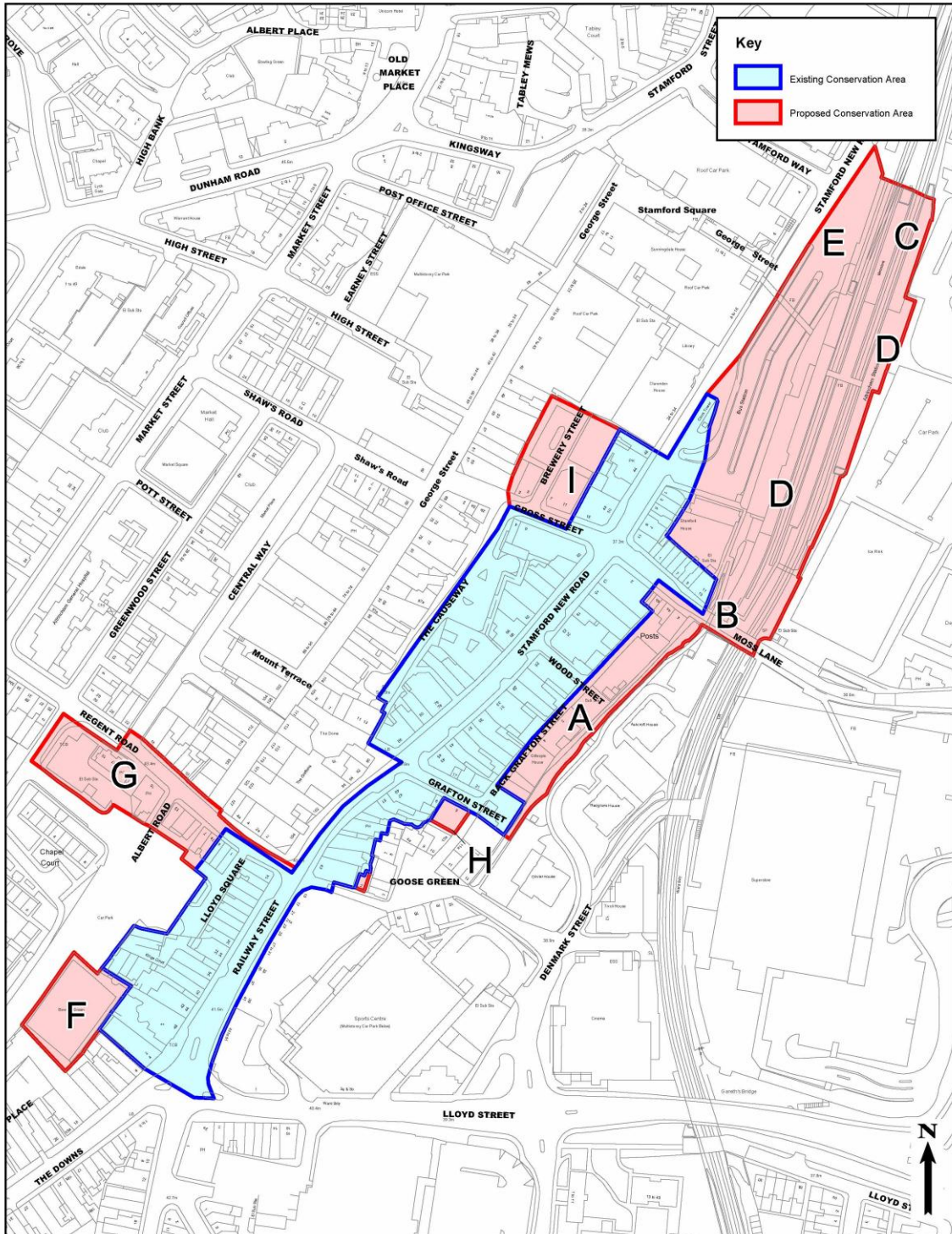



## **Appendix 2**

### **Proposed Conservation Area Boundary Changes**

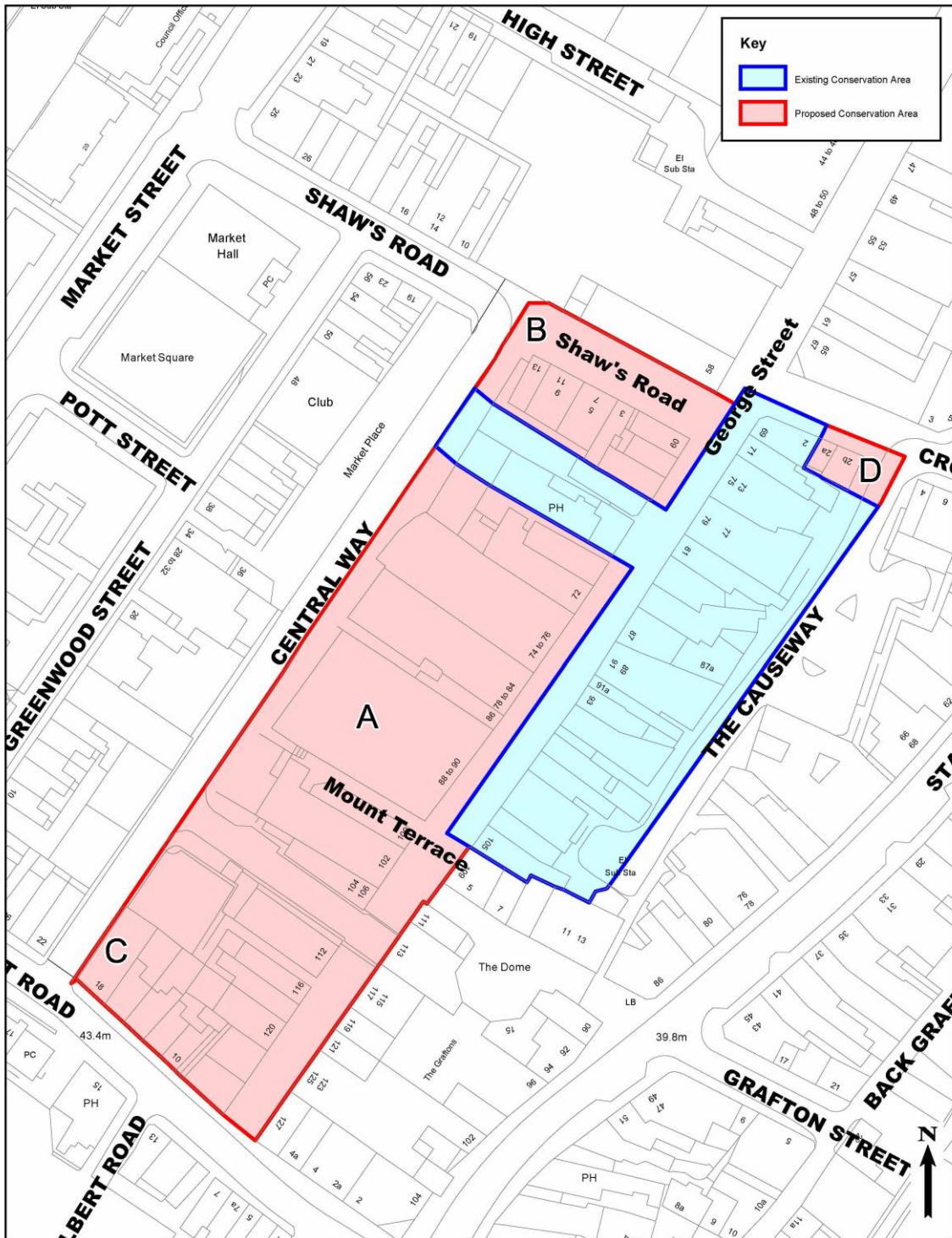
**Source: Altrincham Conservation Areas, October 2014 Version**



 <p><b>TRAFFORD COUNCIL</b></p>	<p><b>Stamford New Road Conservation Area</b></p> <p><b>Proposed Changes to Boundaries</b></p>	<p><b>DRAWN BY:</b> David Harrison</p>
		<p><b>DATE:</b> 02 October 2014</p>
		<p><b>NOT TO SCALE</b></p> <p>© Crown Copyright and database right 2014. Ordnance Survey 100023172.</p>

