

Alderley Edge

Conservation Area Appraisal

September 2021

Draft for consultation

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EXECUTIVE SUMMARY

The Alderley Edge Conservation Area (AECA) lies eight kilometres to the north-west of Macclesfield and is dramatically situated on a steep sandstone ridge with rolling fields and woodland surrounding it. The village of Alderley Edge forms its north-western boundary, and was originally called Chorley, the settlement being renamed in the 1880s to differentiate it from Chorley in Lancashire.

Following the construction of the railway in 1842, the local landowner, Sir Humphrey de Trafford, of Chorley Hall, laid out an extensive estate of new roads and new houses were incrementally added, filling-in most of the available sites by 1910. Of these, nine are now listed grade II. The conservation area boundary largely reflects de Trafford's original estate boundaries although also included are properties along Congleton Road and Whitebarn Road, mainly built between 1910 and the 1930s.

The conservation area is notable for its heavily wooded streets and substantial Victorian villas set in spacious, well-planted gardens. Winding lanes are covered in their original sandstone setts and front boundary walls are usually built from the same local sandstone. The buildings, of which about 50 remain from before 1910, are very varied in style with examples of Tudorbethan, Italianate, neo-Georgian and Arts and Crafts designs. The wide range of materials used reflects this somewhat eclectic mix of styles, and include stone, brick (several colours) smooth render or roughcast for the walls, and Welsh slate or clay tiles for the roofs.

The last review of the Alderley Edge Conservation Area was carried out in 2005 by The Conservation Studio. The AECA was placed on the Historic England Heritage at Risk Register in 2009 due to pressures of development. The loss and erosion of significant elements of the conservation is undermining its significance as a designated heritage asset. The cumulative loss of villas is significantly adding to the AECA being at risk. To tackle matters, the conservation area has been re appraised and aims to set out specific steps to positively manage the conservation area in the future.

The preservation of the character of the conservation area depends upon the careful control of all new development (including extensions to existing buildings) and positive management of the soft and hard landscaping which contributes significantly to the areas special interest.

A management plan has been produced in Section 7 of this appraisal which will provide guidance to owners and their agents about the suitability of their proposals and how the special interest of the Conservation Area should be managed in the future.

This Appraisal revises and replaces an earlier document of 2005.

1.INTRODUCTION

- 1.1. Conservation areas are protected under the 1990 Planning (Listed Buildings and Conservation Areas) Act and every local planning authority has a duty to review their conservation areas from time to time. Section 72 of the Act specifies that it is the general duty of local planning authorities, in the exercise of their planning functions, to pay special attention to the desirability of preserving or enhancing the character or appearance of these conservation areas.
- 1.2. The Alderley Edge Conservation Area was designated in September 1974 and later extended to include buildings in Whitebarn Road in 1989. A further extension, to include buildings along Congleton Road, was added on 20 November 1997. A conservation area appraisal was produced in 2005 by the Conservation Studio. Since then, there have been a number of changes within the Alderley Edge Conservation Area and planning policy guidance has changed.
- 1.3. This appraisal document describes the special architectural and historic interest of the existing conservation area. It follows the model set out in Historic England Advice Note 1 – Conservation Area Appraisal, Designation and Management (second edition, Feb. 2019) and 'Valuing Places: Good Practice in Conservation Areas', (2011, Historic England).
- 1.4. The contents of this appraisal are also a material consideration when determining applications for development, dealing with appeals, or proposing works for the preservation or enhancement of the area.
- 1.5. The appraisal is accompanied by a Management Plan, (section 7), describing what the planning authority will do to preserve or enhance the character of the Conservation Area.

Planning Policy Context

- 1.6. The policies which affect conservation areas are set out in national guidance, the National Planning Policy Framework (July 2021), and the accompanying Planning Practice Guidance, which is published and updated on the government website.
- 1.7. Conservation Areas are also affected by local policies:
 - 1.7.1. Cheshire East Local Plan is split into two parts. Part 1 is the Cheshire East Local Plan Strategy (2010-2030) which was adopted in July 2017. Policies SE3 to SE7 are of particular relevance to this conservation area. Part 2 is the Site Allocations Development Planning Document. This is undergoing consultation. Saved policies of the Macclesfield Borough Local Plan (2004) remain in force until part 2 is officially adopted.

- 1.7.2. The Alderley Edge Neighbourhood Plan 28th July 2021. This includes a number of Heritage Policies and Design Policies which are a material consideration.
- 1.8. Saved Macclesfield borough Council policy
Policy BE12 of the 1997 Local Plan set out the need to preserve and enhance:
1. The sylvan low-density housing.
2. The interesting and individual design of the large houses set in spacious grounds with mature trees.
3. The winding setted lanes.
4. The boundary enclosures, comprising boundary walls, shrubs and trees.
- 1.9. Applications for development need to consider how they meet all of these factors. The second bullet point should not be taken to infer that as long as a house is interesting and individual it will meet the policy. The inference of this bullet point is that this refers to the existing historic buildings; although it is not explicit, it is implied by the accompanying reasoned justification under paragraph. 3.47 of the Local Plan, and the phrase 'preserve' and 'enhance', the basic tenets of conservation area legislation. This is a summary of policy, not an exclusive summary of character.
- 1.10. Section 72 of the 1990 Act states a specific duty for the Council in exercising its planning functions to afford "special attention....to the desirability of preserving or enhancing the character or appearance of [the Conservation Area]". All Conservation Areas have to hold historic or architectural interest, they are not designated around landscapes in isolation, without structures or buildings.
- 1.11. Paragraph 207 of the National Planning Policy Framework (NPPF) (2021) states that loss of a building: "which makes a positive contribution to the significance of the Conservation Area....should be treated either as substantial harm under paragraph 201, or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area..."
- 1.12. While this Conservation Area Appraisal goes into some detail, a reader should not assume that the omission of any building, feature or space from this appraisal means that it is not of interest. If in doubt, please contact the Conservation Officer at Cheshire East Council.

Procedure

- 1.13. Once conservation areas are designated, councils are obliged under Section 71 of the 1990 Act to formulate and publish proposals for their preservation and enhancement, and to consult the public on these proposals before publishing the final documents, which should take these consultations into account.

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2.LOCATION

Topography and setting

- 2.1. The Alderley Edge Conservation Area forms the easterly side of Alderley Edge village, located on the main A34 from Congleton to Manchester and some eight kilometres to the north-west of Macclesfield. The northern edge of the conservation area lies dramatically on a steep sandstone outcrop, some 182 metres high, and to the south, the rest of the conservation area lies principally on flattish or gently undulating land, heavily planted with mature trees. Steep hills rise up Macclesfield Road, Woodbrook Road and Swiss Hill, providing contrast with the flatter roads to the south and east.



Figure 1 - Entrance to Swiss Hill, showing historic cobbles and St Marys Cottage

- 2.2. To the north-west lies the more built-up town of Wilmslow; to the west, the flat Cheshire Plain with fields and small hamlets; and to the south and east can be seen attractive woodland interspersed with fields and country estates, with numerous lakes and other water features. Much of this later area is designated as a “Site of Nature Conservation Importance” in the Local Plan.
- 2.3. The Edge is owned by the National Trust. It is maintained as a public access

wooded area and is a popular destination for day trippers from Manchester and the nearby towns of Wilmslow and Macclesfield, attracting thousands of visitors a year. The Edge has been designated a Site of Special Scientific Interest for its unique geology.

2.4.



Figure 1a: Views south, from the public footpath to Macclesfield Road, looking across National Trust owned land back towards the conservation area

Geology

- 2.5. The principal feature is the steep scarp slope of the Edge, composed of keuper sandstone with conglomerates at its base, which are banded with mottled sandstone. This stone is visible in rocky outcrops on the hillside, and contains minerals, most notably copper and lead, which have been mined in the past. The rest of the conservation area sits on boulder clay, with the soils around Alderley Edge being ideal for grassland.



Figure 2 - Rocky outcrop

3.HISTORY

Archaeology

Prehistory

- 3.1. This part of north-eastern Cheshire provides proof of occupation since the Mesolithic period with flint implements being found along the line of the sandstone outcrop. Evidence for copper mining in the Bronze Age has also been discovered to the south of the conservation area.
- 3.2. A perforated stone axe hammer that was recovered during ploughing, was dated to the Bronze Age and is the only prehistoric evidence recovered from within the Alderley Edge conservation area. The field in which this BA hammer was recovered was to the north of what is now Macclesfield road, and is now a residential street. Given the rarity of this type of find, it highlights the need for caution and archaeological consultation when applications are received within the conservation areas.

Roman

- 3.3. A Romano-British coin hoard in a pot was found by cavers from the Derbyshire Caving Club. 418 coins were excavated from the ceramic pot, most of which were bronze with a silver wash consistent in date to the first half of the fourth century AD, during the time of the emperors from the House of Constantine. Pollen analysis of the fill of the pot was also carried out. The hoard had been buried at the top of a disused mine shaft in the Engine Vein area of the Edge.
- 3.4. Along with the above hoard casual loss items of Roman Date have also been recovered from the Alderley Edge area, such as broaches. These reflect the very active landscape in which Alderley Edge is positioned and shows that the archaeological potential for recovery of Roman artefacts and deposits of Roman nature are moderate within the conservation area and the surrounding areas. For development, this means that careful considerations to proposed developments are required and full consultation with the local authority archaeologists is required for proposed developments within the conservation area and the surrounding area.



Image above: Roman Coin Hoard from Alderley Edge, image by University of Manchester

Medieval and Post Medieval

- 3.5. The increase of movement of people and industrial growth during the medieval and post medieval periods are well known throughout the North West and are outlined in detail in the North West Regional Research Framework. Alderley Edge is no exception to this shift in socio-economic improvement in this period.
- 3.6. The aerial imaging project undertaken by the University of Manchester highlight numerous Holloways, field systems and areas of ridge and furrow from the landscape surrounding the conservation area. Along with this project and the information held on the Cheshire Tithe Maps, the medieval period held an increase in land usage for Alderley Edge, which included the continued mining of minerals and ores at the edge (to the south east of the conservation area) and the development of farmsteads within the conservation area, Alderley edge began to develop its residential elements increasing capacity to house workers. The Tithe maps of the area also suggest burgage plots and possible moss rooms to the north of the conservation area, while not noted as these on the maps, the shape and size of the plots are consistent with moss rooms and burgage plots seen throughout Cheshire. There is also noted on the Tithe map specific field names which give indication of function, such as "Kiln Field" located in the centre of the conservation area, field names often trigger further research and may potentially lead to archaeological mitigation.
- 3.7. Several boundaries relating to the medieval period are extant throughout the area, including the scheduled monument (SAM2854/0/3) these are part of the medieval boundary between the estates of the Stanley's and the De Trafford families, it is one of a group of stones locally referred to as the "merestones", and it is referred to in the perambulation of the boundaries on Alderley edge in May 1598. Excavations in 1997 located evidence for a timber revetment for the bank, with a socket located in between for the stone, which has fallen from its original position. the stone boundary marker stands on the parish boundary which runs through the southern part of the conservation area to the south of

Whitebarn Road.

- 3.8. There are also several key items which have been recovered in Alderley edge relating to the medieval period including a cauldron leg, described as tapering to rounded end and convex in section with central strengthening rib on inside surface, this is in a worn condition and dates from 1200Ad-1540AD. An Edward VI shilling was also recovered from the area, again in a poor condition dating between 1547-1549. Both items, while not on to the scale of the Roman Hoard, are good examples of causal loss items, the coin was recovered by metal detector survey.
- 3.9. Any proposed developments within the conservation area and surrounding areas are highly likely to impact below ground remains relating to medieval deposits and will require consultation with local authority archaeologists.

