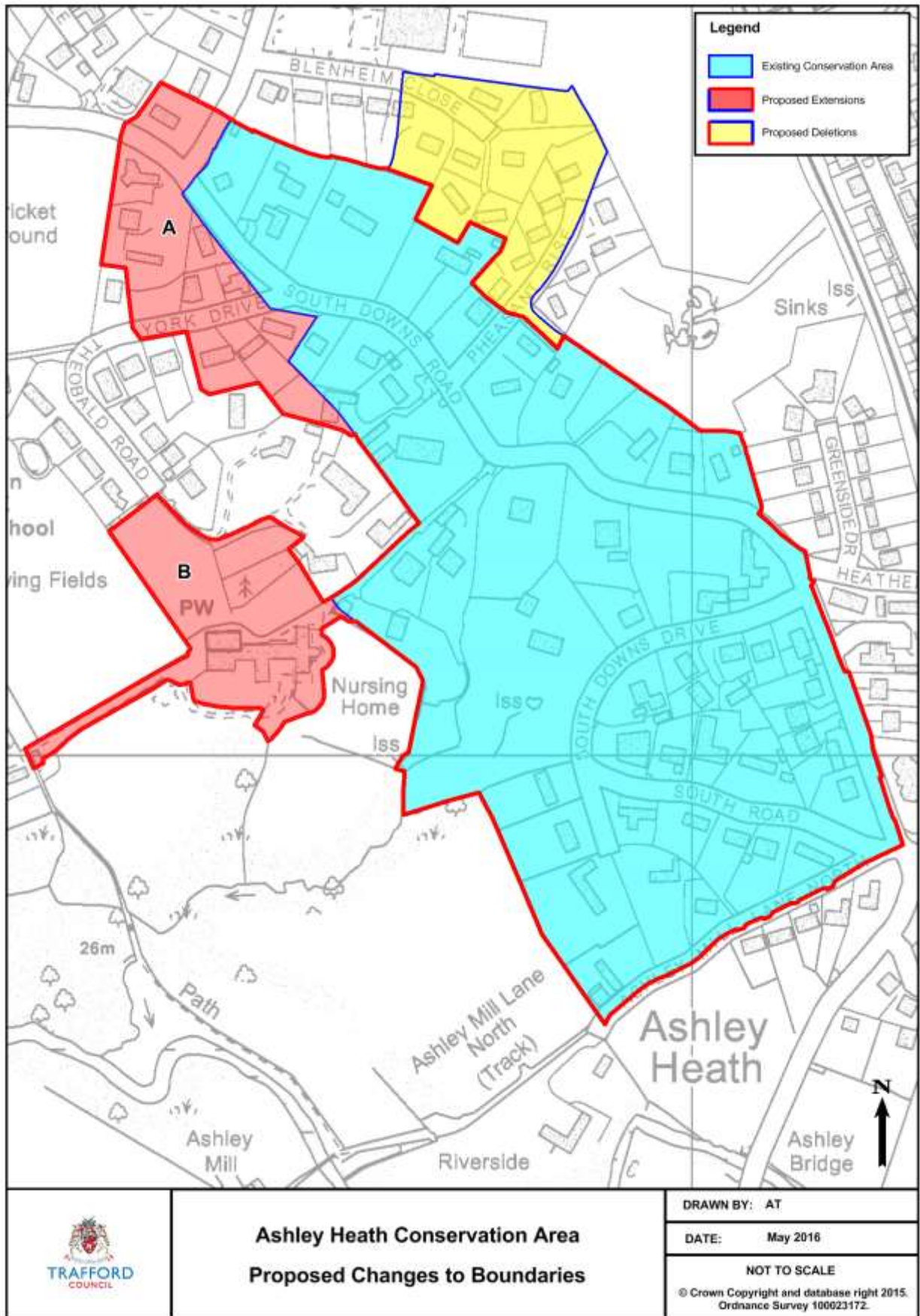


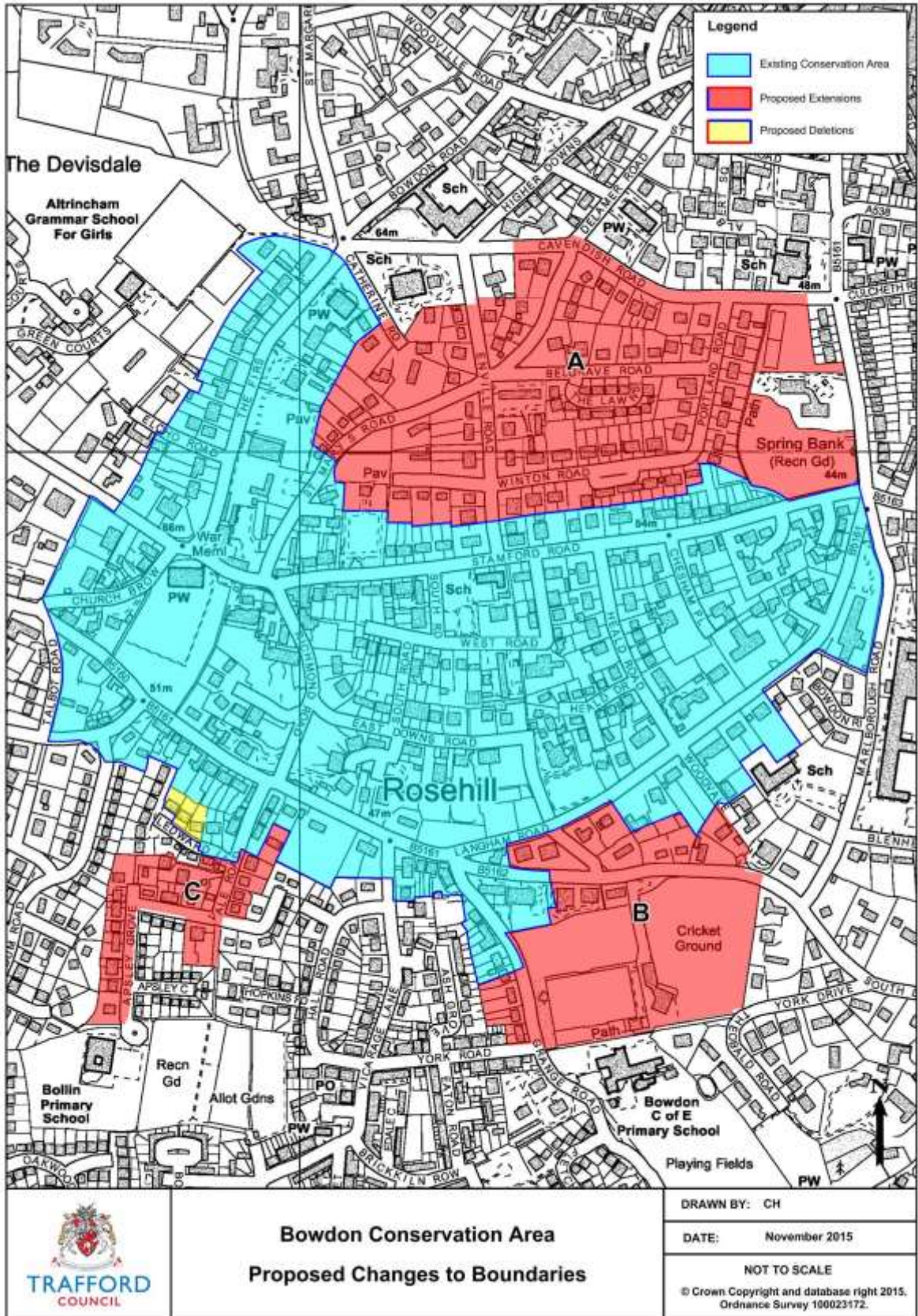
## Appendix 2 – Proposed Changes to Conservation Area Boundaries