**Stamford New Road**

- 1.1 Stamford New Road was designated a Conservation Area by Trafford Council on 16<sup>th</sup> June, 1987. It has been classified by English Heritage as a Conservation Area at Risk. The condition is categorized as poor (second to lowest on scale of 1-5). Furthermore the area is judged vulnerable as it is also on a deteriorating trend. Stamford New Road Conservation Area comprises Railway Street and Stamford New Road, including Grafton Street and parts of Moss Lane and Cross Street.
- 1.2 it is proposed that the Conservation Area boundary be extended to include:
  - A - the structures and open spaces to the east of Back Grafton Street, including the strip of trees;
  - B- the railway bridge on Moss Lane;
  - C- the railway tracks to the extent of the railway platform;
  - D- the historic associated railway structures to the west and east side of the tracks;
  - E - the forecourt of the bus station to the road line;
  - F - the former bowling green to the rear of Nicholson's, 46 Railway Street;
  - G - 7a-15 Regent Road and the southwest side of Regent Road up to New Street.
  - H. 5-7 Grafton Street, which currently falls between Stamford New Road and Goose Green Conservation Areas and completes street scene and building line along Grafton Street.
  - I - 3-11 Cross Street and open space on Brewery Street. These properties complete the streetscene on Cross Street leading to Stamford New Road. Brewery Street contributes public open space which requires enhancement and also important views of the historic rear elevations of properties on Stamford New Road including the grade 2 listed 42&44 Stamford New Road and Station Buildings.
- 1.3 It is also proposed to remove no. 2 Goose Green from Stamford New Road and add it into the Goose Green Conservation Area as it is connected internally to no. 3 Goose Green.



