

EGERTON ROAD / FREWLAND AVENUE

CONSERVATION AREA CHARACTER APPRAISAL

March 2006 (Updated 2011)



Special Character of the Egerton Road / Frewland Avenue Conservation Area

The special character of the Egerton Road Conservation Area derives from the following elements:

- Quiet residential character
- Private and secluded environment
- Contained and inward-looking views
- Leafy character derived from trees in front and rear gardens
- Low density development of large detached and semi-detached houses set in spacious plots
- High quality architectural design
- Vernacular revival architecture exhibited across many of the houses
- Visual consistency and unified character derived from similar use of building materials and colours
- Unique views from public to private spaces

A definition of the special interest of the conservation area is set out at the conclusion of this document.

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1. Background

A conservation area is an “area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance” (according to Section 69 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990). It is the duty of Local Authorities to designate such areas and to use their legal powers to safeguard and enhance the special qualities of these areas within a framework of controlled and positive management of change. Designation automatically entails control over the demolition of unlisted buildings, strengthens controls over minor development and gives special protection to trees within an area. Further controls over minor developments may also be put in place under Article 4(1) or 4(2) of the Act.

Section 69(2) of the Act imposes a duty on Local Authorities to review their conservation areas from time to time, while Section 71 requires them to formulate and publish proposals for the preservation or enhancement of conservation areas. The Council's Conservation & Heritage Strategy (approved in 2008) identifies the following key tasks as short to medium term objectives:

- Ensure all Conservation Areas are adequately protected and have up to date character appraisals and management plans in place:
 - Examine potential for further conservation areas.
 - 100% of conservation areas have recent appraisals (5 years old or less)
 - 100% of conservation areas have management plans
 - Implement actions of management plans
 - Article 4 directions in place and monitored

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system and provides a framework for the production of distinctive local and neighbourhood development plans, which reflect the needs and priorities of their communities. Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF must be taken into account in the preparation of these local and neighbourhood plans, and is a material consideration in development management decisions. Planning policies and decisions must reflect relevant EU obligations and statutory requirements.

The policies and principles set out in the NPPF apply to the consideration of the conservation and enhancement of the historic environment in relation to the heritage-related consent regimes for which planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990. Those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are called heritage assets. Some heritage assets possess a level of interest that justifies designation and particular procedures apply to decisions that involve them. For the purposes of the NPPF, Conservation Areas are designated heritage assets.

Public consultation is at the heart of local authority responsibilities in protecting and enhancing conservation areas. In April 2005 Stockport Borough Council canvassed the views of the public and local amenity bodies as part of a borough-wide review of both existing and possible conservation areas. Stakeholders were invited to put forward suggestions for areas that they considered to be worthy of designation and a report was taken to Executive on 6th June 2005 outlining areas considered to merit further

investigation. A number of criteria have been taken into account in judging the suitability of areas for designation:

- buildings and spaces should be of special architectural and townscape merit
- areas should possess special qualities which contribute to local distinctiveness and sense of place
- areas should be representative of the historic, social and economic development of the borough
- areas should have largely unspoilt character and appearance

The Egerton Road Frewland Avenue Conservation Area was first designated as The Crescent / Egerton Road Conservation Area in 1987. Following this the conservation area has been reviewed and extended in 2005. This document is one of a number prepared during 2005-08 and is the outcome of the process of consultation and appraisal. This document has been further reviewed and updated in 2010-11.

The purpose of this document is to:

- set out the conclusions of boundary review
- assess and define the special interest of the Egerton Road / Frewland Avenue Conservation Area
- set out the results of public consultation on the revisions to Conservation Areas
- assess the action needed to protect and enhance the special qualities of the Egerton Road / Frewland Avenue Conservation Area

It is, however, not intended to be comprehensive in its scope and content. Omission of any specific building, space, feature or aspect of its appearance or character should not be taken to imply that they have no significance.

2. Review and Updating

English Heritage advice states that conservation area character appraisals need to be reviewed regularly and that ideally existing appraisals should be reviewed every five years (Understanding Place: Conservation Area Designation, Appraisal and Management, March 2011, p6). This process of review and updating of appraisals will provide an opportunity to record any changes that have occurred, to confirm (or redefine) the special interest that warrants designation, to set out any new recommendations and to revise the management strategy.