Industrial Period

- 3.10. As with many rural areas during the Industrial period, there was a vast settlement increase with the development of public transport and the growth of urban centres such as Manchester, Alderley Edge become more suburban as settlers sought more rural locations away from the industrial hubs.
- 3.11. The Alderley Edge Sandhills project undertaken by the University of Manchester with Historic England looked specifically at the impact of this suburbanisation of a rural settlement, focussing their research on survey and excavation. Over two years the project surveyed and mapped the topography of the Edge, also the mines beneath. The project also excavated the remains of two small cottages known as "Hagg" Cottages as well as their associated outbuildings, privies, gardens, and rubbish middens, to the east of Whitebarn Road.
- 3.12. Two small excavations of the mines threw light on the industrial mining processes of the eighteenth and nineteenth centuries, as well as confirming the Bronze Age dates of the earliest miners and identifying the first Roman mine shaft in England.
- 3.13. The project produced a substantive archive of photographic, oral history, cartographic and documentary materials and supported and expanded on the previous information of the mines.
- 3.14. The industrial remains within the area include, the lead works closed in 1863, the cobalt plant which ceased in 1864 and the copper works, abandoned in 1878. With the scheduled monument of the cobalt works and the open cast copper mine both to the south of the conservation area, it is reasonable to consider that there may be below ground remains relating to these industrial

processes which may be uncovered within the conservation area, such as tramways and trackways for the transport of the product, smaller cottage industry elements within the residential areas and smaller pits and middens.

- 3.15. For proposed developments within the conservation area and the surrounding area, there is a moderate to high likelihood that below ground remains relating to the industrial period will be uncovered, disturbed, or destroyed during developments, these will need to be mitigated and archaeological works recommended where the development will impact these below ground features.
- 3.16. Overall, the archaeological potential of Alderley Edge is significant, there are 13 recorded sites on the county sites and monuments record within the settled area of Alderley edge and 28 in Nether Alderley, with a further 44 sites along the edge itself. While there are no scheduled monuments within the conservation area, there are 7 within half a kilometre of the conservation area, which will likely have associated deposits within the conservation such as access trackways, holloways and tramways.

The Development of Alderley Edge

- 3.17. Early medieval settlements are recorded at Nether Alderley (to the south of Alderley Edge) and Chorley, which was renamed Alderley Edge in the 1880s to differentiate the village from Chorley in Lancashire. The name "Alderley" first appears in 1086 as Aldredelie. It is likely that this originated from Aldred and leah meaning Aldred's Clearing. Similarly, Chorley has a long history with the likely derivation coming from ceorl and leah, meaning a peasants' clearing, and although it is not mentioned in the Domesday Survey, it is included in a charter of c.1280. The principal manors were based on the 14th century Chorley Hall, which lies to the south-west of Alderley Edge, and the Old Hall, at Nether Alderley, a 16th century building which was burnt down in 1779.
- 3.18. The economies of both Chorley and Nether Alderley were dominated by agriculture with a market charter being granted at Nether Alderley in c.1253. The Nether Alderley corn mill dates back to 1391, although the present timber structure is only 16th century. The mill pond was adapted to form the moat which surrounded the Old Hall, the home of the Stanley family. Cheshire had its own system of taxes in the medieval period, the Mize, and in the records for 1405 Chorley was assessed at 20s 0d and Nether Alderley (clearly the larger settlement) at 27s 0d. There was no church in Chorley until 1852, when the expansion of the town demanded enlarged accommodation, but St Mary's Church in Nether Alderley retains some 14th century work including a font.
- 3.19. Lead and copper mining on the Edge is documented in the late 17th and 18th centuries. After the destruction of the Old Hall in the late 18th century, the Stanley family relocated to Park House on the southern edge of Alderley Park, and both house and park were subsequently much extended. Throughout the 19th century Nether Alderley remained under the control of the Stanley's and the lack of development pressure meant that the dispersed medieval settlement pattern was retained. The corn mill continued to be worked until 1939 when Lord Stanley was forced to sell it, along with the rest of his estate, to meet the cost of death duties. In the 1950s the National Trust bought the site and have since restored the building and opened it to the public.
- 3.20. In 1830 Chorley consisted of only a few cottages, the Trafford Arms Inn, a toll bar, and a smithy, straggling along the Congleton to Manchester road. Chorley Hall, to the south-east of the hamlet, was the principal building. However, in 1842 the construction of the Stockport to Crewe railway line, a branch of the main Manchester to Birmingham Railway, led to a demand for new housing for merchants and professionals working in Manchester, some 20 kilometres away. They were tempted by the offer of free railway season tickets to the owners of houses worth £50 or more, and throughout the later half of the 19th century the owner of Chorley Hall, Sir Humphrey de Trafford, sold off land in the village for housing development. The first villa was

therefore constructed in the early 1840s and by 1850 thirty “handsome residences” had been erected, some of them in what is now the Alderley Edge Conservation Area. The growth of Alderley Edge is recorded in the census returns, with the population rising from 561 in 1841 to 2856 in 1902 (the return for Nether Alderley shows a drop from 679 to 522 within the same period).



Figure 3 - 1871 Map

4.THE CHARACTER AND APPEARANCE OF THE ALDERLEY EDGE CONSERVATION AREA

General description

- 4.1. The Alderley Edge Conservation Area is notable for its cohesive, sylvan qualities. Prestigious, detached villas, mostly dating to between 1845 and 1900, sit in generous plots with mature tree planting largely hiding them from the public viewpoint. Stone setted roads, stone boundary walls, the mature shrubs and large trees, and the undulating topography provide an interesting and unique townscape.



Figure 6 - Whitebarn Road

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- 4.2. Since the 2005 revision of the AECA, the area has come under intense development pressure, as the attractive environment and spiraling property values have encouraged developers and many owners to explore the development potential of their sites. Modern development has had a negative impact in a number of areas, where historic plot ratios have been ignored, replanting schemes not to the same standards as what it has replaced, inappropriate boundary treatments, loss of the historic buildings, and the generous garden spaces obliterated.

- 4.3. Within the Alderley Edge Conservation Area, the variety of buildings and the landscape within which they sit are of high importance, the Conservation Area has not been designated around landscapes in isolation, without structures or buildings. The future positive management of the AECA requires that both built and natural features are preserved and where possible enhanced.

Activity and uses

- 4.4. Most of the buildings in the Alderley Edge Conservation Area are in residential use, including some private retirement or care homes. The Edge Hotel in Macclesfield Road is the only building, which is in a commercial use.

Noise and quiet

- 4.5. Noise is limited to the busy arterial routes along Macclesfield Road and Congleton Road, where cars and lorries impinge on the character of the conservation area. However, beyond these roads, and in the surrounding countryside the conservation area is quiet and has limited intrusion from noise. There is always noise generated from the many building projects within the conservation area. This has a temporary impact on the noise levels within the conservation area.

Townscape: morphology

- 4.6. The Alderley Edge Conservation Area comprises a large number of private houses, with spacious, well-planted gardens. The most important of these buildings date to the mid-to late-19th century and are usually two or three storeys high, with pitched roofs and a variety of ornamentation.
- 4.7. The distances the houses are set back from the road and the extensive mature landscaping means that many of the houses, to a large extent are hidden from view. This results in vegetation, rather than the houses, being the dominant feature in many views along the road and creates a sense of enclosure and privacy. To the north the roads twist and turn as they climb the steep scarp slope of the Edge. The drives, the mature planting and the houses altogether form the character and significance of the AECA, comprising its architectural and historic interest. The extent of visibility from the public domain of the dwellings is not the determining factor when considering the contribution that the dwellings make to the character of the conservation area.
- 4.8. Many of the houses within the conservation area can be glimpsed above the well established boundary treatments, the degrees of visibility do vary, some are not as prominent as most others from public footpaths, visibility will increase during the six months of the year after leaf fall. Public views are one factor to consider, but character is made up of other factors, and visibility can change over time, as trees and shrubs are replaced. When private residents try to increase their privacy and either encourage trees and shrubs to grow

along the boundary or erect new security fences or boarded gates, this does not remove the historic or architectural interest of the buildings which sit behind. Nor should there be an assumption that just because change, whether positive or negative cannot be seen, this does not impact of the conservation area. Whilst the lack of visibility of a scheme means that the impact it would have on the appearance of the conservation area is limited, character is a more intrinsic quality that does not depend on visibility and the impact of a proposal on that could be much more severe and requires careful consideration. Especially, in a conservation area such as this, where much of the historic built form cannot be fully appreciated from a public viewpoint.

- 4.9. The roads were laid out, within the conservation area to provide a high-status setting for the houses along its length. The plots were originally leased from the Stanley Estate from 1908 onwards, each on 999 years lease, with a small ground rent, providing the security needed for building some very large houses. The conservation area is bounded by the busy Congleton Road to the west, and the more secondary Chapel Road/Mottram Road to the north. Macclesfield Road, another main route eastwards, bisects the conservation area and is notable for the hill rising from the village of Alderley Edge. Other roads are quieter and more rural in character, particularly Swiss Hill and Woodbrook Road.
- 4.10. The eastern entrance to the conservation along Macclesfield Road is characterised by mature planting, beyond the boundary sits beautiful open fields and woodland. The properties on the south side of Macclesfield road have extensive views of the surrounding National Trust land. Armstrong Farm has largely been demolished and rebuilt, it does however retain an appropriate mature landscape setting and is well screened from the road and is an appropriate scale. Unfortunately, Edgecroft has not achieved the same, the scale of the building makes the building appear to close to the road and has limited landscape setting to the frontage.
- 4.11. Crossing the conservation area are narrow grassy footpaths, providing a pleasant route for dog walkers. Surrounding the conservation area are fields and patches of woodland, with the scarp slope of the Edge being characterised by its popular public footpaths, large trees, and views northwards. Whitebarn Road is an important part of the conservation area, a wide road, with generous mown grass verges, trees overhanging the verges and a striking winding form which rises from west to east.
- 4.12. Of note is the pathway leading along the Edge, approached from Swiss Hill by a footpath marked by stone posts. Another public footpath connects Macclesfield Road to the fields beyond, marked by attractive stone details – a line of vertical stone slabs forming a “kerb”, and chunky stone posts creating a gateway.



Figure 7 - Entrance to Conservation Area, Macclesfield Road

The effect of historical development on plan form

- 4.13. The Alderley Edge Conservation Area lies just outside the junction of Macclesfield Road and Congleton Road, both being historic routes with at least medieval origins. The settlement of Chorley (which preceded Alderley Edge) is first mentioned in the 13th century, and Chorley Old Hall contains 14th century fabric. However, the layout of what would become the Alderley Edge Conservation Area was not undertaken until the coming of the railway in 1842 when new roads were set out, presumably under the orders of de Trafford, running roughly parallel to the existing Macclesfield Road.
- 4.14. The 1871 map (Figure 1) therefore shows the road system largely complete apart from Whitebarn Road. This was a farm track until at least 1910 and all of the houses facing this road date to after this, with examples from the 1920s and 1930s.
- 4.15. Modern development has encroached with the creation of small groups of new houses but these are largely within historic boundaries and the new roads do not impinge on the layout of the older streets. Examples include Oatlands, off Macclesfield Road, and Hazelcroft Gardens, off Congleton Road.

Trees, landscape and open spaces

- 4.16. One of the most important features of the Alderley Edge Conservation Area is the abundance of mature trees, which form the boundaries and sit within the gardens of the 19th century villas. Some of these were probably planted when the estate was laid out so now, some 100 to 150 years later, they are reaching, or have passed, their prime. Oaks, beeches, silver birch, yew, horse chestnut and holly are typical. There are also specimen trees, including Wellingtonias, firs and other coniferous trees, confirming the Victorian taste in tree planting. All of the trees within the conservation area are automatically protected by their status within the designated area, but certain groups of trees have additional protection as they are covered by specific Tree Preservation Orders.
- 4.17. There are no public open spaces, the only communal areas being the public highway and the footpaths which join Whitebarn Road to Macclesfield Road, and Macclesfield Road to the fields to the south of Cherry Dene, following the alignment of Underwood Road. The wide grass verge along part of Macclesfield Road is a pleasant facility for the public as this part of the conservation area is busy with traffic.



