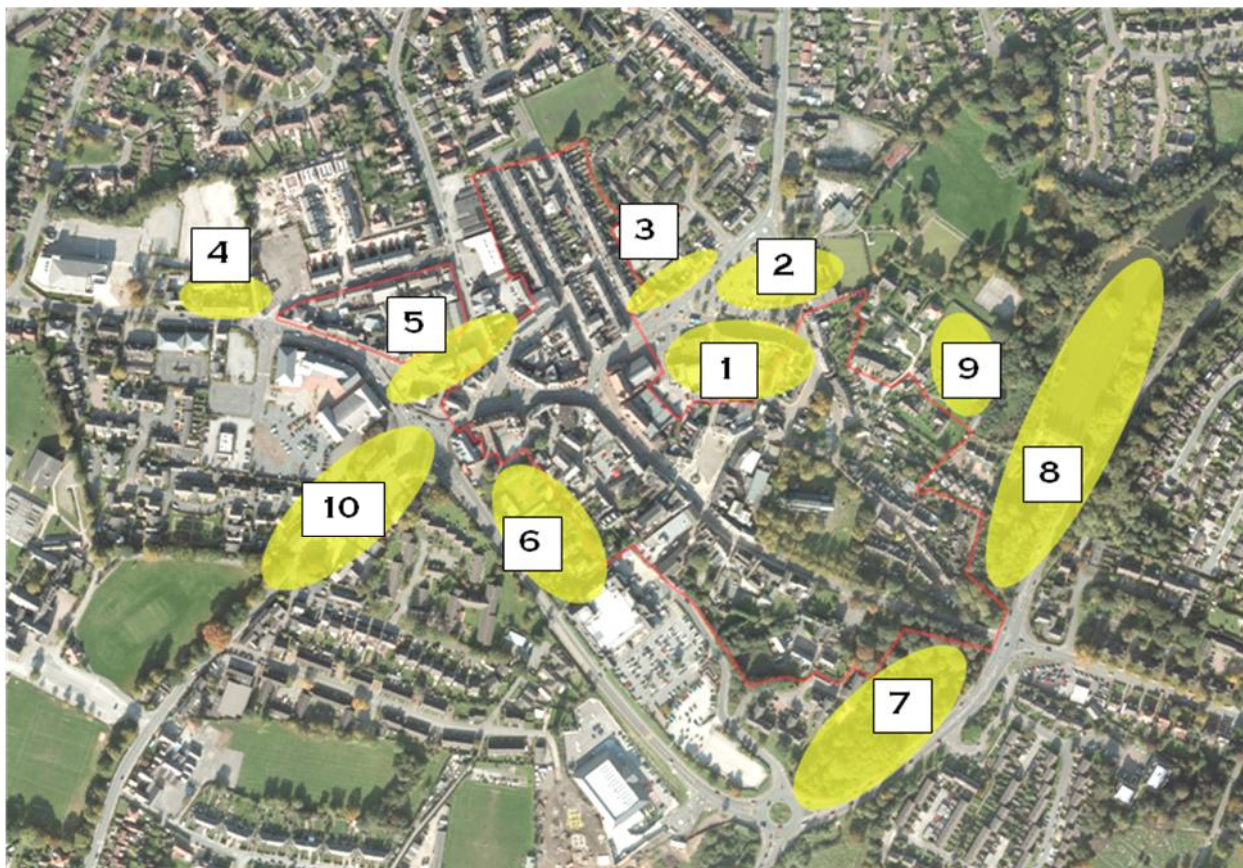


# Sandbach Town Centre Conservation Area Character Appraisal and Management Plan

## Appendix 2 Boundary Assessment

This document outlines the assessment of a number of sites within and outside the current conservation area boundary as part of the conservation area review.

The sites are indicated on the plan below and summarised in the tables on the following pages.