In accordance with English Heritage recommendations Egerton Road / Frewland Avenue Conservation Area Appraisal was reviewed and updated in 2011.

2.1 Boundary Review

English Heritage guidance stresses that a conservation area review should address the desirability of both the extension and reduction of the existing designated area. The removal of conservation area status can be an appropriate course of action where alterations and redevelopments since designation have resulted in the loss of the special architectural or historic character that the original designation was designed to protect and

enhance. Conversely, tightly-drawn boundaries may require extending to reflect the need to protect an area's setting, to take advantage of new planning controls or respond to present development pressures, or to reflect new attitudes to architecture or advances in knowledge of the history of an area. In line with this, it may be deemed appropriate to change the name of an existing conservation area to more accurately reflect its geographical extent. In this case, the former The Crescent / Egerton Road Conservation Area has been renamed the Egerton Road / Frewland Avenue Conservation Area.

The Crescent / Egerton Road Conservation Area was originally designated in October 1987. The boundary drawn up at that time has been re-assessed as part of the process of conservation area appraisal. It has not been deemed appropriate to remove any buildings or sites from the existing protected area. A substantial extension to the conservation area boundary was approved by SMBC Executive on 31st October 2005. This more accurately reflects the historic development of the suburb and will protect the continuity of character within the area. The conservation area boundary has been revised to include the north west side of Egerton Road and the rest of the Crescent at the north. Also included is the section of Bramhall Lane which stretches (on the west side) from 146-216, including Ashfield Lodge and The Jolly Sailor Inn. On the east side, Nos. 263 & 265 to Fircroft Court, including The Church of Jesus Christ of Latter Day Saints, Reinbek, Oakleigh and Ravenswood Court, are included. The boundary now extends to the west of Bramhall Lane, including Clutha Road, Frewland Avenue and part of Ashfield Road. Trees along the northern curve of The Crescent and the boundary walls along the north side of The Crescent are also included.

Appendix 3 contains a map of the conservation area boundary. As part of a review in 2011, the boundary of the Egerton Road / Frewland Avenue Conservation Area has been assessed and it has been agreed that there are to be no boundary changes made as part of this review.

3. Character Appraisal

3.1 Location and Context

The Egerton Road, Frewland Avenue Conservation Area is set centrally within Stockport Borough, to the south of Stockport town centre. It bounds the historic thoroughfare of Bramhall Lane, which runs from Wellington Road South to Bridge Lane. The conservation area is residential and includes a number of Victorian, Edwardian and inter-war houses set in large, well-treed gardens. Although there are no listed buildings, there are several domestic buildings of good design which contribute to the high architectural interest of the area. The area has a distinctive character with special architectural and townscape interest that expresses the cumulative impact of development from several historic periods. The preservation of this character depends upon the careful control of all new development, and an understanding of the importance of respecting this character in minor alterations.