Figure 8 - Mature planting and historic stone walls on Woodbrook Road

Boundaries and building plots

- 4.18. The planned layout of the 19th century estate is revealed by the straightness of the boundaries, which divide many of the older houses, although the boundaries facing the curving streets are softer in appearance. Typically, all of these boundaries are defined by mature trees and hedges.
- 4.19. For the front boundaries, hedging is often combined with a low stonewall and in Whitebarn Road, the stone walls have huge pieces of stone, practically still in situ, forming the base of the walls. A similar feature occurs in Woodbrook Road, with the naturally occurring rock forming the base of the high stone walls where the road cuts through the crest of the hill. These walls look particularly attractive where the original 19th century setts have been retained. Another notable feature is the use of sandstone to form chunky gate piers, such as for the entrance to the footpaths off The Edge and to the south of Macclesfield Road. Also to the south of the buildings fronting Macclesfield Road, a notable red brick wall, visible from the public footpath, marks the boundary between the built-up area and the countryside beyond.



Figure 9 - Large rock forming the base of a high stone wall front boundary along Woodbrook Road

- 4.20. Historically, the buildings within the conservation area were positioned in spacious gardens and set back from the road. Regrettably, modern development has not followed the same principles, such as the 1970s West Bank, where 14 houses have been built on a plot which was previously occupied by just one house – noted as “West Bank” on the 1871 map. This development is (unusually) visible from the public viewpoint in Beechfield Road. One Oak on Whitebarn Road, a replacement dwelling is imposing in its

scale, appearing larger than the surrounding properties . The built form is highly visible and planting is more ornamental which is unsuccessful. The presence of the building within the established street scene is incongruous.

- 4.21. More recent development Oaklands has tried to recreate the typical historic form of development, with large, detached houses set back from the road. Regrettably, the gardens are relatively small and the new buildings are therefore quite close to each other. A recent development on the corner of Trafford Road has presented a modern rendered entrance boundary wall, which does not follow the typical traditional boundary treatments found elsewhere in the conservation area. There are gaps along Macclesfield Road, and at the southern end of Woodbrook Road, where planting has not been maintained or is limited due to the positioning of buildings.



Figure 10 - Replacement development, One Oak Whitebarn Road

Views and vistas

- 4.22. The winding roads, mature trees, and abundance of shrubbery and walling, means that there are few views within the conservation area other than those of the immediate vicinity. The majority of the views along roads within the conservation area, the mature planting and natural , yet subtle boundary enclosure provide a glimpse and a hint of what lies behind. Areas where gate piers and entrance splay have been widened or designed as modern features is detrimental to these views.
- 4.23. Glimpses of houses through the trees across the hilly area around Swiss Hill and Woodbrook Road are of interest. A particularly good view of The Penn, grade II, can be seen from Woodbrook Road. On the edges of the conservation area, stunning views from the Edge northwards are of note, with pleasant views from the public footpaths to the south of the conservation area towards Windmill Wood and Nether Alderley. Views from Swiss Hill over the edge are impressive and wide spanning.
- 4.24. The search for complete privacy is not in the spirit of the character of the conservation area and its historic landscaping. There are limited but heavily filtered views during the summer months. Within the conservation area, there have been attempts to block buildings completely from view, this has a negative impact, not a positive one. Contemporary garden designers of the Victorian and Edwardian period such as Edward Kemp, set out principles for gradations of landscaping, which contained subtlety, not continuous belts of trees and dense shrubberies around perimeters. The conservation area is not defined by plots within complete perimeter planting. It is far more subtle than that and more nuanced. Planting schemes which have attempted this, do not therefore, preserve or enhance the character of the conservation area.



Figure 11 - Stone gate piers of The Penn, Grade II Woodbrook Road

Public realm audit

- 1.1. The setted roadways within the conservation area date to the 19th century and are particularly noticeable in Woodbrook Road, where they combine visually with the stone walls which utilise the same, local sandstone. Other examples are in Tempest Road and Swiss Hill. Driveways are also marked out with setts, such as the entrance to Broomfield in Macclesfield Road. To the south, Whitebarn Road, a former farm track that was laid out after 1910, has attractive granite setts forming the gutter, sandstone kerbs, and a modern tarmac finish, somewhat worn, beneath which can be seen the original road surface. This appears to be a rough tarmac with small stones compressed into it. Otherwise, tarmacadam covers most of the road and pavement surfaces.
- 1.2. Along Woodbrook Road can be seen some mid-19th century cast iron street lights, once gas, and now converted to electricity. Also within the conservation area are modern concrete street lights, fortunately small and simply detailed.

5. THE BUILDINGS OF ALDERLEY EDGE

Introduction

- 5.1. The buildings of the Alderley Edge Conservation Area are notable for their variety of style and materials. A number of buildings within the conservation area have been demolished or harmed through alterations. As part of the revision of the conservation area, a more detailed analysis of the buildings is required. The appraisal is a summary of significance, rather than comprehensive, exhaustive lists. The lack of mention of a specific building does not mean that it has no value every application within a conservation area should be accompanied by a Heritage Statement to address the specific contribution that the building/s has to the CA, whether positive, neutral or negative. At the time of writing the AECA is on the Historic England Heritage at Risk register, placed there by Cheshire East Council due to the development pressures within the area which is seen to be eroding the character of the conservation area.
- 5.2. The AECA buildings are split into two categories, this is shown on the heritage map in appendix 1. By 1871 the estate had been set out with prestigious, individual houses set in large gardens, with some plots still undeveloped. By the time of the 1910 map, more of the plots had been filled, and of these early houses, some 30 properties remain (nine of which are listed grade II), including several which have been sub-divided or converted from coach houses. These houses were built to impress and they still retain most of their original features. Since the 2005 conservation area appraisal around 11 villas have been demolished and replaced, or excessively altered leaving little of the original.
- 5.3. Further development after 1910 along Whitebarn Road, until then a narrow farm track, added another group of detached homes, also set in spacious gardens.
- 5.4. Within the last 100 years another 150-odd properties have been built in the original part of the conservation area, but largely their effect is neutral. The eclectic mix of architectural styles and materials used during the later half of the 19th century has provided a range of details to copy. Of greater significance is the relationship of building to garden, and building to road, with the historic form of development – large, individual houses set back from the road in spacious gardens – being the prevalent form. Less successful are the modern groups of houses, such as Broad Court or West Wood, both off Beechfield Road, where this relationship has not been reproduced.

Listed buildings and other key buildings

- 5.5. There are ten listed buildings or structures in the Alderley Edge Conservation Area, all listed grade II. Just to the north of the conservation area, in Alderley Edge, St. Philip's Church is listed grade II* and was built in 1853 to the designs of J S Crowther, a Manchester-based architect. Another religious building, the Alderley Edge Methodist Church, lies in Chapel Road within the adjacent Trafford Road Conservation Area. This dates to 1863, and is similarly built from the local buff sandstone.
- 5.6. At the time of writing, a Cheshire East Listed Buildings at Risk survey is being undertaken. As part of this work, the listed buildings of Alderley Edge have been visited and assessed. All are considered at the current time to be in a good condition.



Figure 12 - Franklyn Lodge, Grade II Macclesfield Road

- 5.7. The listed buildings within the AECA were all constructed as detached, family residences and most of them were built between 1845 and 1855. Macclesfield Road contains four of them
- Franklyn Lodge, a modest sandstone lodge in the Tudor Gothick style of c.1850
 - Broomfield House, built in 1847 by J S Crowther's pupil Thomas Worthington to a "Jacobethan" design which was copied from the Manor House at Great Chalford
 - Croston Cottage, another Tudor Gothick house of 1847
 - The Penn, built in 1912 for Walter Milne of Kendall Milne Stores by Sir Percy Worthington.



Figure 13 - Croston Cottage Macclesfield Road

- 5.8. Also in Macclesfield Road is the drinking fountain opposite the entrance to Trafford Road. This is dated 1888 and was probably built by Mr Westhead, who lived nearby in The Hurst, a large house demolished in the 1950s.



Figure 14 - Drinking fountain Macclesfield Road

- 5.9. Woodbrook House is identified as no. 45 Trafford Road but the long entrance driveway separates the house from this road, and it is in fact more visible (but only just) from Woodbrook Road. This is probably the most important listed building in the conservation area, as it was built in 1846 but extensively altered and enlarged by C F A Voysey in 1906, a unique example of his work in Cheshire. Faced in cream brick or roughcast, the brown sandstone window mullions provide the most recognisable link with other Voysey houses. Internally, the house apparently retains many of its original fittings including a good staircase and several Voysey fireplaces. The entrance gates to Trafford Road are also listed and the wooden gates, which sit between red sandstone piers, have typical Voysey strap hinges and catch.
- 5.10. Further eastwards along Woodbrook Road, but also only just visible from it, Redclyffe Grange is a Gothick house built in 1853 by J S Crowther for himself. This time, the wall material is a purple-red brick, with buff sandstone dressings to the windows and doors, and a roof covered in both slate and clay tile.



*Figure 15 - Redclyffe Grange,
Woodbrook Road*

- 5.11. Two further listed buildings lie in Woodbrook Road: The Cedars, a large Italianate villa of c.1850 which is built from cream brick with buff sandstone dressings, and Bollin Towers, of 1846. This is built from rock-faced brown sandstone with an irregular 10-bay gabled front. Both buildings have been sub-divided into several smaller houses.
- 5.12. Hill Cottage and Sandhurst on Congleton Road, constructed in 1910 by A Edgar Beresford, Beresford was a partner of Baillie Scott, renowned as one of the best of the Arts and Crafts architects. Designed to catch the sun and the view, the interior uses folding partitions between the living rooms, and glazed oak screen to the entrance hall.

Unlisted buildings, architectural details and building styles

Positive Buildings

- 5.13. In addition to the grade II listed buildings, there are a high number of buildings which make a positive contribution to the character of the conservation area. These are illustrated in Appendix 1. Positive buildings are those with a particularly strong, coherent, and individual design, incorporating the use of high-quality materials, with a high degree of surviving vernacular materials. They will have either historic or architectural interest, or a combination of both. They should preserve some degree of outward historic form.
- 5.14. Like the listed buildings, the more important unlisted buildings of the Alderley Edge Conservation Area are unusually varied in their detailing, use of materials, and overall form. Most of them date to between 1840 and the 1900s, careful when considering applications to demolish, alter, or extend them.
- 5.15. The buildings identified within the conservation area have been identified as 'non-designated heritage assets'. The National Planning Practice Guidance states that, "Irrespective of how they are identified, it is important that the decisions to identify buildings as non-designated heritage assets are based on sound evidence." The evidence base of the buildings identified are presented in the form of Appendix 1 - a map which highlights each of the buildings considered to make a positive contribution to the conservation area.
- 5.16. Buildings identified as positive on the Map (appendix 1) are non-designated heritage assets; these include Local List buildings and others which are not on the Local List, but which may have equal merit and special attributes; positive buildings also include occasional modern development which contributes to the character and appearance of the Conservation Area.
- 5.17. When considering applications for development, all positive buildings which are identified as 'non-designated heritage assets' should be considered both under para. 203 of the NPPF (2021), and under paras. 199-202 of the NPPF as they contribute to the character of the conservation area.
- 5.18. These buildings are shown on the Townscape Analysis map. They are usually two or three storeys high and set in large gardens with long entrance driveways. Examples of white, yellow or brown brick, roughcast, stone, and smooth render can all be found, along with steeply pitched Welsh slate or clay tiled roofs. Windows are timber, often with leaded lights, with decorative porches often reflecting a "medieval" revival style, including several with clear Arts and Crafts influences. Some examples of the more notable unlisted buildings, which demonstrate the huge variety of details and materials, are:
- The Gables in Woodbrook Road (c. 1850 rock-faced stone walls with prominent gables in the 17th century style)



Figure 16 - Underwood in Woodbrook Road

- Underwood in Woodbrook Road (c. 1860 three storey, built from brown and yellow brick, with steeply pitched clay tiled roofs, gables, and large brick chimney stacks)
- No. 21 Congleton Road (c. 1890 former lodge built from brown brick with gabled façade and prominent slate roof)