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- **Proposed Boundary Extension A:** To include Woodhatch, The Ridge and Owl Pen along the south side of York Drive, and Carremore and York Cottage to the north side of the road. This extension would also include numbers 51, 53, 55 and 60 South Downs Road. This proposed extension contains buildings of a variety of dates. All properties, with the exception of Carremore and number 55, are historic dating from the 16<sup>th</sup> century to the 1930s. Each property suggested for inclusion is a high quality building in its own landscaped garden and is of sufficient special interest to warrant inclusion into the Conservation Area.
- **Proposed Boundary Extension B:** To include the Church of St Emilie, The Convent of St Emilie, the Lady of the Vale Nursing Home and the Lodge. Bollingworth House, which later became the nursing home is one of the earliest grander detached homes in the area and marks the beginning of residential expansion in the area. It is linked to the main residential area by an historic access route. Also the Lodge and historic principle drive to the south which date from the mid 19<sup>th</sup> century. Also within this proposed extension are the areas of open green space to the north of the Convent as far as Theobald Road. This open space is included on the basis that it contributes to the rural setting of the Conservation Area.
- **Exclusion C:** To re-draw the boundary on Pheasant Rise and Blenheim Close. Currently the boundary includes the mid to late 20<sup>th</sup> century houses to the east end of Blenheim Close and to the west side of Pheasant Rise. These are not in keeping with the character of the Conservation Area and do not warrant inclusion. The boundary will be redrawn to include the northern property boundaries of Athelney, 42-46 South Downs Road and numbers 1, 2 and 4 Pheasant Rise. The properties on Pheasant Rise will remain within the Conservation Area due to the large amount of mature planting to the front of the properties, which makes a positive contribution to the character of the Conservation Area

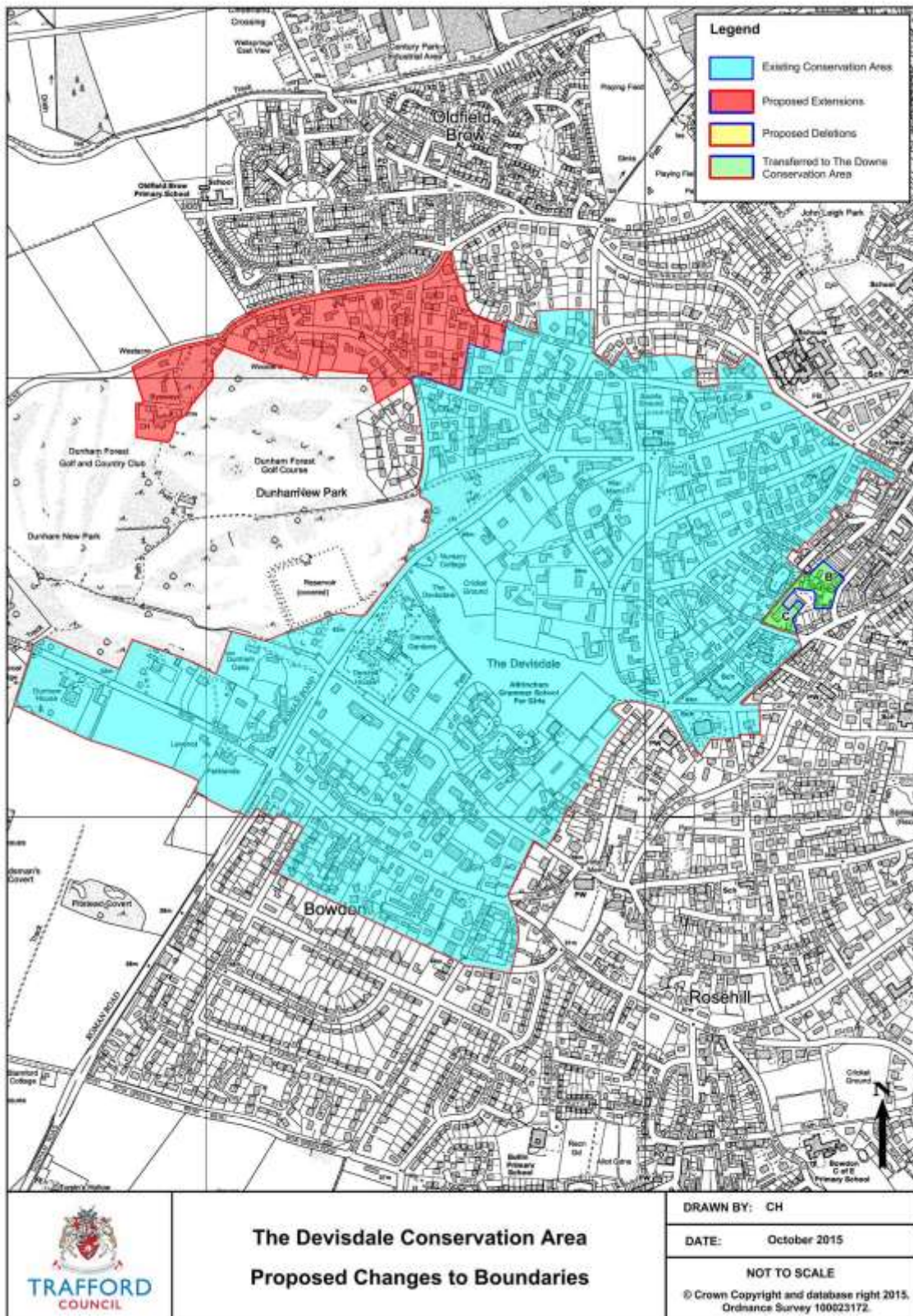
## Appendix 2 – Proposed Changes to Conservation Area Boundaries