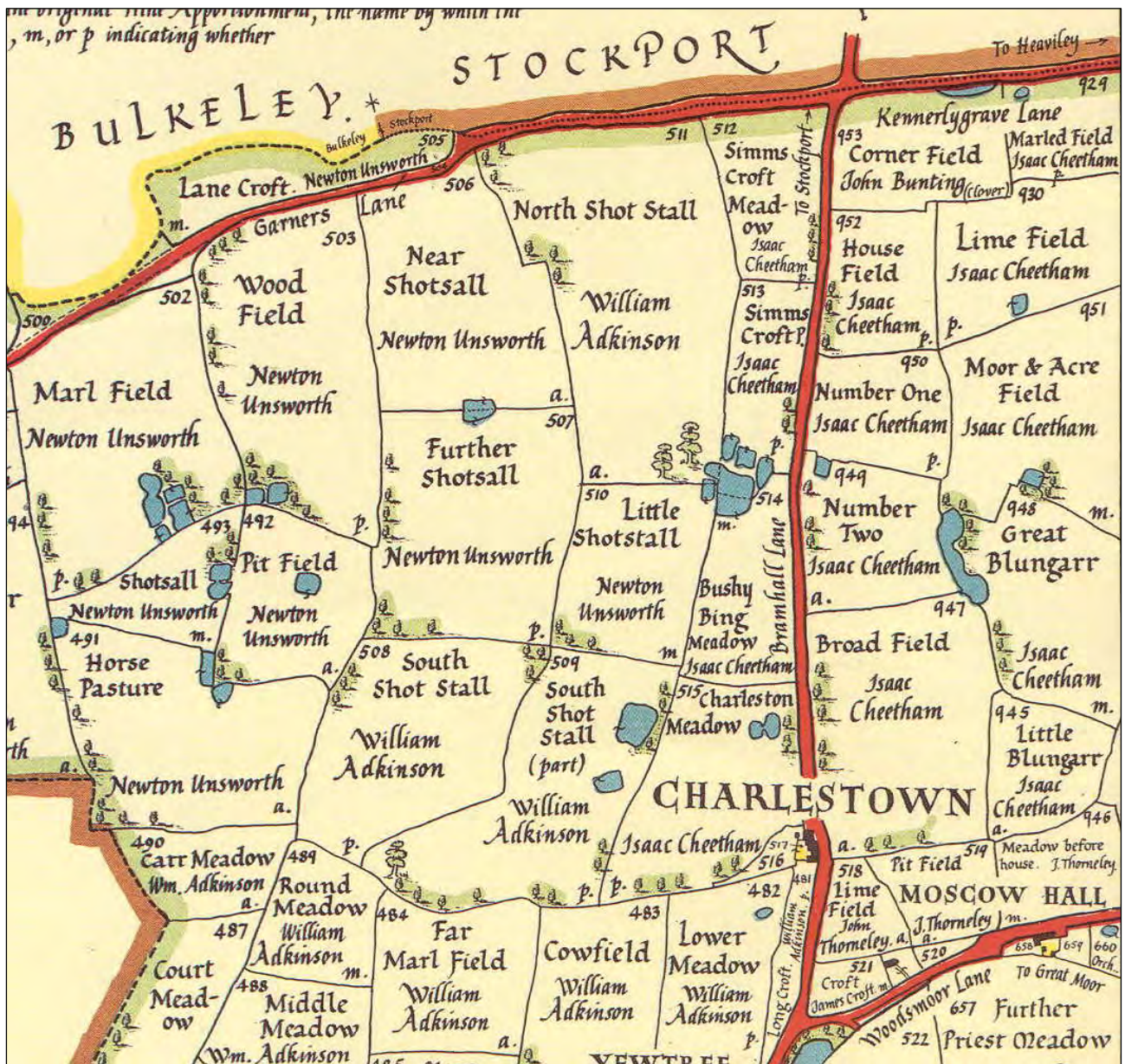
3.2 Origins and Development

This residential area developed mainly during the late Victorian and Edwardian eras, due primarily to its close proximity to Davenport railway station. Within the area are large detached and semi-detached houses of individual form and design, set in spacious, mature, well-wooded gardens which give an almost rural quality to this fine residential enclave.

Reference to the 1842 Tithe map of Bramhall N. W. and later Ordnance Survey maps affords some insight into the way the Egerton Road / Frewland Avenue area has developed. In 1842 the much larger area, bounded by Bramhall Lane, Woodsmoor Lane, Buxton Road and Kennerley Road (then Kennerley Grove Lane) was divided into fields with scattered farmsteads and cottages. Noticeable on the Tithe map are several ponds, a small part of the largest of which remains today in the grounds of 'Broadfield' on Egerton Road. The earliest recorded development in the conservation area is The Jolly Sailor Inn on Bramhall Lane. Although the building which stands today was built in 1895, there have been previous public houses of the same name on this site. It is thought that there was a public house of this name built around 1775. The Tithe map records 'Four Houses' and 'Houses or farmhouses' on the site in 1842, and an Ordnance Survey Map from 1848 marks the Jolly Sailor Inn.