Figure 17 - 21 Congleton Road

- Nos. 22-28 Congleton Road (an irregular pair of Italianate villas of c.1850 built from white brick, with shallow slate roofs and an Ionic porch)
- St Mary's Cottage in Swiss Hill (c.1875 Tudorbethan gabled cottage with black-and-white timbering and brown brick walls)
- The Quinta and the Coachhouse, Beechfield Road (designed by Frank Mee in the early 20th century with a stone slate roof above rendered walls decorated with leaded-light windows - the coachhouse has a notable roof lantern and wind vane)*
- Springfield, Macclesfield Road (c.1850 with smooth stone facings and a very steeply pitched slate roof)
- Rock Side (c.1860's yellow brick with Italianate details)

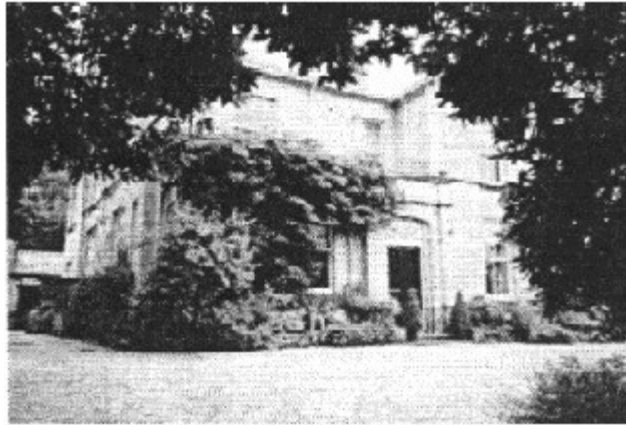


Figure 18 - Rockside, Macclesfield Road

- Frog Castle, Macclesfield Road (c.1860 white brick with stone dressings, arched first floor window heads, original two-over-two sashes)
 - Over Spinney (a "Voysey-esque" house faced in white roughcast and roofed with stone slates)
 - Nether Lodge (a rendered, painted house in the 17th century style with window mullions)
 - Windy Howe (a rough rendered house with Arts and Crafts details)
- 5.19. A number of buildings were added on Whitebarn Road which were included in the extension, their inclusion illustrates the planned development of this part of Alderley Edge from ca. 1908 to the 1930s. The buildings follow the vein of Arts and Crafts architecture, the first flourish of this architecture was richly eclectic and there are many examples in the conservation area. In the 1890s a new style of architecture emerged which was introduced by C F A Voysey, whose architecture inspired much suburban and garden city housing. By the 1920s, after WWI, at a time when the economy was struggling, designs were pared down with far less elaborate detail and we see a concentration on the simplicity of form and the modelling of shapes, as these become overwhelmingly important. In many cases, this means that the buildings are of simpler materials and arguably a shortage of skilled labour post WWI; this does not mean that they are of less value; they are of their time.

- 5.20. The documentary records indicate Massey & Sons built many of the houses along Whitebarn Road. They were well known for using stone slate for roofing which they were using reclaimed (ref. M. Hyde, "The Villas of Alderley Edge"). Within the archives there are also two sets of records for buildings along White Barn Road designed by the architects John Cubbon (Cloud End) and Matley and Brotherton (building not known) and others have been attributed based on plans being provided by owners.
- 5.21. The estate sale catalogue of 1938 (ref. Cheshire Record Office - DDX 169) provides very clear evidence of the dates of construction, as all of the houses are identified with the date that the ground rent was first charged, when they each took possession of their 999-year lease.
- 1908 – Windy Howe (F W Mee architect – attributed by M. Hyde)
 - 1912 – Whitebarn House
 - 1912 – Whitebarn Cottage
 - 1922 – Cloud End (John Cubbon architect – building plans register)
 - 1924 – Weston
 - 1924 – Tan-y-Rallt (P.G. Fairhurst architect – attributed by M. Hyde)
 - 1925 – Shortacre (unknown)
 - 1925 – Whitebarn Lodge (Henry Boddington architect of London, attributed M. Hyde – Builder, July 17, 1925,p. 124)
 - 1930 – Over Spinney
- 5.22. Within the garden of Treetops Woodbrook Road, remains the extensive Garden Walls of The Larches (the third Crowther Villa), the garden of which was of great interest, one of the largest in Alderley Edge at 3 Acres . The original Larches was demolished in 1935 by Issac Massey and replaced by a more convenient but still substantial house on the same site; "The Gardener's Chronicle March 14 1896" itemises seven glasshouses and structures associated with the house . The Garden Wall and terracing (including visible stone steps) remain, as evidence of The Larches once expansive garden. These walls are an important feature within the Conservation Area, displaying the grandeur of the site prior to the separation of the large garden from the house, Treetops and Broadhill now stand within its garden. Badgers Cottage remains, assumed to be one of the original outbuildings associated with garden of The Larches
- 5.23. A number of modernist houses, or houses influenced by modernism were constructed on the Edge from the 1950s through to the early 1970s. One of these, 'Nutkin' on Squirrels Jump, by architect Henry Elder was demolished, with some controversy in 2006. Manden House, now demolished by McHugh Stoppard of Liverpool, was a cube design in Ashlar, linked by a glass foyer to a brick block with monopitched roof .
- 5.24. Surviving examples on Squirrels Jump, including "Squirrels Oak and Casa Bella" and elsewhere in the conservation area by various architects including Cerin Amroth (now called Linea), on Beechfield Road by Anthony Grimshaw of Wigan. The house was one of five built in the kitchen garden of a large

house known as Acresfield (originally known as Elmbank). Linea is a detached house constructed of grey blockwork (now covered with white render) with a deeply angled slate roof and vertical and horizontally aligned, painted-timber windows of varying size. The house has a roughly square footprint, but its elevations are designed as a 45 degree manipulation of a cube. In 1995 a detached garage and glass and aluminum gazebo (both designed by Anthony Grimshaw) were added. The gazebo, won a RIBA award in 1997. The house makes a valuable contribution to the conservation area.

- 5.25. All have been identified as having design merit and are accordingly indicated on the character map. This era of development is an important phase within the Conservation Area; every effort should be made to protect these buildings from inappropriate alteration which would compromise the integrity of their design and from demolition.

Locally Listed Buildings

- 5.26. There is one building contained within the Cheshire East Local List (2010). This designation does not mean others in the area were considered and rejected. The local list was written and adopted using a different set of criteria and not all buildings were considered for the list at this time. The local list was rewritten in 2010 and specifically omitted selection of buildings within conservation areas from the being eligible. Omission from this list should not have an impact as to whether a building is a non designated heritage asset /or its value to the conservation area.
- 5.27. Local List buildings and NDHAs are not one and the same. The majority of positive historic buildings within conservation areas are not on the Local List. The criteria for the Local List and the list itself are under comprehensive review at present (2021), in conjunction with Cheshire West and Chester Council. However, it is unlikely the requirement for candidates to be outside conservation area boundaries will be altered. The matter of whether a building can be classified as a NDHA is ultimately a judgement for the local planning authority, not the applicant.

Building materials

- 5.28. The historic buildings of the Alderley Edge Conservation Area, which date to between 1840 and the 1930s, display an immense variety of building materials, according to the style adopted – medieval manor house, Tudorbethan, Italianate, neo-Georgian, or Arts and Crafts. The locally quarried sandstone is sometimes used for buildings and is more usually employed for building boundary walls, even (as in Woodbrook Road) being used in situ for the base of front boundaries. Bricks (some of which were made locally) are also common, and come in several colours: purple/brown,

yellow, and “white”. Whilst there are examples of external timber-framing for effect, there are no true timber buildings. Roofs can be stone slate (probably sourced from Kerridge, to the north-east of Macclesfield), Welsh slate, or hand-made or machine-made clay tile. Windows are also very varied, including leaded lights set in stone mullions, timber multi-paned sashes, or simple timber casements.



Figure 19 - Italianate detailing High Lea, Macclesfield Road

6.Problems, Pressures and Capacity for Change

Introduction

- 6.1. The Alderley Edge Conservation Area is notable for its landscape features : trees, winding hilly lanes, setted carriageways, and stone walls; and its eclectic collection of mid- to late-19th century and 20th century buildings, all set in large, well maintained gardens. Modern development has eroded the character in areas of the conservation area.
- 6.2. Threats to the conservation area are therefore largely limited to the protection of the existing historic buildings and their setting, including the many trees which are now becoming old and in need of treatment or replacement. This includes the protection of original boundaries and existing plot ratios, with single dwellings within large, landscaped gardens being the preferred form of development.
- 6.3. Traffic is obtrusive in some parts of the conservation area, exasperated by construction traffic which has a constant presence throughout the conservation area. Aside from this issue, the area is generally quiet.

Conservation Area boundary review

- 6.4. The current conservation area boundary was carefully assessed at the time of survey for this appraisal, no recommendations have been made to alter the boundary. A possible extension has been considered and discounted along Congleton Road, to include a number of early 20th century houses, namely April House

Boundary treatments

- 6.5. The Alderley Edge Conservation Area is an expensive residential area without any truly “negative” areas. The houses are generally well maintained and gardens and boundaries cared for. However, boundary treatments are one of the main detrimental issues , replacement dwellings have opted for modern interpretation of traditional boundary walls, examples include high modern walls with limited mature planting, and entrance splays which draw the eye to the entrance rather than the key characteristic of buildings being glimpsed through the boundary.

- 6.6. Security concerns are a common issue encountered by occupiers of properties in the Alderley Edge Conservation Area, there are instances where these issues have not been balanced with the need to preserve or enhance the character of the Conservation Area. High gates, close boarded fencing and metal railings. These features have become prominent features, particularly along Macclesfield Road . There is no precedent for this type of boundary treatment in the conservation area. Historic stone walls or new interpretations of the same, with soft hedging and informal mature planting historically provided the boundary details, many examples remain and these contributes positively to the conservation area. The boundaries of properties in Alderley Edge were historically not intended to be completely blocked with planting so that none of the property was visible. Boundary treatments have in some instances been so high and dominant that they remove all views from the public domain, with the exception of the gated entrance.



Figure 20 - Open boundary with limited planting and enclosure to Cherry Dene, Cherry Treehouse and Edgewood detracts from the conservation area character

Trees

- 6.7. A concern, and one which will only increase with time, is the age and condition of the many mature trees, which form the most important feature of the conservation area. Some of these trees are now 150 years old and will need replacing soon, although as they are largely in private ownership this will be difficult to control. However, the Council can insist on suitable replacement trees being planted when permission is sought for felling.
- 6.8. Greater consideration needs to be given to the loss of trees within the conservation based on the cumulative contribution they make to the sylvan character of the conservation and the length of time the replacement trees would take to mature and if they could be protected for them to reach maturity. Often, developments for new dwellings or extensions to existing will compromise lower category trees or provide insufficient space for the tree to thrive long term.

Pedestrian and traffic management

- 6.9. Throughout the conservation area, wide pavements or grass verges provide attractive walking conditions, although a notable feature of the Alderley Edge Conservation Area is the lack of pedestrians, apart from dog walkers. A footpath connects Macclesfield Road, Beechfield Road and Whitebarn Road, but is not much used. A further footpath, between Macclesfield Road and the fields to the south of the conservation area, is clearly more popular.
- 6.10. Traffic is only intrusive along Congleton Road and Macclesfield Road. Often the vehicles along these roads appear to exceed the 40 mph speed limit, and as lorries make up a large proportion of the traffic, this has a detrimental effect on the conservation area.