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- **Proposed Boundary Extension A:** To include the area north of Stamford Road (but excluding the three houses on the corner of Cavendish Road and Ashley Road), west of Ashley Road and south of Cavendish Road, This forms a pocket of high quality housing, surrounded by three conservation areas. Currently the boundary not only bisects St. Mary's Road but also a group of houses built as a single development in 1929. This area includes a number of Arts and Crafts houses, substantial Victorian Gothic and Queen Anne-style houses set in large plots with gardens with mature trees. The streetscape, dominated by the characteristic low stone walls and hedges, the frequent appearance of setts in driveways and gutters and the presence of mature trees in several roads is also in the character of the Conservation Area. It also includes the open land of Bowdon Bowling and Lawn Tennis Club, which was founded in 1873, although bowling may have taken place on or near the same land much earlier.
- **Proposed Boundary Extension B:** To include Bowdon Cricket Club, the houses on the west side of Grange Road down to York Road, 69-73 South Downs Road and the area between South Down Road and Langham Road (66/66a – 72 South Downs Road, 25-33 Langham Road). Bowdon Cricket Club moved to its location on South Downs Road in 1865; the original pavilion was built in 1874. South Downs Cottage, appears on the 1838 Tithe Map. The row of semi-detached houses on Grange Road were built between 1910-1936; they are similar in scale and plots size to those already included in Grange Road.
- **Proposed Boundary Extension C:** To include the area southwest of Vale Road, specifically Apsley Grove (plots on the west side), Wellesley House, Albertine Cottage and Soap Cottage, plots on the north side of Vale Road and Yew Tree House/Marlows on the south side, Holly House, Vale House and Apsley Cottage on the west side of Vale Road and the four plots on the east side of Vale Road, between the current southern boundary and Ashworth Close. This proposed extension includes two historic buildings, similar to those elsewhere in the character zone and a number of fine mid 19<sup>th</sup> century detached and semi-detached houses in classical style, similar to those on Stamford Road. There is also a fine view up to the church from Apsley Grove; the church dominates this street as it does Church Brow.
- **Proposed Boundary deletion :** To re-draw the boundary on Ledyard Close. Currently the boundary cuts through the front gardens of the three modern houses on the north side of Ledyard Close which are not considered to be in the character of the Conservation Area. It is proposed that the boundary should be pulled in to the plot line of the rear boundary of the houses on Langham Road.