**George Street Conservation Area  
Proposed Changes to Boundaries**

**DRAWN BY:** David Harrison

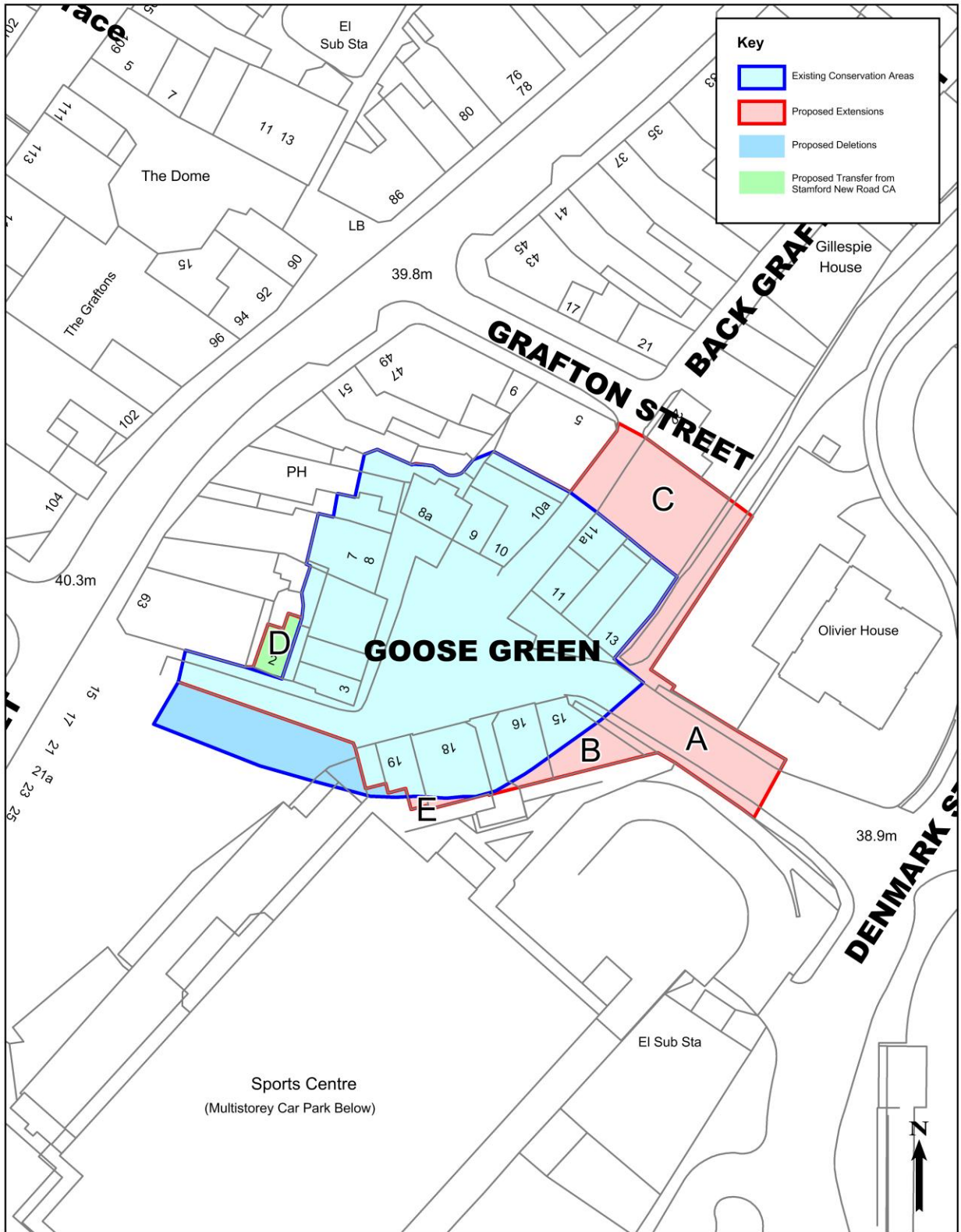
**DATE:** 02 October 2014

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**George Street**

- 1.4 The George Street Conservation Area was designated by Trafford Council on the 12<sup>th</sup> March 1987. It has been classified by English Heritage as a Conservation Area at Risk. The condition is categorized as poor (second to lowest on scale of 1-5). Furthermore the area is judged vulnerable as it is also on a deteriorating trend.
- 1.5 A - It is proposed that the Conservation Area boundary be extended to include the buildings along the east side of George Street. It is also proposed that the Conservation Area boundary be extended to include the buildings along the west side of George Street, however the boundary will not include Central Way, this is included in the Old Market Place Conservation Area.
- 1.6 B inclusive of 3-13 Shaws Road.
- 1.7 C - 10-18 Regent Street.
- 1.8 D - It is also proposed that the Conservation Area boundary be extended to include no 2a and 2b Cross Street, extensions to no. 69 George Street.
- 1.9 Many of the buildings in the proposed extensions retain elements of historic character that will enhance the overall character of the Conservation Area. The inclusion of these structures will also, in some cases, provide a buffer zone around the Conservation Area, to protect the delicate character of this area and ensure that no further inappropriate development takes place.