New development

- 6.11. New development provides the greatest threat to the Alderley Edge Conservation Area, with developers being attracted by the potential of the large gardens. For example, the new houses (1997) at the top end of Beechfield Road have been carefully designed but the scheme fails in that the gardens are too small and the houses appear somewhat cramped within the overall context of the conservation area. The sub-division of existing plots is another detrimental feature, such as has occurred at Hillside in Macclesfield Road, a pre-1875 house with a modern house (Hillside Hollow) now constructed in its rear garden.
- 6.12. Because of the somewhat eclectic mixture of architectural styles in the conservation area, which dates to before 1900, the use of modern materials, forms and details is not as harmful in the Alderley Edge Conservation Area as in some other conservation areas, especially since most of the buildings are

in any case screened from the public viewpoint by trees and planting. In Beechfield Road, Cerin Amroth is a 1970s concrete blockhouse with a mono-pitched roof and black vertical panels. Clearly a modern design, it marks the beginning of a short cul-de-sac of modern properties whose impact is neutral due to the tree planting which surround the buildings.

- 6.13. In Roan Way, a group of houses has been built since 1980, which provide amusing and adventurous designs with a traditional character. There are six properties including Holly Rise, a neo-Italianate house and Beechbank, similarly dated and detailed. With their generous plot sizes, stone boundary walls and well planted gardens, these modern houses now merge into the conservation area extremely convincingly. Less attractive is the use of iron security gates although the more “see-through” types (such as for Beechbank, Forest Glades and Knight’s Keep) are preferable to the more solid versions (Limetree House – dated 1986).
- 6.14. A few isolated modern developments are less successful: nos. 1-5 Swiss Hill is a small group of possibly 1970s terraced houses, located uncomfortably close to the road; no. 55 Trafford Road, is another 1970s building also located far too close to the road; Hazelcroft Gardens, a small group of 1960s bungalows squeezed onto a site which was still fields in 1910, and which severely affects the setting of Hazelcroft Lodge, no. 21 Congleton Road; and Broad Court, a 1970s development off Beechfield Road whose terraced form is not in character with the surrounding area.



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Figure 21 - 1-5 Swiss Hill

Building extensions and alterations

- 6.15. A more obvious threat is the sub-division of the large, 19th century houses into several units, such as Earnscliff in Woodbrook Road (now Dormer House etc.) which has been divided into four, and High-Lea in Macclesfield Road, divided into three. Such sub-divisions can result in future pressure for extensions, such as porches, and also in a multiplicity of fencing and walling to provide private gardens. Inevitably, the creation of more houses also generates a considerable amount of additional traffic and noise.
- 6.16. With large gardens and a good location, many homeowners in the conservation area have chosen to extend their properties, sometimes lavishly. There is nothing to stop the existing dwellings from being enhanced.
- 6.17. To meet the government's target of being carbon neutral by 2050, we must recycle, reuse and responsibly adapt our existing historic building
- 6.18. We should refurbish old buildings rather than scrap them, because of the pollution that would be involved in constructing a replacement building, otherwise known as embodied carbon. Embodied carbon is the carbon dioxide (CO₂) released during the construction and demolition of a building. Buildings and the construction industry are responsible for 42% of the UK's total greenhouse gas (GHG) emissions. These emissions arise from three stages of a building's life cycle – when it is built, its daily emissions and its demolition.
- 6.19. Currently we are taking steps to reduce the daily emissions created by heating and powering our buildings, but the carbon savings which could be made from reusing, rather than demolishing, existing buildings are being overlooked.
- 6.20. Compared to refurbishing a traditional Victorian terrace, a new building of the same size produces up to thirteen times more embodied carbon. This equates to around 16.4 tonnes of CO₂, which is the equivalent of the emissions released by driving 60,000km, or 300 times round the M25, in a large petrol car.
- 6.21. Demolishing buildings also not only produces millions of tonnes of waste (one third of all the waste produced in the UK every year comes from construction and demolition), but building new has high energy costs, guzzles resources and accounts for 26% of the world's plastic consumption.
- 6.22. Within the conservation area, in addition to the heritage reasons for retention, there should be greater consideration given to repair rather than rebuild.

Demolition

- 6.23. Since the last appraisal in 2005 of the Alderley Edge Conservation Area, a high number of buildings have been demolished and replaced. The conservation area is at risk due to the erosion of character which is occurring as a result of this loss. It is important that all new development proposals are considered on the merits of each case. Provided that the decision maker considers both the effect of demolition and the effect of the construction of the new building on the Conservation Area, then they will be complying with the law (s.72 of the 1990 Act). If any harm is found to the designated heritage asset, the decision maker still has to apply para. 202 (NPPF 2021) and address whether there are public benefits. Nathalie Lieven QC in the Bohm High Court judgment concluded in para. 40, "The proper approach is that where a NDHA makes a positive contribution to a CA then the decision maker has to consider the development proposal, including the loss of the NDHA, and in doing so any harm to the CA should be weighed against the public benefits.
- 6.24. The demolition of the majority of Cloud End (original architect – John Cubbon) its outward character now of a modern dwelling substantially larger than its contemporary origins, the demolition of Whitebarn Cottage and its replacement with One Oak. In both cases the buildings are highly visible from the road and appear substantially larger and out of character with the surrounding street scene. In both cases they have introduced a new aesthetic into Whitebarn Road, which does affect the character of the conservation area. Extensive rebuilding of Armstrong Farm and Edgecroft at the top of Macclesfield Road, have continued this process character erosion not just through loss of character but their presence within the streetscene. This is the primary reason why the conservation area is currently on the Historic England Heritage at Risk register as has been since 2010.

20th Century Buildings in the Conservation Area

- 6.25. Historic England commissioned a report into threats to early 20th century conservation areas in 2017. One key area of concern was negative perceptions about designation of Twentieth Century Conservation Areas. The report stated: "Sadly, much valuable and interesting post-war development is being demolished or heavily altered, or is coming under threat of major change, with little or no regard to the heritage significance of such developments because they are not viewed as 'historic'.
- 6.26. There are a number of 20th century buildings in the conservation area, some are of such high quality they are contained of the statutory list. There should be a general recognition of the positive contribution 20th century buildings make to the conservation area. In all cases the 29th century society should be consulted concerning development which would affect a 20th century building.

6.27. The merits of twentieth century buildings needs to be assessed as with any other building in the conservation area, thorough historical research and a more open approach to the particular qualities of twentieth century design, which are often very different from those of earlier periods.” (Conservation Areas Project, Twentieth Century Society, Architectural History Practice, Robinson Wild Consulting, December 2017). The report included good practice guidelines for assessing twentieth century building including the following, which is relevant to many of the buildings marked on the townscape appraisal map in Appendix 1

- Research: Research the C20th buildings in the area as thoroughly as the older ones, so that they can be assessed on their own merits. Avoid assuming that any additions after a certain date are necessarily detrimental.
- Maintenance: Try not to let poor maintenance of the building or surrounding public realm obscure the contribution made by the C20th building(s). Recognition of the building’s value can encourage improvements in maintenance.
- Designed to be different: Consider the materiality, massing and fenestration of the buildings, not just stylistic similarity. Recognise that much post-war development was designed to be unique and eye-catching, rather than to fit in, so its impact should be assessed on these terms. Something that is starkly different may still be making a valuable contribution.

6.28. If the demolition of the positive early 20th century buildings within the conservation area continues, replaced with modern dwellings, then irrespective of the merits of the new buildings, it will have removed part of the intrinsic architectural and historic interest of this part of the conservation area. At that point, the character will be weakened.

7.MANAGEMENT PLAN

1. Introduction

- 1.1 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 and ‘to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.’
- 1.2 The Management Plan sets out the clear intent of all organisations and bodies involved in the management and maintenance within the historic environment.
- 1.3 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. Each Management Plan is bespoke, with site-specific recommendations. Where there is specific planning policy related to the Conservation Area, this is referenced in the Plan, with a link to that policy. In order to make this plan more user-friendly we have avoided quoting policies in full which can be found elsewhere.
- 1.4 In this Plan we set out actions to maintain and enhance the special character of the area, as defined in the Appraisal. This includes the development control process and other aspects of the historic environment.
- 1.5 Both the Management Plan and Appraisal are informed by a raft of documents, including:
- Conservation Area Appraisal, Designation and Management, (Historic England, Advice Note 1, 2019)
 - Streets for All: North West (Historic England, 2018);
 - Conservation Principles, Policies and Guidance, (2008).

2. Proposed Article 4 Direction

- 2.1 Alongside the review of the Alderley Edge Conservation Appraisal, recommendations are being made for the future management of the area. This is in response both the inclusion of the Alderley Edge Conservation Area being included on the “Historic England Conservation Areas at Risk Register”, continuing development pressures and revised permitted development rights, all of which undermine the designation of this area as being of heritage value and the Councils’ ability to manage the area effectively for future generations.
- 2.2 The proposal is to remove permitted development rights for certain classes of operational development, which will control the treatment to all dwellings in the Conservation Area marked Townscape Map (Appendix 1). Under the Town and Country Planning (General Permitted Development) (England) Order 2015 express planning consent is not required for certain works, although the controls

are different in conservation areas (known as Article 2(3) land), which have more stringent rules.

2.3 The introduction of an Article 4 Direction will provide much greater clarity over what needs planning permission. The new Direction will apply to proposals going forward and is not retrospective. It is unlikely, therefore, to lead to acclaims for compensation that properties are adversely affected.

2.4 It is proposed, all the buildings noted on the Townscape Analysis map as “making a positive contribution to the character of the Conservation Area”, will have an Article 4 Direction. The relevant parts of the GPDO suggested are Classes A-F of Part 1 and A-C of Part 2, full details of this are set out in Appendix 2.

2.5 These buildings have been identified as being of significance to the character of the area. The main implications of the Article 4 Direction are;

- Planning consent would be required prior to demolition of any part of the building
- Most works to the exterior of buildings would require planning permission.

2.6 The alternative to an Article 4 Direction would be that the Council could request Historic England to consider the buildings for inclusion on the National List of Buildings of Architectural and Historic Merit. This is not viewed as a realistic or practical approach to managing the heritage in the conservation for the following reasons. Many of the buildings wouldn't meet the high test of national significance and listing, but this does not exempt them from having local value worthy of protection.

2.7 Character is contained within the roof design, materials, window design and materials, rainwater goods, original plan form and external finishes. Many of the Heritage Assets proposed for the Article 4, are first or second phase Villas of Alderley Edge, and are largely the reason for the designation of a Conservation Area. The finishes and design are part of the integrity of the conservation area, which is pertinent to protect and enhance for future generations.

3. New Development

- 3.1 There are a number of relevant areas of design guidance which should inform any applications for development in the Conservation Area, including: The Neighbourhood Plan Alderley Edge Design Guide, The National Design Guide, Cheshire East Council Design Guide – Parts 1 and 2, Supplementary Planning Documents (2017) and Cheshire East Local Plan Strategy Policy SE1 – New Design for Development.

Design Codes

- 3.2 In 2020 the government introduced the concept of local Design Codes. The Design Codes for Cheshire East Council are under development

National Design Guide

- 3.3 The National Design Guide addresses the question of how we recognise well-designed places, by outlining and illustrating the Government's priorities for well-designed places in the form of ten characteristics:
1. Context
 2. Identity
 3. Built Form
 4. Movement
 5. Nature
 6. Public Spaces
 7. Uses – mixed and integrated
 8. Homes and Buildings – functional, healthy and sustainable
 9. Resources – efficient and resilient
 10. Lifespan – made to last
- 3.4 This is presented as a series of good practice examples in order to draw out the issues in a visual and informative way.
<https://www.gov.uk/government/publications/national-design-guide>

Cheshire East Borough Design Guide (2017 – part 1 and 2)

- 3.5 sets out the criteria for working with the grain of the place or its context, which means using the character and setting of the area positively to influence the design of new development as it progresses.
- <https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire-east-local-plan/supplementary-plan-documents/design-guide-supplementary-planning-document.aspx>

- 3.6 Alderley Edge falls within the Character Area known as the “North Cheshire Fringe”. At a local level the Alderley Edge Conservation Area also has its

own set of distinctive characteristics. The following specific, locally identified, priorities should also be considered in developing any design and should be addressed in Design and Access Statements. All new development will need to consider these principles:

- 3.7 New development should therefore follow the guidance set out in the Local Plan and in addition, should be carefully designed using good quality materials and detailing.