## Appendix 2 – Proposed Changes to Conservation Area Boundaries



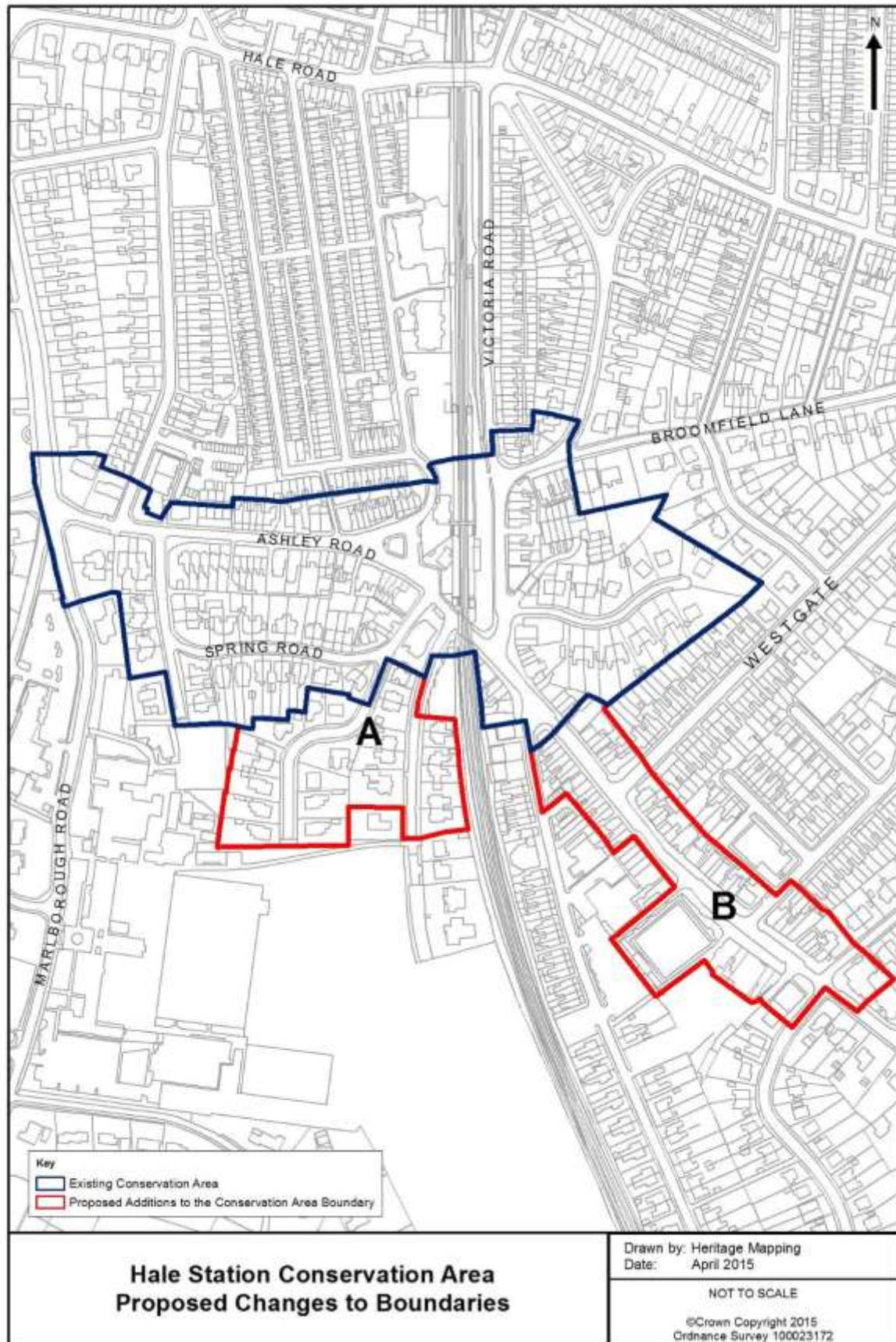
- Proposed Boundary Extension A:** To extend the northwest corner of the Conservation Area to include the historic hamlet of Oldfield Brow and the large houses that were built here in the late 19<sup>th</sup> and early 20<sup>th</sup> century. The proposed