The 1872 Ordnance Survey map shows the area as still open country, but crossed by the Stockport, Disley and Whaley Bridge railway line which was opened in 1857. A small passenger station was built at Davenport in 1858. The map shows the station with the beginnings of residential development growing south from the railway line down Bramhall Lane. The residential streets were not laid out at this point, but the eventual street pattern can roughly be defined by the field boundaries.

As a result of the improved passenger transport system, several houses were built on Bramhall Lane near the station. However, further substantial residential growth did not occur until after 1877 when the Davenport family left Bramall Hall and sold their estates to the Freeholders Company, a newly formed speculative building company based in Manchester established specifically to undertake such development. Land fronting onto and in the vicinity of the Crescent and Egerton Road was set out as a private estate, similar to that of the neighbouring Davenport Park.



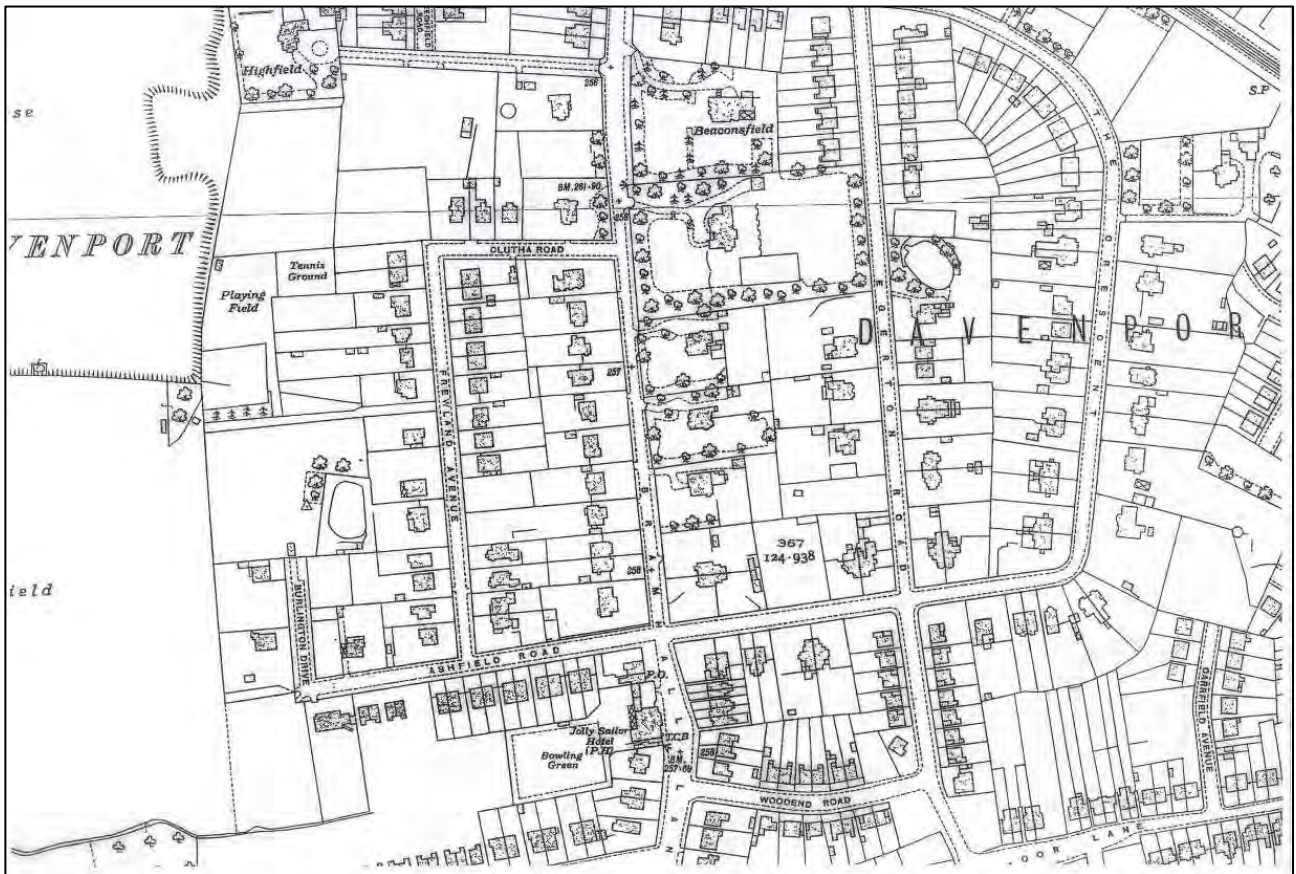
Bramhall Tithe Map 1842



Ordnance Survey Map 1898, Surveyed 1872, revised 1897



Ordnance Survey Map 1910, Surveyed 1871-2, revised 1907



Ordnance Survey Map 1934-36, Surveyed 1871-2, revised 1934-36

Early residents were mainly prosperous professionals and tradespeople, and in 1910 included an accountant, a solicitor, a brick manufacturer and a mechanical engineer.

In the twelve years between 1898 and the publication of the 1910 Ordnance Survey Map a peak of building activity produced almost 50% of the total pre-World War II houses in this area. These included a number of imposing detached and semi-detached houses along The Crescent and a group of semi-detached houses rather more restrained in style, along the north-east side of Egerton Road. There are a number of substantial detached villas along Bramhall Lane, Clutha Road and Frewland Avenue of interesting, individual design. The oldest of these villas, those along Bramhall Lane and the south east end of Frewland Avenue, were built between 1898 and 1907. During the inter-war years houses were built on the remaining plots, in keeping with the appearance of distinctively designed houses set amidst the leafy environment of a garden suburb.



Views south and north along Bramhall Lane (SLHLHPA)

The group of shops to the north of the Inn was built in 1911. The majority of the rest of the development was carried out between 1907 and 1934-6. More modern infill development has occurred in recent years, with some demolition of existing properties to make way for substantial flat developments.

3.3 Archaeology

There is no archaeological evidence that Bramhall Lane South was a Roman Road although it is referred to as '*Roman Road*' on early Ordnance Survey maps.