4. Boundaries and enclosure

- 4.1 Buildings should be set back from the public highway, reflecting the local building line and the nature of developments generally hidden from view behind existing mature planting. Boundary treatments, including the subtle, organic and non-uniform nature of landscaping and shrub and tree planting are the key characteristic around property boundaries. The importance of tree planting as a means of containment, defining the extent of development and contributing to the sylvan quality of the conservation area.
- 4.2 Boundary treatments should be use a natural palette of materials and be consistent and respect the traditional character of the building and street scene, this will vary across the conservation but is typically sandstone. There is a strong presumption for the preservation and enhancement of the existing boundary treatments. New boundaries should be built in stone (where they face the highway) or consist of hedging and trees. Close boarded fencing should be limited to internal gardens where the visibility is limited and not in prominent publicly visible areas.
- 4.3 Gate piers should be stone or brick, with simple details and a lack of ornamentation. Grand and highly decorative high walls are not appropriate. There should be sufficient space within the boundary to provide mature planting in keeping with the area. . Where there is the opportunity , the planning authority will actively seek to replace close-boarded fencing or inappropriate boundary treatments , particularly where these are located in highly visible parts of the conservation area. Existing boundaries and entrances should be retained where possible, including materiality, width and height. There is an eclectic mix of architectural building design, whilst this is generally supported, the boundary treatments should reflect the general area not the building. i.e rendered walls or alternative materiality is not considered to be acceptable. Entrance gates should be metal or timber.
- 4.4 Security concerns from residents remains a key issue in the conservation area. Realistically any kind of fence that is going to be completely secure is going to be very tall and have a negative impact on the conservation area. Security fencing shouldn't be excessively tall and prominent or harmful to the character or appearance of the Conservation Area. Steel security green Mesh fencing types systems have a particularly harmful impact unless they are less than 2 meters and as consequently be discretely hidden behind shrubs and

other mature planting consent within the character of the conservation area. Fencing over 2 meters of any type on a publicly visible boundary is likely to be considered to have a negative impact. Security fencing and boundary treatments were highlighted as a particular problem causing harm to the conservation area in the 2005 appraisal, this issue remains a concern. The proposed Article 4 Direction to control boundary treatments is seen as a necessary and positive step to better manage this ongoing issue.

5. Building Form, Heights and Materials

- 5.1 Building Heights should respect the immediate context of prevailing eaves and roof heights of neighboring buildings; buildings can vary within the conservation area and there are examples of single storey bungalows and tall three-storey dwellings, although this is the general limit; building heights should be related to the immediate context within which they fall, taking into account topography and overall heights, rather than the number of storeys; the planning authority may request panoramic street views to correct levels, to demonstrate the context where this is in any doubt;
- 5.2 Roof materials should be stone slate, natural Welsh (not imported slate such as Chinese or Iberian) slate, or clay tiles (machine or handmade). The use of high-quality materials, will be actively encouraged and there will be a presumption against proposals that remove existing stone slate roofs, natural clay tiles and natural slate; the planning authority will not support the use of concrete or cement-based unsustainable roofing materials in the Conservation Area;
 - Doors and windows should be made from timber and painted
 - Where existing windows remain these should be retained and repaired where possible
 - Driveways should retain historic materials where possible and applicable, where they are paved using natural materials in keeping the area. There will be instances where tarmac is acceptable, this, preferably with a sandstone aggregate rolled into it
 - Every new development will be required to provide a full landscaping scheme, including the provision of new trees and hedging where appropriate

6. Density of new development

- 6.1 Historically, the buildings of the Alderley Edge Conservation Area were laid out in generously sized plots, surrounded by hedges and mature trees, which have now reached maturity and make a valuable contribution to the streetscape. It is therefore very important that all new development respects these historic precedents, and any new buildings are provided with a suitable setting. Every new building should therefore have a suitably-sized garden and the proposed access should not impinge on the street scene.

6.2 Proposed development which encroaches into existing gardens will not be supported unless such development can be accommodated without damage to the setting of the original building or to existing mature trees and planting

6.3 The following constraints on new development will therefore apply:

1. New development should respect historic plot ratios (usually one detached dwelling within a large garden)
2. Plot sizes for each individual dwelling should be no smaller than 0.3 hectare or 0.7 acre (this means that terraced or semi-detached buildings will not be acceptable)
3. New development should not impinge on the setting or mature landscaping of adjacent properties

7. Grain and spatial quality

- 7.1 Within the conservation area it is important that new development respects historic plot quality, proposals for development across the width of plots will be resisted where this compromises the spatial quality of the Conservation Area.
- 7.2 New development should not create the impression of conjoined development, within the conservation area, particularly along Congleton Road and Whitebarn Road the spacious plots to the side and rear should not be compromised by development.
- 7.3 Where development affects root protection zones and canopies of the existing trees; there should be sufficient space to the sides of the plot to ensure dwellings sit well within the plot and maintain the spatial quality relative to the plot, avoiding development across the entire width of plots with minimal gaps between dwellings; new development or ancillary buildings should ensure that there is an opportunity to create planting schemes to the sides and rear of properties, avoiding a deep footprint which might remove the opportunity for a rear garden
- 7.4 Sufficient detail should be provided with an application to demonstrate how existing site features identified during site survey, including topography, trees, hedgerows, existing buildings, watercourses, water bodies, retention and framing of panoramic views have been respected through the design process.

8. Design guidelines for extensions to existing properties

- 8.1 Where they are listed, extensions and alterations will be controlled by the usual criteria adopted by the Council, as set by the National Planning Policy Framework (July 2021), and the accompanying Planning Practice Guidance, which is published and updated on the government website. Conservation Areas are also affected by local policies: Cheshire East Local Plan is split

into two parts. Part 1 is the Cheshire East Local Plan Strategy (2010-2030) which was adopted in July 2017. Policies SE1 to SE7 are of particular relevance to this conservation area. Part 2 is the Site Allocations Development Planning Document. This is undergoing consultation. Saved policies of the Macclesfield Borough Local Plan (2004) remain in force until part 2 is officially adopted.

- 8.2 The Alderley Edge Neighbourhood Plan 28th July 2021. This includes a number of Heritage Policies and Design Policies which are a material consideration.
- 8.3 These policies seek to preserve the spatial architectural or historic interest of the listed structure or building, and should be read in conjunction with government guidance contained within NPPF (National Planning Policy Framework)
- 8.4 Extensions to unlisted buildings in the Alderley Edge Conservation Area, particularly the substantial 19th and early 20th century houses of definite architectural and historic merit, will be judged on the following criteria and also the Historic England Advice Note 1: Conservation Area Designation and Management and the guidance noted below;
- The extension should not reduce the garden space to below the size recommended in the Local Plan (0.3 hectare or 0.7 acre) or what is consistent within the conservation area.
 - Extensions should respect the height, bulk and general form of the original building . The planning authority may request panoramic street views to correct levels, to demonstrate the context where this is in any doubt;
 - Extensions should be secondary in character to the original building
 - Matching materials must be specified
 - External joinery or window details should match existing
 - As much of the original fabric should be retained and repaired or where this is not practical replace with matching specification.
- 8.5 Where there has been loss of original windows, and other external features, in most cases this does not sufficiently harm the buildings to remove its character, the integrity and completeness of the original design and its clarity of form and construction, all of which are still very clear and strong in most of the villas within the conservation area. Windows , in many cases can be replaced under permitted development rights, so the removal of original windows and replacement with another window pattern cannot reasonably influence the judgement of the level of alteration and thus its significance.

Non Designated Heritage Assets

- 8.6 A large number of unlisted buildings which fall within the Alderley Edge Conservation Area will be classified by the local planning authority as 'non-designated heritage assets' (NDHA). This is not the same as the Local List.

These NDHAs are covered by separate planning policy under the National Planning Policy Framework and under the Local Plan (part 1) Strategy 2010-2030, Policy SE7 and will be covered within the emerging policy of the Local Plan (part 2) draft Site Allocations and Development Policies Document. There are 30 buildings identified within the Townscape Heritage Map in Appendix 1, all these buildings are considered to individually make a positive contribution to the conservation area and are proposed for Article 4 Directions as part of the ongoing positive management strategy for the conservation area, as set out in paragraph 7.6-7.11 of the Management Plan.

- 8.7 A handful of the buildings in the Conservation Area have in the past been identified as 'Local List' buildings. However, the 2010 review of the Local List Supplementary Planning Guidance set that local list buildings should not be assessed within conservation areas. The Local List is under review in 2021/2022 as a joint project between Cheshire West and Haulton. This is unlikely to have any impact on the Alderley Edge conservation area for the reasons set out above, however, buildings already contained on the local list will be reviewed. New buildings maybe added which fall within the setting of the conservation area.
- 8.8 The research undertaken for the Conservation Area Appraisal has uncovered more information about the historic or architectural interest of properties in the conservation area. This is not an exhaustive summary of special interest and the appraisal recognises that there is more information to be found out about many individual, architect-designed buildings in the Conservation Area. Information will often be held by property owners in their deeds. As part of any application for development, including alteration, extension and demolition, a full Heritage Statement should be prepared by a suitably qualified professional; this should consider the property deeds and any historic plan evidence from the deeds; the planning authority may request that information as part of the justification, in order to make an informed decision.
- 8.9 The effect of development on positive buildings in the Conservation Area and / or Non Designated Heritage Assets is a material planning consideration. There is a general presumption against the demolition of buildings in a Conservation Area which make a positive contribution to the character of the Conservation Area (see Townscape Map in Appendix 1). There may be exceptions, but these will only be considered for demolition where there are public benefits that outweigh their retention and a balanced judgment will be needed; for example, an application for development of a replacement dwelling is not considered to be a public benefit unless the merits of the replacement dwelling are sufficient to outweigh the harm caused by its loss. Where applications are submitted for development in conservation areas involving the demolition of a positive building, these will be considered under either paragraph 201 or paragraph 202 of the National Planning Policy Framework .

9. Protection of Trees

- 9.1 Trees have both amenity value, capture CO₂ from the atmosphere, and can have high ecological value, but they have a finite life / an end-of-life expectancy and they can be in poor condition, suffer from wind damage or disease; there are pressures on trees from new development and they can become overcrowded and their canopy or roots can become impacted, so it can occasionally be good management to carry out some judicious management, subject to the approval of the planning authority; development should consider how to enable the continued life of the existing tree canopy and how to allow for succession tree planting, using extra heavy standard trees or advanced nursery stock, and mixed planting (which also enshrine strong seasonal contrasts), in preference to small garden, orchard-type trees (e.g. prunus, sorbus, malus); proposals for development should consider how existing and proposed trees can be allowed to reach full maturity and enable succession;
- 9.2 Within conservation areas, anyone intending lopping or felling a tree greater than 75mm. diameter at 1.5 metres above the ground must give us six weeks written notice before starting the work. This provides the planning authority with an opportunity of assessing the tree to see if it makes a positive contribution to the amenity, character or appearance of the conservation area, in which case we may decide to serve a Tree Preservation Order.
- 9.3 There are already a large number of TPOs within the Alderley Edge Conservation Area and these include individual specimens and group designations. TPOs are often reactive, in that they are designated in response to the threat of removal. This does not truly reflect the tree cover, or necessarily the best specimens in the Conservation Area and it is all the more important, therefore, that in any planning application for development recognition is given to the contribution that mature trees make individually and collectively to the character of the Conservation Area.
- 9.4 In most cases an application for development will need to be accompanied by a tree survey by a professional arboriculturist, which should assess impacts. Loss of a large mature tree from development cannot be mitigated by planting a new sapling and applications will need to consider long-term impacts and suitable locations where trees can thrive. In general, applications for removal of trees which include off-setting will not be supported in the Alderley Edge Conservation Area, as this will dilute the special character of the Conservation Area and lead to permanent harm.
- 9.5 The appraisal identifies that a large part of the character of the conservation area is the dominant presence of trees, most of which are located within private gardens. However, trees lined many roads when they were planted as part of the De Trafford Estate or where they were planted in the 19th century and early 20th century to enhance gardens.