<b>Area 1</b>	<b>Sandbech Way/Warm walls</b>
<b>Characteristics</b>	Modern shopping precinct and service yard area immediately behind High Street/the Cobbles. Small grouping of historic properties on The Commons
<b>Reason for consideration</b>	This area has a close relationship with historic core and several key assets. It also forms the area between the historic core and Scotch Common – a key gateway into the Conservation Area
<b>Evaluation</b>	The site is unlikely to come forward for development in the short term. Issues with its general condition and further deterioration likely in the intervening period. Small group of historic properties (9-15) certainly worthy of inclusion
<b>Suggested action</b>	Do not include, except 9-15 the Commons. Identify importance of area to the setting of the Conservation Area. Uncertainty because of current limitations to secure comprehensive enhancement of the area. Potential for shorter term management initiatives to prevent further decline

<b>Area 2</b>	<b>Scotch Common</b>
<b>Characteristics</b>	Historically a green space associated with the town. Site of the battle/skirmish with the Scots during the Civil War. More recently hard surfaced as one of the main car parks. Site of the midweek market and other events such as the fair.
<b>Reason for consideration</b>	Historic significance as the site of the battle/Skirmish. It has key views and part of a key arrival point/gateway into the Conservation Area. It also provides a potential link between the Conservation Area and the Park
<b>Evaluation</b>	Area currently hard paved and generally car parking detracts from the quality of the area. Restrictions on what the site can be used for; therefore its vulnerability is reduced. Sandbach Town plan seeks to improve the Commons
<b>Suggested action</b>	Do not include in CA. Identify importance of area to the setting of the Conservation Area and include proposals in management plan to enhance the area including better interpretation and enhanced links between the CA and the park

<b>Area 3</b>	<b>Congleton Road</b>
<b>Characteristics</b>	Area of terraced properties, situated on the northern side of Scotch Common. Properties of mixed quality with some modern properties at junction with Green Street.
<b>Reason for consideration</b>	Included alongside consideration of Scotch Common (it made sense to consider the street enclosing the space). Terrace of earlier, vernacular properties at the centre of the grouping (no's 16-22)
<b>Evaluation</b>	The grouping is not of sufficient quality to warrant inclusion in its own right. Therefore, because Scotch Common is proposed not to be included it is not appropriate to include this area. The most historically important properties (16-22) warrant further recognition and protection
<b>Suggested action</b>	Do not include in CA. 16-22 Congleton Road proposed to be added to the Local List

<b>Area 4</b>	<b>Middlewich Road –west of Chapel Street</b>
<b>Characteristics</b>	Small area of terraced properties, including the former Iron Grey pub , Foden Terrace and the former town morgue (now The Orient restaurant)
<b>Reason for consideration</b>	Forms part of the extended gateway into the town from Middlewich. Part of the old High Street alignment, albeit a later phase in the growth of the town. Contiguous with the eastern side of Chapel Street. Foden Terrace is the last remaining built reference to the Foden site opposite
<b>Evaluation</b>	Although the area has suffered some decline due to piecemeal alteration and is of a modest townscape quality, it helps to channel views and announce the town centre as a gateway. Inclusion will encapsulate Foden Terrace within a wider area of protected townscape.
<b>Suggested action</b>	Include in the Conservation Area boundary. Article 4 direction in relation to residential properties within the Management Plan

<b>Area 5</b>	<b>Wesley Avenue</b>
<b>Characteristics</b>	Area of mixed townscape, predominantly commercial. Hinterland between 2 parts of the Conservation Area. Old Middlewich Road includes remnants of the historic High Street. Area impacts upon the setting of the Wesley Chapel (Grade II listed). 2 relatively recent office buildings introduce 3 storey. Public realm in poor condition and car dominated
<b>Reason for consideration</b>	The area is presently a ‘tear’ within the Conservation Area. Although its character is mixed, it does impact upon the setting of historic buildings. It is possible that in the mid to long term the area would be regenerated. It is a key pedestrian link into the town centre
<b>Evaluation</b>	The area is impacting negatively upon the heritage assets and the setting of the Conservation Area. As a key element of the Middlewich Road Gateway it influences perceptions of the CA and the town more generally. Inclusion within the CA will ensure that enhancement and development proposals will be of a better quality
<b>Suggested action</b>	Include within the Conservation Area boundary

