conditions, issue final approvals and complete any necessary related documentation in respect of the loan at a) above.

52/17 EXCLUSION OF PRESS AND PUBLIC

Members noted that as the commercially sensitive information was taken as read during the consideration of Greater Manchester Investment Framework

Update (Minute 51/17) and for this reason was not considered in Part B of the Agenda.

**53/17 GREATER MANCHESTER INVESTMENT FRAMEWORK AND
CONDITIONAL PROJECT APPROVAL**

CLERK'S NOTE: This item was considered in support of the Part A Greater Manchester Investment Project Update report (Minute 51/17).

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DECISIONS AGREED AT THE MEETING OF THE JOINT MEETING OF THE GREATER MANCHESTER COMBINED AUTHORITY AND THE AGMA EXECUTIVE BOARD, HELD ON FRIDAY 24 FEBRUARY 2017 AT WIGAN TOWN HALL

GM INTERIM MAYOR	Tony Lloyd (in the Chair)
BOLTON COUNCIL	Councillor Cliff Morris
BURY COUNCIL	Councillor Rishi Shori
MANCHESTER CC	Councillor Richard Leese
OLDHAM COUNCIL	Councillor Jean Stretton
ROCHDALE MBC	Councillor Richard Farnell
SALFORD CC	City Mayor Paul Dennett
STOCKPORT MBC	Councillor Alex Ganotis
TAMESIDE MBC	Councillor Kieran Quinn
TRAFFORD COUNCIL	Councillor Alex Williams
WIGAN COUNCIL	Councillor Peter Smith

JOINT BOARDS AND OTHER MEMBERS IN ATTENDANCE

GMF&RS	Councillor David Acton
GMWDA	Councillor Nigel Murphy
TfGMC	Councillor Andrew Fender
Joint GMCA and AGMA Scrutiny Pool	Councillor Angeliki Stogia

OFFICERS IN ATTENDANCE

Margaret Asquith	Bolton Council
Pat Jones-Greenhalgh	Bury Council
Geoff Little	Manchester CC
Carolyn Wilkins	Oldham Council
Steve Rumbelow	Rochdale MBC
Jim Taylor	Salford CC
Eamonn Boylan	Stockport MBC
Steven Pleasant	Tameside MBC
Theresa Grant	Trafford Council
Donna Hall	Wigan Council
Ian Hopkins	GM Police
Peter O'Reilly	GM Fire & Rescue Service
Bob Morris	Transport for Greater Manchester

Mark Hughes
Adam Allen
Liz Treacy
Richard Paver
Andrew Lightfoot
Cath Green

Julie Connor
Sylvia Welsh
Paul Harris

Manchester Growth Hub
Office of the Police & Crime Commissioner
GMCA Monitoring Officer
GMCA Treasurer
Deputy Head of the Paid Service
Greater Manchester Housing Providers
Partnership
Head of GMIST
GM Integrated Support Team
GM Integrated Support Team

13/17 APOLOGIES

Apologies for absence were received and noted from Councillor Sean Anstee (Trafford). Councillor Alex Williams was in attendance in Councillor Anstee's absence. Apologies were also received and noted from Mike Owen (Bury) and Jon Lamonte (TfGM).

14/17 CHAIR'S ANNOUNCEMENTS AND URGENT BUSINESS

There were no announcements from the Chair or any items of urgent business.

15/17 DECLARATIONS OF INTERESTS

There were no declarations of interest made by a Member in respect of any item on the agenda.

16/17 MINUTES OF THE JOINT GMCA AND AGMA EXECUTIVE BOARD HELD ON 27 JANUARY 2017

The minutes of the Joint GMCA and AGMA Executive Board meeting, held on 27 January 2017, were submitted for consideration.

RESOLVED/-

To approve the minutes of the Joint GMCA and AGMA Executive Board meeting, held on 27 January 2017 as a correct record.

17/17 FORWARD PLAN OF STRATEGIC DECISIONS OF JOINT GMCA & AGMA

Consideration was given to a report advising Members of those strategic decisions that were to be considered by the GMCA over the forthcoming months.

RESOLVED/-

To note the Forward Plan of Strategic Decisions, as set out in the report.

18/17 MINUTES OF THE JOINT GMCA AND AGMA SCRUTINY POOL HELD ON 10 FEBRUARY 2017

The minutes of the Joint GMCA and AGMA Executive Board meeting, held on 27 January 2017, were submitted for consideration.

RESOLVED/-

To approve the minutes of the Joint GMCA and AGMA Executive Board meeting, held on 27 January 2017 as a correct record.

19/17 GM JOINT SCRUTINY POOL'S TASK AND FINISH GROUP ON COMMUNICATIONS

Councillor Angeliki Stogia, Chair of the GM Joint Scrutiny Task and Finish Group, introduced a report which set out the findings of the recent GM Scrutiny Pool's Task and Finish Group on GMCA Communications.

Members noted that these findings had been reviewed and unanimously adopted by the GM Scrutiny Pool at its meeting on 10 February 2017. Scrutiny Members also requested that the report's findings and recommendations should be considered by the Joint GMCA and AGMA Executive Board, as the findings provided valuable insight into the way that the GMCA's work is perceived by internal and external stakeholders where, during this time of rapid change, effective and consistent communication is vital part of GMCA's relationship with GM residents.