**Goose Green Conservation Area  
Proposed Changes to Boundaries**

**DRAWN BY:** David Harrison

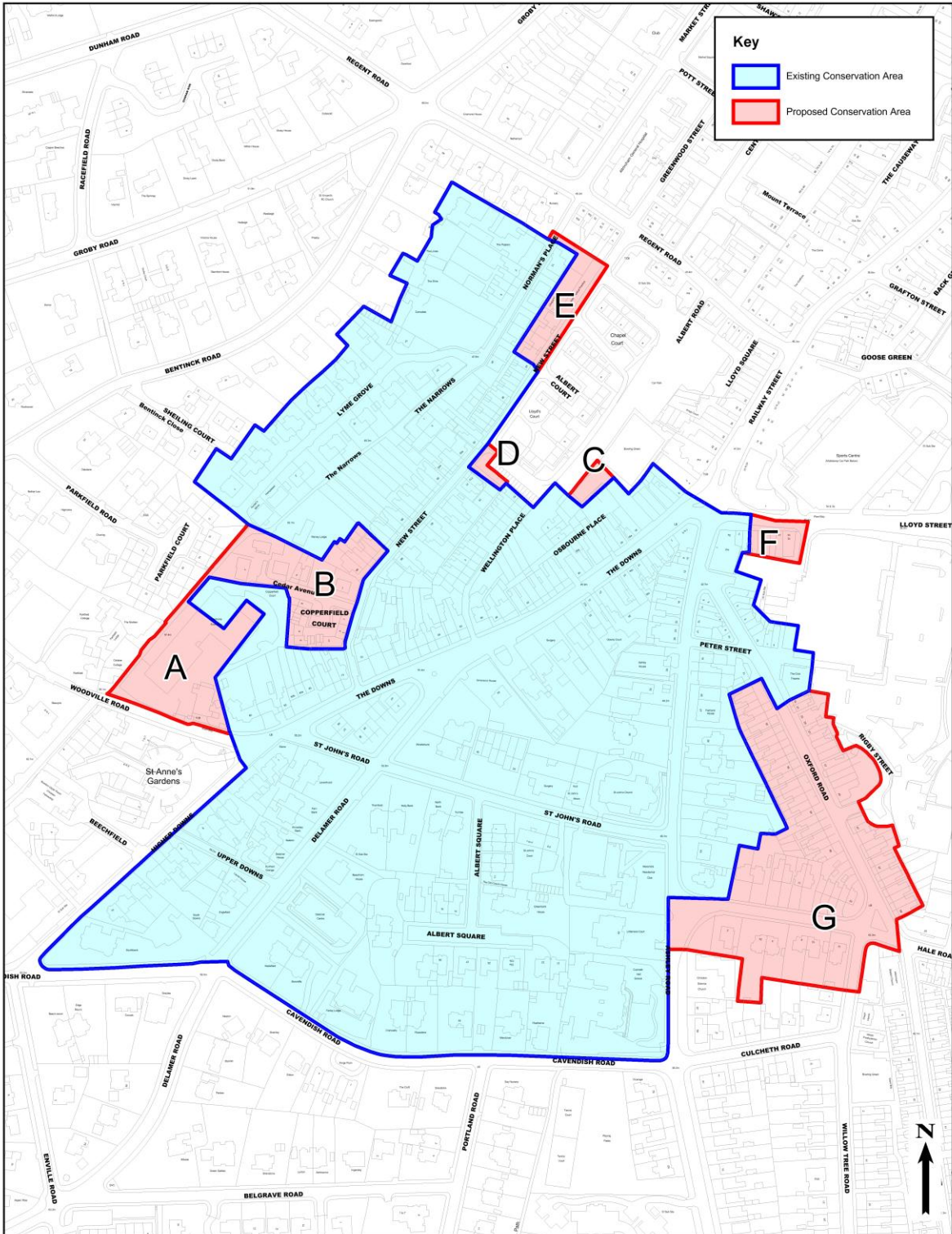
**DATE:** 3 December 2013

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## Goose Green

- 1.10 Goose Green Conservation Area was designated a Conservation Area by Altrincham Borough Council on 4th February, 1973. The boundaries of the Conservation Area have not been extended since then.
- 1.11 It is proposed that the Conservation Area boundary be altered such that:
  - 1.12 A - to include the bridge to the southeast of the Conservation Area due to the historic brick wall with stone copings and extended to the south to the building lines of the structures to this side of the area.
  - 1.13 B - Also proposed for inclusion is the green space to the northeast of the area, but the modern development of flats beyond this and the cinema and car park development along Denmark Street is not included as it is of an inappropriate character and has a negative impact in the setting of the Conservation Area.
  - 1.14 C - The structure to the south of number 22 Back Grafton Street is also proposed for inclusion, as it is thought to date to the end of the 19<sup>th</sup> century. This is currently in a state of dereliction.
  - 1.15 D - Number 2 Goose Green, which is internally connected to no. 3, is currently within the Stamford New Road Conservation Area. It is proposed that it is removed from Stamford New Road Conservation Area and included into the Goose Green Conservation Area.
  - 1.16 E - It is also proposed that the boundary enclosing an area to the south be altered so that boundary is aligned to include the new development, nos.15-20 Goose Green.