<b>Area 6</b>	<b>Area between the Gardens and Old Mill Road</b>
<b>Characteristics</b>	Mix of gardens, yards and garage courts enclosed by walling with some mature landscape. Largely screened from view but abuts the existing Conservation Area
<b>Reason for consideration</b>	Potential for the site to be developed at some stage in the future (subject to access). It has a direct relationship to the existing Conservation Area. Inclusion would help safeguard quality of development
<b>Evaluation</b>	Although the area is sensitive in the context of the south western edge of the Conservation Area, it does present development difficulties (such as highway access). The principal issue is its impact on the CA’s setting.
<b>Suggested action</b>	Do not include in CA. The setting issue can be highlighted through mention within the appraisal of key areas that are sensitive in terms of setting and by highlighting requirements to assess setting in any future development proposals

<b>Area 7</b>	<b>Land between Brook Court &amp; Old Mill Road</b>
<b>Characteristics</b>	Wooded, severely embanked area either side of the stream. Site of the mill pool to Brook Mill. Forms a heavily landscaped foreground to the southern end of the CA
<b>Reason for consideration</b>	Forms a heavily landscaped, attractive foreground to the southern end of the CA. Important in reinforcing the green character of the southern end of the CA
<b>Evaluation</b>	The site is an attractive foreground to the CA. However, given the nature of the area, and its protection (TPOs) and Local Plan designation, there is little threat to this area or justification to include in the CA
<b>Suggested action</b>	Maintain exclusion from the CA boundary but identify area as being important to the setting of the CA, with appropriate policies in the management plan

<b>Area 8</b>	<b>Dingle Lake</b>
<b>Characteristics</b>	Heavily wooded area located around Dingle Lake. Forms a heavily landscaped foreground to the southern end of the CA
<b>Reason for consideration</b>	Forms a heavily landscaped, attractive foreground to the southern end of the CA. Important in reinforcing the green character of the southern end of the CA. Lake historically used as a leisure/recreational facility (lake used for boating; a small lido and dance hall were also located at the site)
<b>Evaluation</b>	The site is an attractive foreground to the CA. However, given the nature of the area, and its protection (TPOs) and Local Plan designation, there is little threat to this area or justification to include in the CA
<b>Suggested action</b>	Maintain exclusion from CA boundary but identify area as being important to the setting of the CA, with appropriate policies in the appraisal/management plan

<b>Area 9</b>	<b>Garden and Paddocks to Dingle Farm</b>
<b>Characteristics</b>	Open areas of garden and pasture/grassland to the north of Dingle Farm
<b>Reason for consideration</b>	Housing development proposals for the Dingle Farm site, including the garden and paddock areas. The garden is immediately adjacent to the Conservation Area boundary and part of the curtilage to the Listed Farmhouse (grade II). The paddocks to the north influence perceptions upon approach to the Conservation Area. Dingle Lane is an informal Green Lane with an important view into the CA
<b>Evaluation</b>	The area of garden is immediately adjacent to the Listed farmhouse and curtilage barn. There is a logical definition of the immediate curtilage that includes the garden area that is presently excluded from the CA boundary. This land has a direct impact upon the setting of the listed building. The paddocks are more distant from the CA boundary and listed building but help to define the sense of arrival into the CA and its setting
<b>Suggested action</b>	Include the logical curtilage to the farm within the CA. Do not include the paddocks in the CA, but identify area as being important to the setting of the CA, with appropriate policies in the appraisal/management plan.

<b>Area 10</b>	<b>Crewe Road</b>
<b>Characteristics</b>	Remnants of linear development along key arterial route, certain buildings feature on the Tythe map
<b>Reason for consideration</b>	Gateway into the town centre, includes listed buildings and in proximity to Sandbach boy's school and gate house, a prominent Listed Building on Crewe Road.
<b>Evaluation</b>	The area does form an attractive entrance into the town centre but is severed from the conservation area by Old Mill Road. There are several modern buildings or groupings within the area and some of the older buildings have been quite badly altered.
<b>Suggested action</b>	Do not include in the conservation area. The area is too fragmented and punctuated by modern development and there has been some erosion of character. Old Mill Road divides the area from the existing conservation area, creating a significant barrier between the town centre and Crewe Road