Members also noted that some of the report's recommendations anticipate activity already being taken forward by the newly convened GM Communications Team. Councillor Stogia highlighted that it was hoped that the findings of the Task and Finish Group will inform thinking about the development of communications products for elected members and residents and be built into future work planning and decision making about GM communications.

It was noted that the GM Communications Team, overseen by the GMCA and the Deputy Head of Paid Service will ensure that the recommendations would be progressed and that further updates would be presented to the GM Joint Scrutiny Pool.

The Chair thanked the Task Group for its hard work on this issue.

RESOLVED/-

To agree and support the Scrutiny Pool recommendations as set out below:-

1. With regard to Leadership of GMCA Communications, GMCA agreed:-

1.1 To review the current leadership arrangements for communications as soon as possible to ensure that the GMCA's Lead Member and Chief Executive for Communications have the capacity to effectively oversee and drive:

- a. For the development of the GMCA's high level messaging.
- b. To refresh the GMCA's Strategic Communications Plan, with a draft version to be reviewed by Scrutiny Pool in March 2017. The plan should:
 - set out agreed principles of communication including a commitment to foster meaningful participation with a broader group of stakeholders and actively engage in the co-production of key messages. Thus allowing GM to benefit from engaging with a broader range of stakeholders and groups, some of whom may be overlooked or excluded by conventional methods of consultation and engagement
 - have clear objectives and milestones
 - set out the governance arrangements for communications
 - include commitment to develop and maintain a forward plan of proactive communications

1.2 To review the staffing and funding resources and those skills needed to deliver an expanded GMCA/Mayoral communications function, noting how the new integrated team will approach their dual responsibilities.

2. With regard to the Mayoral Elections and beyond

2.1 To agree to continue to provide Mayoral candidates accurate information about GM's key messages about the GMCA and devolution developed as part of recommendation 1.1 above (March 2017).

2.2 To commission a campaign that focuses on *'what devolution can do for you'* to harness public interest and provide opportunities:

- to engage the public in the democratic process;
- to dispel myths and misconceptions around devolution;
- to bring alive the possibilities for jobs and transport, health and social care.

and that this campaign should utilise the GMCA's emerging branding strategy and should be concise, highly visual, use plain language and deliver key messages on key policy areas.

2.3 To develop a 'Greater Manchester elects' website with full facts in plain English describing what the Mayor of GM and GMCA/AGMA each can do.

2.4 To provide briefings on the main policy areas of the GMCA's work including local examples to 'bring this work to life' to elected members, staff, residents and media outlets.

2.5 To develop and agree protocols for communications between GMCA and the

GM Mayor's office.

3. Member and staff engagement

- 3.1 To provide ongoing training and support to enhance member and staff confidence to communicate the devolution process (part of strategic communications plan)
- 3.2 To proactively engage elected members and staff of public services organisations in the development of GMCA's key messages for emerging policies/areas of work and the tailored communications products. To note that key milestones to be set out in communications plan.
- 3.3 To provide clear information to elected members, the public and communities of interest to show how they can provide input into policy-making and engage in the scrutiny/challenge the decision-making process.

4. Measure and describe success

- 4.1 To request that GMCA's communications team undertakes to co-produce with local communication teams (as well as TFGM, Fire and Rescue, Health, Police and Crime Unit etc.) a clear statement of what the GMCA communications team and locality communications officers should expect from each other in terms of effectively communicating GMCA messages in the localities, taking into account the recommendations of the Task and Finish Group.
- 4.2 To request that the GMCA's communications team develops a clear set of metrics to measure the success of the GMCA's communication strategy, building on the results of the Local Government Association survey.
- 4.3 To request that the GMCA's communications team undertakes to report back on this work to the GMCA Scrutiny Pool at regular intervals and note that the first report would be presented in March 2017.

20/17 APPOINTMENT OF CHIEF INFORMATION OFFICER AND CHIEF RESILIENCE OFFICER

The Chair advised Members that this item had been withdrawn.

21/17 GREATER MANCHESTER HOUSING PROVIDERS UPDATE

Councillor Richard Farnell, Portfolio Lead for Planning and Housing and Cath Green GM Housing Providers Partnership introduced a report which set out a detailed picture of the progress made and the proposed next steps across a broad agenda for collaborative working on our shared priorities for the newly renamed Greater Manchester Housing Partnership (GMHP). A copy of the first full GMHP Delivery Plan was appended to the report.

In welcoming the report, a Member highlighted that some housing developers did not have the same social values as housing providers and suggested that as well as the physical changes, the potential to include social objectives in new developments should be explored. A paper on this matter was requested.

RESOLVED/-

1. To note the progress made in taking forward the principles agreed in the MOU into practical cooperative work across a range of strategic issues as set out in the report.
2. To thank Housing Providers for their hard work on this matter.
3. That a report be presented to a future meeting regarding social objectives for Housing Developers.
4. To agree that a further update be presented in six months.

DRAFT

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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