**The Downs Conservation Area  
Proposed Changes to Boundaries**

**DRAWN BY:** David Harrison

**DATE:** 3 December 2013

**NOT TO SCALE**

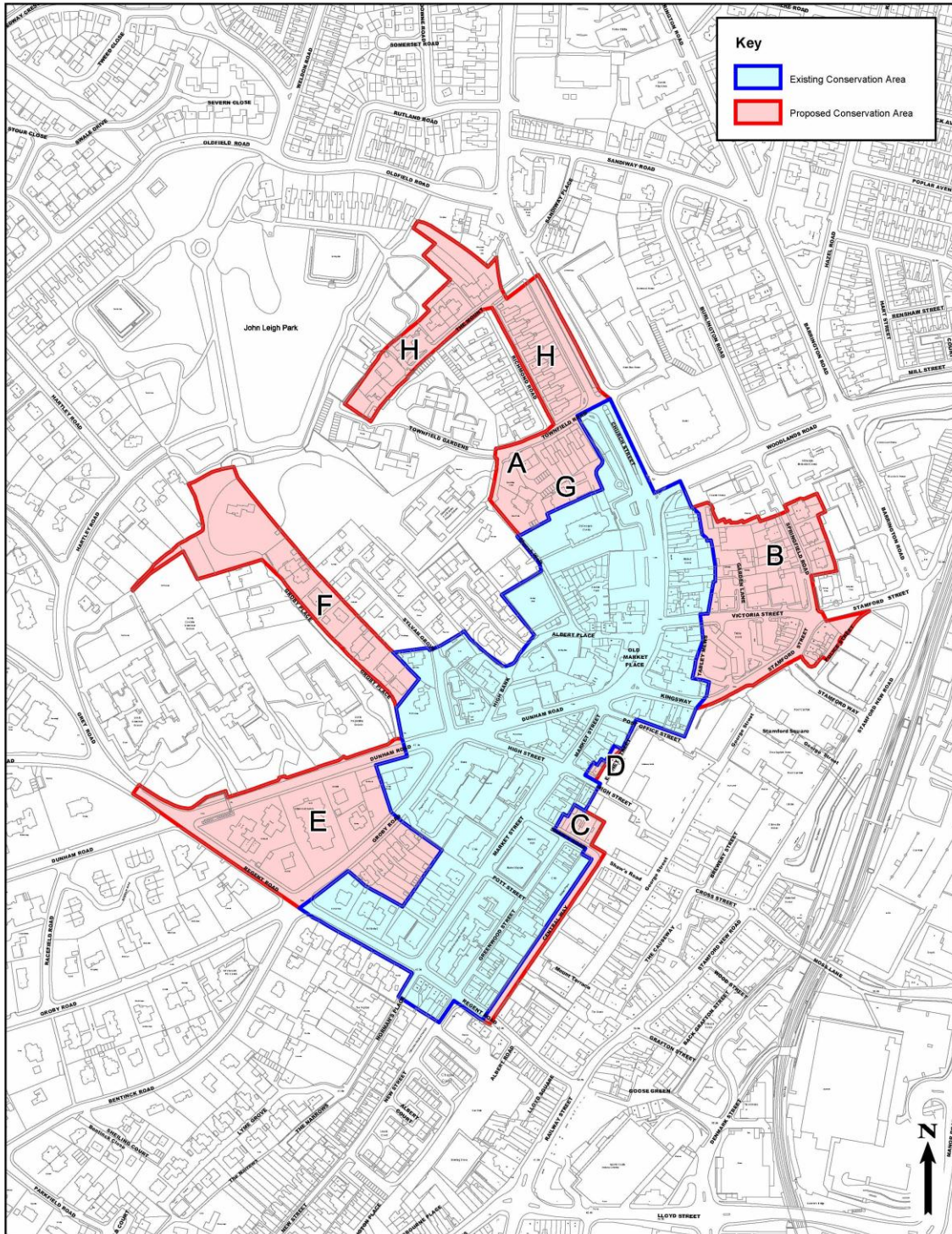
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## The Downs

- 1.17 It is proposed that the Conservation Area boundary be amended in the following places:
- 1.18 A - To include the plot at the top of The Downs/bottom of Woodville Road, including The Narrows, which is now occupied by the 1908 Telephone Exchange and associated later buildings and the houses on Cedar Avenue, which are currently part of The Devisdale Conservation Area. This plot was originally a single house and garden, whose northern boundary was The Narrows and the southern boundary is Woodville Road, the rear of plots on The Downs and New Street. The 1908 building makes a positive contribution to the area and The Narrows is integral to the Conservation Area, hence the importance of including this section.
- 1.19 B - To include Cedar Court, now part of the Devisdale Conservation Area, which also 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.
- 1.20 C - To include all of the L-shaped building of 16 The Downs (currently the rear section is not included). The adjacent Bowling Green is more appropriate for inclusion in the New Stamford Road Conservation Area.
- 1.21 D - To include the area of garden on the south side of New Street, on the site of a historic path through to Wellington Place.
- 1.22 E - To include the north side of New Street west of 24 New Street, comprising new terraced housing, the New Street Chapel and adjacent offices (now vacant), the site of one of the first schools in Altrincham, the Wesleyan School associated with the Wesleyan Chapel on Chapel Street (demolished). New Street is the only remaining street of the earlier Chapel Walks area of working class housing and should therefore be included in its entirety, with the exception of the modern housing development on the northeast side (however any future redevelopment, being on the curtilage of a conservation area, could not be detrimental to the character of the Conservation Area.
- 1.23 F - To include the row of Victorian commercial buildings on the south side of Lloyd Street (4-16), which all appear on the 1852 Board of Health Plan. They are good quality terraced buildings which make a positive contribution to the Conservation Area (Photograph 54).