The Greater Manchester Archaeological Unit has undertaken an enhancement survey to improve the quality of information within the Stockport Historic Environment Record (HER). This document utilises results from this survey to identify sites and features of historic interest. Sites, monuments and extant buildings identified on the HER are described at Appendix 4 of this document, and located on the plan at Appendix 5.

3.4 Character and Appearance

The analysis developed in this appraisal should be read in conjunction with the Townscape Appraisal Map (Appendix 2).

The layout of the housing plots appears to have been influenced to some degree by the boundaries of the old fields, the plots varying in size from about a fifth of an acre to two and a half acres and sold off separately. In order to preserve the quality of the area, various restrictive covenants were imposed on all plots sold, specifying the type of building which could be erected and its position in relation to the road and neighbouring houses. Residential plots are generally long and narrow, and they create a regular rhythm to the street frontage. Boundaries are clearly defined in relation to the street.



Low boundary walls define public and private spaces, and provide visual continuity in the street scene



Well detailed boundary walls with terracotta copings and gatepier finials

In these streets, the low containing walls of red brick, stone copings, and mature hedges separate the public space from the private, creating a strong horizontal emphasis. Spaces are clearly delineated: street; verge with mature trees; pavement; plot boundary wall and hedge; mature front garden; building; mature rear garden.

3.5 Landscape Setting, Views and Vistas

The demarcation of space is important to the character of the area, so too are the views through from public space to private. Although secluded and shielded by mature trees, villas and gardens can be glimpsed from the street and these views are part of the character of the leafy suburban enclave. Progressive views along primary routes afford views of key and landmark buildings. The view along Bramhall Lane toward Stockport terminates in an important distant view of St. Georges Church spire.



Mature trees provide a leafy character to the suburban street.



Glimpsed views into spacious private plots contribute to townscape quality.

3.6 Key Historic Buildings

All key historic buildings are shown on a map of the Conservation Area at Appendix 2. All buildings not marked as a negative building on that map may make a positive contribution to the character and appearance of the conservation area and omission from the lists below does not imply otherwise.

3.6.1 Listed Buildings

There are at present no listed buildings in the Egerton Road Conservation Area.

3.6.2 Locally Listed Buildings

Locally listed buildings are shown on a map of the Conservation Area at Appendix 3.