## Appendix 2 – Proposed Changes to Conservation Area Boundaries

boundary would follow the north side of the footpath extending from the end of Harrington Road to Oldfield Lane (opposite St Mark's Avenue). It would then run westwards along the south side of Oldfield Road/Lane (but including the boundaries of the properties on the north side) as far as and including Westacre, Byeways and the clubhouse of Dunham Forest Golf Club (once called Tirbracken). South of the Clubhouse it would follow the footpath northeast to the rear of the properties on Foxhill/Bradgate Road, cutting in to join the existing boundary at the junction of Bradgate and Bonville Road. In addition to the roads named, this extension would also include those properties on Dorset Road which are not already included, Bonville Road and Hill Rise, the lower part of Bradgate Road (upper portion already included) and Foxhill.

- **Proposed change B:** Cedar Court, which lies on the south side of the Narrows and was historically part of the development of New Street; 76-80 New Street are pre-1898 and two houses on Cedar Court are pre-1910 and the post-war development of Copperfield Court on the site of the old umbrella factory. This has been moved from Devisdale and included in the Downs Conservation Area.
- **Proposed Change C:** The Pozzoni architecture practice in the former Telephone Exchange on the corner of Woodville Road and the modern single storey structures to the rear of this. This has been moved from Devisdale and included in the Downs Conservation Area.