1.24 G - To include the rest of Oxford Road and Hale Road from Oxford Road up to Ashley Road. The character of Oxford Road is not homogenous. The upper east side (19-45), adjacent to the Club theatre is now more commercial in character and fits in with Character Zone B whereas the west side (Photograph 56) and the lower east side are more residential in character as is the section of Hale Road proposed for inclusion; the roads provide a combination of late Victorian terraces and semi-detached villas, fitting with the character of Character Zone C.



**Old Market Place Conservation Area  
Proposed Changes to Boundaries**

**DRAWN BY:** David Harrison

**DATE:** 02 October 2014

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**Old Market Place**

- 1.25 The following areas have been proposed for inclusion into the Conservation Area:-
- 1.26 A - The northern section of Church Walk, gate posts to the former Townfield House, Beech Hurst, Groombridge House and the historic buildings adjoining St George's churchyard are proposed for inclusion.
- 1.27 B - Both sides of Victoria Street, the North side of Stamford Street and the buildings on the Northeast side of Stamford Street and the structures on both sides of Springfield Road are proposed for inclusion. These Victorian shops, public houses and residential properties retain sufficient elements of historic character to warrant inclusion into the Conservation Area.
- 1.28 C - Numbers 10 – 22 Shaw's Road are to be included. These low key Victorian shops reflect the character of nearby Market Street and Greenwood Street. With sympathetic signage and shop fronts they would enhance this key area. In addition the boundary has been redrawn to include all of Central Way rather than split the lower market area between Old Market Place and George Street Conservation Areas.
- 1.29 D - 28 High Street is proposed for inclusion. The brick and timber detailing reflects that on 19-21 High Street which are included in the Conservation Area. The use of header bricks on the front elevation also reflects that on No 11 Market Street.
- 1.30 E - 1-8 Groby Road, Lindsey on Groby Road, The Knowles and Stoneleigh on Dunham Road and Doonfoot on Regent Road are also proposed for inclusion. These residences all retain a great deal of historic character, are well conserved and reflect the growing wealth of the Middle/ Upper Classes during the late Victorian/Edwardian Period. For these reasons they warrant inclusion into the Conservation Area.
- 1.31 F - The properties on the northwest side of Groby Place are proposed for inclusion. The main character of Groby Place is found in the two pairs of large white brick, early Victorian villas. There are more recent infill developments. Parkfield House at the end of the cul-de-sac is well set back and has a large garden with mature trees, adding to the greenery within the conservation area. Two original lighting columns with more recent lanterns are present. As a result of the February 2014 consultation the area has been extended further to include more of Groby Place and the contribution that no.8 makes to the character and appearance of the CA.

- 1.32 G - Church Walk is what remains of an ancient path joining Old Market Place with the Wheatsheaf and is a peaceful lane around the rear of the church. The buildings to the north of St. Georges including the former St. George's School appear as a group of buildings together with the church.
- 1.33 H - It is proposed to include the south side of Townfield Road and east side of Richmond Road. The properties on Richmond Road were built around 1903 transversely across the former open field strips. The rear of the properties can be seen from the main road and the back gardens were truncated when road widening took place. The properties on the eastern side of Richmond road have slate roofs, sash windows, decorative dentil detailing, stone string courses and finials on pointed roofs over the bays. The houses along The Mount are also proposed for inclusion, these late 19th/ early 20th Century properties retain a high level of historic character. The properties on both Townfield Road and Richmond Road have well preserved boundary walls. Together with inclusion of these properties in the conservation area it would be appropriate to serve an Article 4 direction to protect the windows, doors and boundary walls, posts and extensions.