- 9.6 In general, permission will not be given to fell healthy trees which have a long life ahead of them, without a very robust justification. A team approach will be taken within the Environmental Planning Team to ensure full consideration is given to low category trees and their removal, this takes account of the fact their individual value may be low and not worthy of TPO status but in the wider context of the conservation area value, their loss would be detrimental to the area. Designs of extensions and new builds should aim to respect existing planting where this provides a positive contribution overall to the site or wider area or street scene.
- 9.7 Cheshire East Local Plan Strategy Policy SE5 protects trees, hedgerows and woodlands and where development is concerned, "the sustainable management of trees, woodland and hedgerows including provision of new planting within the infrastructure of new development proposals to provide local distinctiveness within the landscape, enable climate adaptation resilience, and support biodiversity".
- 9.8 Some of the trees in the conservation area are now reaching the end of their lives and will need to be replaced. A Tree Management Plan is currently being prepared by Cheshire East Tree officers and will provide greater clarity over future protection of trees within the borough. And will form a material consideration in planning decisions regarding trees in the conservation area.
- 9.9 The appraisal identifies that a large part of the character of the conservation area is the dominant presence of large, mature trees, most of which are located within private gardens. The mature treescape contains an older, high canopy. Street trees within the public domain are limited to Leycester Road and Goughs Lane. However, trees lined many roads when they were planted as part of the Legh estate or where they were planted in the 19th century and early 20th century to enhance gardens. Removal of mature trees dilutes the special character of the Conservation Area and is harmful.
- 9.10 The Conservation Area appraisal identifies where and why trees are important to the Conservation Area. These include:
1. Trees that are part of wooded areas, with extensive canopy;
 2. Trees that have a strong landscape function, for example defining road frontages, or forming a backdrop to the Harding-Watt villas in views from the west;
 3. Trees in large gardens with a great variety of form, colour and seasonal contrast;
 4. Smaller trees planted within boundaries, such as yew and holly, often under a larger, taller canopy, providing screening;
 5. Individual specimen trees that are distinctive in their own right, whether this is for their age, their colour, their rarity, or their form and stature.
- 9.11 Trees are a material consideration in the planning process and protection of their visual contribution to the character of a Conservation Area carries

significant weight. This is supported by Policy ENV6 Part of the Local Plan and Policy SE5 Part 1 of the Local Plan.

- 9.12 Within conservation areas, anyone intending lopping or felling a tree greater than 75mm. diameter at 1.5 metres above the ground must give us six weeks written notice before starting the work. This provides the planning authority with an opportunity of assessing the tree to see if it makes a positive contribution to the amenity, character or appearance of the conservation area, in which case we may decide to serve a Tree Preservation Order. There are already a large number of TPOs within the Alderley Edge Conservation Area and these include individual specimens and group designations.
- 9.13 It is important that in any planning application for development recognition is given to the contribution that mature trees make individually and collectively to the character of the Conservation Area. In most cases an application for development will need to be accompanied by an Arboricultural Impact Assessment. Applications need to consider long-term impacts and suitable locations where trees can thrive. In general, the local planning authority will seek to avoid quick growing conifers that are used for screening, where this does not tie in to the existing character of the Conservation Area. Similar types of large ornamental trees will be expected for succession planting, to provide the same visual benefits.
- 9.14 In general, permission will not be given to fell healthy trees which have a long life ahead of them, without a very robust justification. Where justification is provided for the removal of a tree, the planning authority has a 3 for 1 replacement strategy, wherever this is feasible. Where the site allows, the local planning authority will expect new trees to be extra heavy standard or advanced nursery stock. Cheshire East Local Plan Strategy (Part 1) Policy SE5 protects trees, hedgerows and woodlands and where development is concerned, "the sustainable management of trees, woodland and hedgerows including provision of new planting within the infrastructure of new development proposals to provide local distinctiveness within the landscape, enable climate adaptation resilience, and support biodiversity".
- 9.15 Policy ENV6 (Part 2 SADPD) of the Local Plan sets out specific policies to cover trees, woodland, ancient woodland, hedgerows, and ancient or veteran trees. This states:
- ‘1. Development proposals should seek to retain and protect trees, woodlands and hedgerows.
2. The layout of the development proposals must be informed and supported by an arboricultural impact assessment and/or hedgerow survey. Trees, woodlands and hedgerows considered worthy of retention should be sustainably integrated and protected in the design of the development to ensure their long term survival.

3. Where the loss of significant trees is unavoidable it must be compensated for on the basis of at least three replacement trees for every tree removed.

4. Replacement trees, woodlands and/or hedgerows must be integrated in development schemes as part of a comprehensive landscape scheme. Where it can be demonstrated that this is not practicable, contributions to off-site provision should be made, prioritised in the locality of the development.'

- 9.16 Trees have not been individually assessed. They are too numerous. In certain circumstances, the planning authority will continue to use Tree Preservation Orders where a tree or a group of trees has significant amenity and / or landscape value and is considered to be under threat.

10. Street surfaces, Traffic and Highways

- 10.1 The setted carriageways must be protected and repairs carried out using matching materials. Sandstone kerbs and gutters must similarly be preserved, particularly in Whitebarn Road. Roads should be resurfaced using tarmacadam with a local aggregate rolled into it, reflecting the colour and texture of the stone boundary walls.
- 10.2 The appraisal has identified a number of issues related to the maintenance and condition of the highways. Traffic management and highways maintenance schemes can have a significant impact on the character of conservation areas. The problem of vehicles over-running verges along Macclesfield Road will need to be considered by the highway authority to address kerb heights, gully maintenance, the maintenance of verges and the maintenance of pavements. It is essential that the stone kerbs are retained and or/ restored, that the character of the grass verges is preserved, that paving materials are sympathetic, in either stone flags or a surface dressing avoiding 'blacktop', and that obstructions to the highway are removed.
- 10.3 Some historic gaslights remain (e.g. Whitebarn Road) although they have been converted to electricity. These must be retained. Modern concrete street lights (e.g. in Trafford Road) could be incrementally replaced with more appropriate "heritage" lamps.
- 10.4 The highway authority will work with and consult the Town Council, the Conservation and Design Team at Cheshire East Council and local disability organisations on the detailed design of highways works in the conservation area. The Historic England guidance 'Streets for All: North West' contains detailed advice for the management of highway works in conservation areas.

11. Archaeology

- 11.1 The conservation area of Alderley Edge lies to the west of a highly archaeological active area of known as the “Edge”, this area has multiphase archaeological deposits stretching from the earliest evidence of prehistoric activity through to its current use as a public open space within a larger residential area. Within the conservation area itself, there are numerous Listed Buildings, and non-designated heritage assets, each one of these is likely to have below ground archaeological remains relating to the construction of the buildings or earlier uses of the buildings as well as casual loss items. The more significant archaeological deposits are located within 0.5km of the conservation area, suggesting that while the evidence from the edge highlights the industry of the area, it is likely that the conservation area holds key evidence of the residential areas associated with this industrial works.
- 11.2 The Alderley Edge Sandhills project by the University of Manchester with Historic England undertook a significant investigation of a sample of these residential buildings, the findings outlined in their work reflects a diverse and dynamic residential setting during the later stages of the 19th century, with multiple archaeological deposits from foundations to casual loss items and trinkets.
- 11.3 Further to this an aerial imaging project conducted by University of Manchester between 1980-86 managed to capture unchanged historic field boundaries, Holloways and ridge and furrow evidence surrounding the Alderley edge conservation area, which places the conservation area within a productive archaeological landscape. The potential for significant archaeological deposits within the conservation area is moderate, and subsequently any below ground works undertaken within it should be subject to consultation with the local authority archaeologists.
- 11.4 Proposals for development in any of the areas of Archaeological Potential is likely to trigger the requirement for archaeological observation. Proposals outside the area of Archaeological Potential will be assessed and there may be requests to undertake archaeological works, based on the available evidence. The areas of Archaeological Potential are reviewed periodically to ensure all potential below ground remains relating to the medieval cores, historical deposits and archaeological deposits are assessed effectively.
- 11.5 The potential for archaeological deposits from the prehistoric period through to the industrial period is moderate to high within the conservation area and it is highly recommended that any form of development within the conservation area and the surrounding area will need careful consultation with the local authority archaeologist. The recommended archaeological works within these areas are likely to range based on the scale and type of development. The recovery of the coins both Roman and Medieval suggest there is a strong

potential for casual loss items, these may be mitigation by way of supervised metal detector survey which has proven successful throughout the borough, followed by further archaeological mitigation should the survey prove productive. Given the significant archaeological monuments along the line of the parish boundary, it would be recommended that any works that may impact this boundary undertake a programme of archaeological work to identify and record any deposits within the boundary.

- 11.6 The archaeology of Alderley edge is extensive and significant, the potential within the conservation area is such that any development may have the potential to disrupt significant archaeology and any developments within the surrounding area are likely to require a programme of archaeological mitigation.

12. Enforcement

- 12.1 Effective conservation area management requires enforcement and remediation to resolve breaches of planning requirements, non-compliance with conditions on schemes which have consent, and unauthorised works and infringements of planning law. Enforcement and remediation actions are also very effective when used to secure the repair and full use of buildings at risk and to remedy the poor condition or unsightly nature of land or buildings, where it is adversely affecting the amenity of the Conservation Area.

- 12.2 Historic England guidance recommends the development of procedures for monitoring change in conservation areas on a regular basis, such as photographic surveys and recording. The cumulative effects of the deteriorating condition of a conservation area, generally, and buildings at risk in particular, can go unnoticed without regular monitoring and the lack of photographic record can frustrate enforcement actions.

1. update the photographic survey periodically;
2. use the photographic survey to monitor the Conservation Area at regular intervals ;use the dated photographic survey as evidence of the condition of the Conservation Area generally and buildings at risk in particular.

- 12.3 The Conservation Area is currently on the Historic England Heritage at Risk Register, this is largely due to the erosion of character, where works to buildings and features within the conservation , the enforcement team will investigate these breaches , to ensure positive management of the conservation area. Taking enforcement action that may be in the public interest against breaches of planning control. The use of these powers is discretionary. Formal enforcement action can be taken against harmful unauthorised works that have been carried out within the conservation area when the local planning authority thinks that it is expedient to do so, having regard to the development plan and

any other material considerations.

13.4 The highest priority will be given to:

- the demolition or threat of demolition of a listed building, or unauthorised work to a listed building;
- the demolition or threat of demolition of a building within a conservation area;
- Unauthorised works to or affecting trees covered by a Tree Preservation Order or in a conservation area.

Contacts

Cheshire East Council Contacts

General development control enquiries
Telephone 0300-1235014/email: planning@cheshireeast.gov.uk.

Local Authority's Conservation Officer.
Telephone: 0300-1235014. Built.heritage@cheshireeast.gov.uk

Enquiries relating to trees within the conservation area should be addressed to the Local Authority's Arboricultural Officer at the above number.

Enquiries relating to the Cheshire Historic Environment Record should be addressed to Cheshire Historic Environment Record, The Forum, Chester, CH1 2HS, Tel: 01244 973997.