## Appendix 2 – Proposed Changes to Conservation Area Boundaries

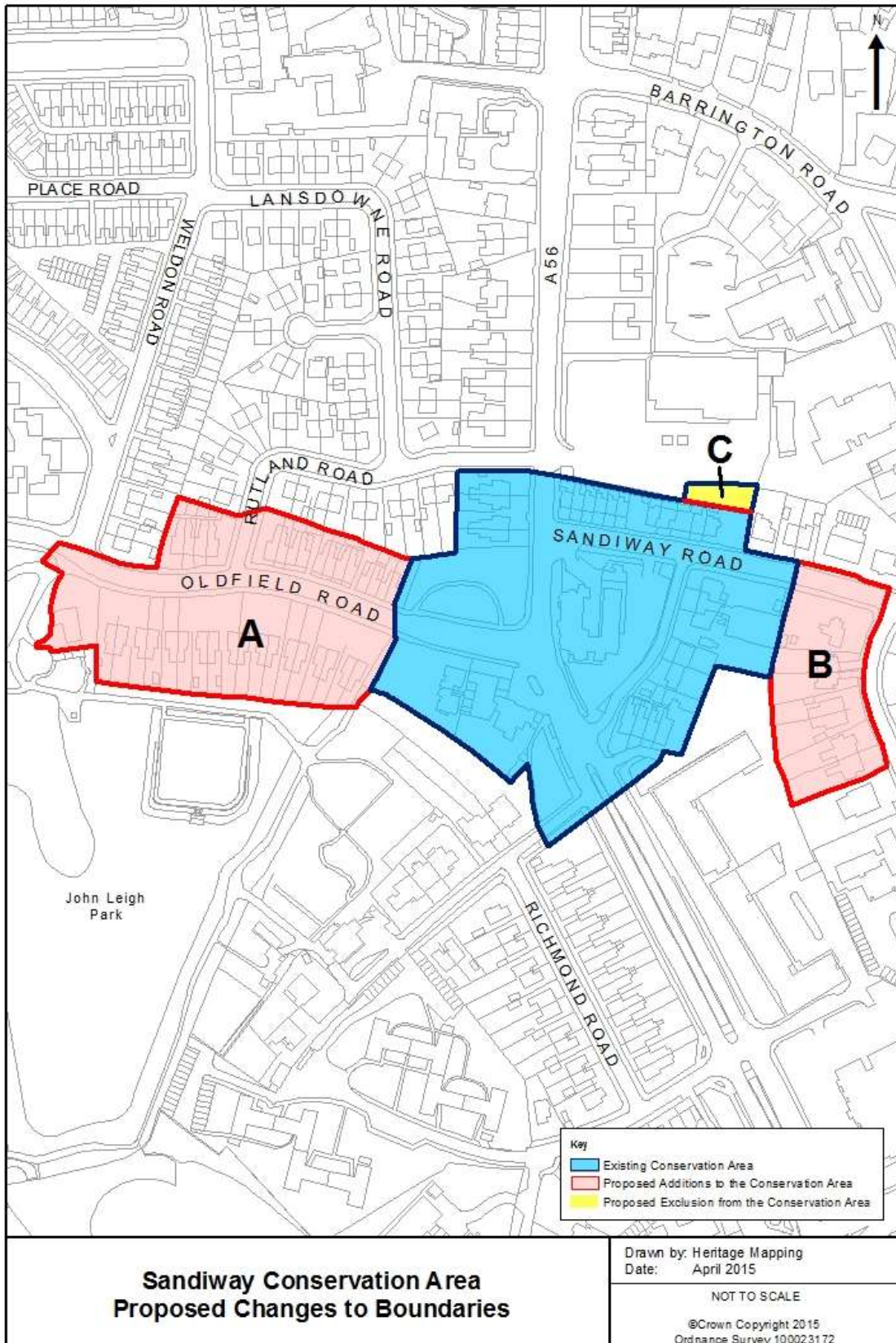


## Appendix 2 – Proposed Changes to Conservation Area Boundaries

- **Proposed Extension Area A:** Seddon Road and Heath Road: These leafy suburban streets of detached and semi-detached houses date between the 1880s and 1910s and are well-preserved examples of the late 19th century vernacular style seen across South Trafford. These streets fit in well with the wider narrative seen in other Character Zones of the Conservation Area. These streets should be included within the boundary in order to strengthen the special architectural and historic interest of the Conservation Area and to afford them an additional level of protection from inappropriate development.
- **Proposed Extension Area B:** Ashley Road, east: It is proposed to extend the Conservation Area south-east along Ashley Road to the junction of Cambridge Road, where it would meet the boundary of the South Hale Conservation Area. The character of Ashley Road as a significant arterial route through Hale, with a multitude by independent retail outlets within Arts and Crafts style shops is strong around the station but continues along Ashley Road to the east past the current boundary. The shops are notable for the survival of the elevations above the shop fronts relatively intact. Inclusion of this area of consistent character would be beneficial and would afford the historic environment an additional level of protection



## Appendix 2 – Proposed Changes to Conservation Area Boundaries



- Proposed Extension Area A:** Nos. 1-50 Oldfield Road. The 19th-century terraces on both sides of Oldfield Road in this location are good quality and have a good level of survival of in terms of historic windows and doors. The houses on the south side also

## Appendix 2 – Proposed Changes to Conservation Area Boundaries

benefit from pleasant front gardens and a raised position. Stone boundary walls and gate posts also have a reasonable level of survival. Also included are the stone gateposts to the north-east entrance to John Leigh Park, though the park itself has not been included due to its lack of other built structures and its designation as a protected open space by Trafford Council.

- **Proposed Extension Area B:** Nos. 17-27 (odd) Burlington Road. Good quality houses at north end of Burlington Street. These were constructed between 1877 and 1898, when they are first shown on the 1:2500 OS map, except for the northernmost house which is built between 1910 and 1935. The latter is less historically and aesthetically significant is included for completeness and connectivity to the existing Conservation Area on Sandiway Road.
- **Proposed Exclusion Area C:** Building within grounds of Volkswagen dealership, Manchester Road. The current boundary makes a diversion northwards to include part of the car park and a modern building associated with the car dealership. This has therefore been excluded from the Conservation Area boundary.