National Organisations

Historic England
North West Office Canada House Chepstow Street Manchester M1 5FW
Tel: 0161 242 1400 www.english-heritage.org.uk Email: northwest@english-heritage.org.uk

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

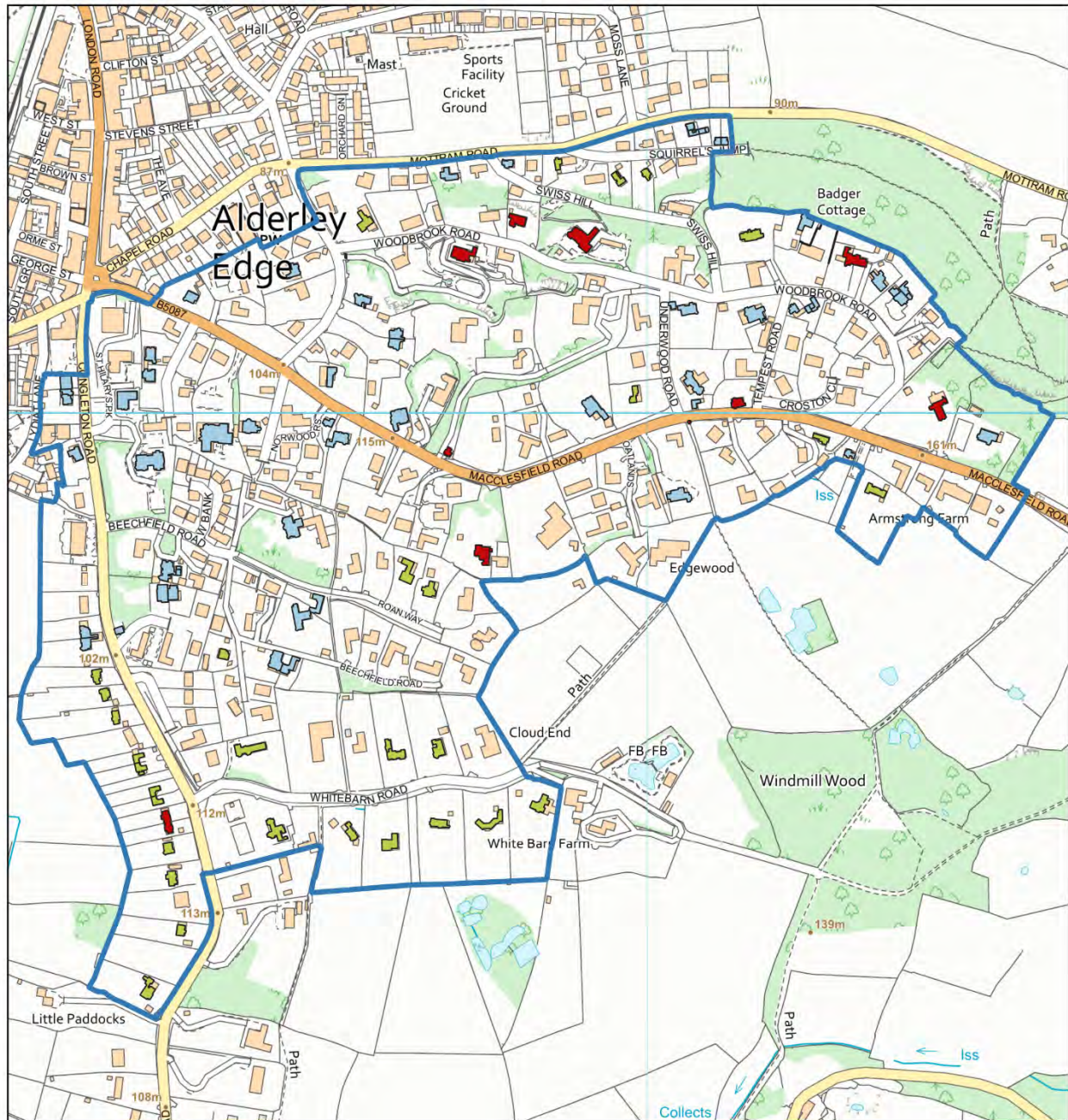
Georgian Group
6 Fitzroy Square, London W1T 5DX
Tel: 087 1750 2936 www.georgiangroup.org.uk Email: info@georgiangroup.org.uk

Twentieth Century Society
70 Cowcross Street London EC1M 6EJ
Tel: 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
Tel: 01747 873133 www.ihbc.org.uk Email: admin@ihbc.org.uk

DRAFT

Appendix 1: TOWNSCAPE APPRAISAL MAP



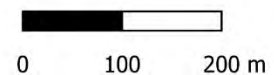
Alderley Edge Conservation Area

- Alderley Edge Conservation Area
- Twentieth century buildings which make a positive contribution to conservation area character*
- Buildings constructed before 1910 which make a positive contribution to conservation area character*
- Listed Buildings

*all buildings proposed for Article 4 Direction



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Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

Class A – enlargement, improvement, or other alteration of a dwellinghouse

Development that could be achieved under Class A (some of these are specifically restricted in Conservation Areas):

- An extension or alteration which would extend beyond a side or rear wall that does not front a highway
- A single-storey rear extension could be up to 4m on a detached dwellinghouse and 3m on any other dwellinghouse but must not exceed 4m in height
- Where prior approval is sought permission can be granted for a single-storey extension which extends 8m beyond the original rear wall on a detached dwellinghouse and 6m to any other dwellinghouse, this single-storey extension would also be limited to a 4m height
- A two-storey rear extension, extending 3m beyond the rear wall of the original dwellinghouse that would not be within 7m of any boundary opposite the rear wall being enlarged
- A single-storey side extension which would not exceed 4m in height and would not be greater in width than half of the width of the original dwellinghouse

Other alterations that might be achieved under Class A:

- The use of similar materials on the dwelling's exterior (so for example, if a dwellinghouse was partially rendered, this exception could be used to fully render a dwellinghouse)
- it may be appropriate to replace existing windows with new uPVC double-glazed windows or include them in an extension even if there are no such windows in the existing house. What is important is that they give a similar visual appearance to those in the existing house, for example in terms of their overall shape, and the color and size of the frames. *So, if its an area you're keen, for example, to retain timber framed windows, Class A would be important to restrict.*
- The insertion of new ground floor windows
- The insertion of upper floor windows where they would be obscure glazed and non-opening (unless the opening part is 1.7m above floor level)
- The insertion of new doors or garage doors

Development that could not be achieved under Class A in Conservation Areas:

- Any development involving the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic, or tiles
- A side extension
- A two-storey rear extension

You may wish to remove Class A PD rights as they could allow for the construction of extensions visible within the street scene which may not be respectful of the character of the Article 4 direction area. Class A would also allow for a change in appearance of a dwelling through the use of materials.

Class AA – enlargement of a dwellinghouse by construction of additional storey's

Development that could be achieved under Class AA (all Class AA development is specifically restricted in Conservation Areas):

- The construction of up to two additional storeys, where the existing dwellinghouse consists of two or more storeys; or
- one additional storey, where the existing dwellinghouse consists of one storey,
- If the dwellinghouse was constructed between 1st July 1948 and 28th October 2018, then Class AA rights apply
- Class AA rights are NOT permitted in Conservation Areas

I would definitely recommend restricting Class AA rights. Although there are a number of conditions that would need to be met before this type of development is permitted (that I have not included above) if even one such development was able to be achieved within your Article 4 area using these rights, the harm to the character of the area worthy of protection could be quite detrimental.

Class B – additions etc. to the roof of a dwellinghouse

Development that could be achieved under Class B (all Class B development is restricted in Conservation Areas):

- Tends to account largely for dormer roof extensions however could also include a hip to gable roof extension. So, if the character of the area is predominantly hipped roofs this would be an important one to restrict
- Works under Class B cannot extend beyond any roof slope which forms part of the front/principal elevation of the dwellinghouse
- This class does not allow you to extend upwards (as Class AA would)
- The extended roof space is limited to a volume of 40 cubic meters in a terrace house and 50 cubic meters in any other case

I would advise removing Class B as it would allow for altered roof shapes change the prevailing form and character of dwellings within the area.

Class C – other alterations to the roof of a dwellinghouse

Development that could be achieved under Class C (Class C development is not restricted in Conservation Areas):

- Class C provides permitted development rights for any other alteration to the roof of a house. Such alterations will not involve any enlargement of the house, but would, for example, cover the installation of roof lights/windows

Less harm to come from Class C development, it doesn't restrict the insertion of roof lights on principal elevations, however. OFFICIAL

Class D – porches

Development that could be achieved under Class D (Class D development is not restricted in Conservation Areas):

- Class D provides permitted development rights for the erection of a porch outside any external door of a house provided that the porch does not exceed 3m² in ground area or 3m in height and provided that that any part of the structure does not fall within 2 metres of any boundary of the curtilage of the dwellinghouse with a highway

Again, there is less harm to come from Class D development, however there are no restrictions on the use of materials under Class D.

Class E – buildings etc. incidental to the enjoyment of a dwellinghouse

Development that could be achieved under Class E (Class E development has some restrictions in Conservation Areas and is fully restricted within the curtilage of a Listed Building):

- Class E development provides permitted development rights within the curtilage of a house for any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure; OR a container used for domestic heating purposes for the storage of oil or liquid petroleum gas
- Class E allows for a large range of buildings on land surrounding a house. Examples could include common buildings such as garden sheds, other storage buildings, garages, and garden decking, as long as they can be properly be described as having a purpose incidental to the enjoyment of the house. A purpose incidental to a house would not, however, cover normal residential uses, such as separate self-contained accommodation or the use of an outbuilding for primary living accommodation such as a bedroom, bathroom, or kitchen
- Would not allow for buildings to be constructed forward of the principal elevation
- Buildings could only be single storey in height and could not exceed 4m in height
- In Conservation Areas, if any part of the building, enclosure, pool or container would be situated on land between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse, development would not be permitted under Class E

It would be worth restricting Class E if the houses in the area are situated in generous plots with space to the side where large outbuildings could be constructed. Otherwise, most buildings would be contained in rear gardens, however the extent of built form which could be provided under Class E could vary from a small garden shed to a large outbuilding housing a swimming pool for example. OFFICIAL

Class F – hard surfaces incidental to the enjoyment of a dwellinghouse

Development that could be achieved under Class F (Class F development is not restricted in Conservation Areas):

- the provision of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such or the replacement in whole or in part of such a surface
- there are limited restrictions on this Class other than where the hard surface would be situated on land between a principal elevation and the highway or where the ground area covered by the hard surface would exceed 5 meters – the hard surface must be made of porous materials or provision must be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse

As Class F development is permitted, without restriction, in Conservation Areas, you may not feel it necessary to restrict this one unless large, lawned front gardens are characteristic of the area.

Class G – chimneys, flues etc. on a dwellinghouse

Development that could be achieved under Class G (Class G development has some restrictions in Conservation Areas):

- The installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse which would be no more than 1m in height
- Would not be permitted in Conservation Areas if it would be installed on a roof slope which fronts a highway or forms a principal elevation of the dwellinghouse

May wish to restrict Class G if the provision of a 1m high chimney or flue would be harmful

Class H – microwave antenna on a dwellinghouse

Development that could be achieved under Class H (Class H development has some restrictions in Conservation Areas):

- The installation, alteration or replacement of a microwave antenna on a dwellinghouse or within the curtilage of a dwellinghouse
- In conservation areas H development must not be installed on any roof slope, wall or chimney which is visible from a highway or on a building which exceeds 15 meters in height

Class H is unlikely to have a significant impact on the character and appearance of an area. The conditions of this class also emphasise that antennas should be sited so as to minimize its effect on the external appearance of a building OFFICIAL

Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

Class A – gates, fences, walls etc.

Development that could be achieved under Class A (Class A is not restricted in Conservation Areas but is not permitted in the curtilage of a listed building):

- The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.
- Under class A fences, gates, walls etc. must not exceed 1m when adjacent a highway, or 2m elsewhere. Where the means of enclosure is to a school, the 2m limit is applicable whether or not it was adjacent a highway.

Class A, although restricting height of boundary treatments, it doesn't restrict the materials which could be used. You may wish to remove Class A for this reason.

Native hedgerow

Class B – means of access to a highway

Development that could be achieved under Class B (Class B is not restricted in Conservation Areas):

- The formation, laying out and construction of a means of access to a highway which is not trunk road or a classified road, where that access is required in connection with development permitted by any Class in this Schedule (other than by Class A of this Part).

Class B development could allow for a dropped kerb for example. Unlikely to result in significant harm unless used in conjunction with Class F of Part 1 where a new access and new hard standing could be created

Class C – exterior painting

Development that could be achieved under Class C (Class C is not restricted in Conservation Areas):

- The painting of the exterior of any building or work. In Class C, "painting" includes any application of color.

Class C development is worth restricted as there are no limitations on colour.