- *Jolly Sailor*

The present building, built in 1895, is of the Edwardian vernacular revival style. It is an attractive two storey building with central double storey projecting bay with half timbered canted gable. It is built of red brick with timber-framed gables, under a Westmorland slate roof with ceramic ridge cresting and brick stacks. A large projecting central gable with coved timber-framing, attic casements and barge boards articulates the front elevation. Beneath the gable on the north side is a canted bay window. Entrance is a Tudor-arched doorway to right of centre and 3-light mullioned and transomed windows to either side. The first floor has four casement windows with leaded glazing. The right return has a first floor stone cartouche with raised lettering and the date 1895, recording the rebuilding of the pub.

The Inn is an important landmark within the area and is a good example of a suburban public house with little altered elevations, which makes a positive contribution to the street scene. Its history as a public house along the historic route of Bramhall Lane makes it a key building in the area. Three elevations address the street and this is reflected in the high quality design detail. Other decorative details include some fine heavy drip moulding for the door surround; leaded lights and decorative half timbered panels beneath the eaves. Throughout the residential development of the surrounding streets the Inn would have served as a hub to the local residents, having at one stage had a bowling green for recreation. The Inn together with the shops to the north of the pub forms a visual group on the corner with Ashfield Road. This significant local Public House contributes to the coherent sense of community in this residential enclave.



Jolly Sailor Public House, Bramhall Lane

- *Church of Jesus Christ of Latter Day Saints*

Mid C20 Mormon church of striking mid C20 design. It was built at a cost of £70,000, by Ivan Johnston & Partners of Liverpool between 1961-63, on the site of 'Beaconsfield', home of Daniel Adamson, the engineer responsible for the Manchester Ship Canal.

The church has very steeply pitched gabled ends, that towards the road with a wall of pebbledashed concrete, otherwise of brick cladding to a concrete frame with steep tiled roofs. The sides have ranges of closely-spaced steep gabled dormers and large windows. There is a low entrance block recessed on the North side and a smaller attached low block on the South. Detached tower motif stands to the left of the church consisting of two tall flattened uprights with an openwork metal grid from which extends a slender mast.

The Church is a local landmark and has an unusual form. Its prominent location on Bramhall lane makes it a key building within the conservation area.



Church of Jesus Christ of Latter Day Saints, Bramhall Lane

3.6.3 Key Unlisted Buildings

These have been identified on the basis of their historic, architectural or townscape importance within the conservation area and have been marked on the Appraisal Map at Appendix 2. Omission of any specific building should not be taken to imply that they have no significance.

- *170 – 182 Bramhall Lane*

This group of buildings, now a nursing home, dates from the 1920s or 1930s. Various features of the design reflect the influence of the Edwardian Vernacular revival style, predominant in the conservation area. The high pitched roof is hung with clay tiles and has prominent chimneys. Other features of the building which reflect the character of the area are half-timbering, use of red brick and coloured glass. This building retains some fine original coloured glass. Depicted to the right of the front door and in the stairlight, is a galleon in full sail – a popular theme for glass of this date.



170-182 Bramhall Lane

- *Reinbek*

Set on a very large plot on Bramhall Lane, this large villa has been extended for use as a residential care home. The existing core of the building dates from between 1922-1938 and retains original vernacular revival features such as an uninterrupted high pitched roof, clay tiles, high chimneys, coloured glass and timber detailing on door surrounds and first floor balcony. The designs and materials used for the extensions are sympathetic to the style and character of the building and its original features. The building is set well back from the road in mature gardens.



Reinbek, Bramhall Lane

3.7 Architecture and Building Materials

- *Egerton Road/ The Crescent*

The character of the Conservation Area is dominated by the late Victorian and Edwardian houses which were constructed as former agricultural land was progressively released for development by the Freeholders Company. The houses are two or three storeys with pitched roofs and ridges set parallel to the line of the road. Although there are no listed buildings within this conservation area, in terms of domestic architectural quality, it has much to commend it, a large number of the houses dating from late Victorian and early Edwardian times. Amongst the earliest examples are Nos. 23 and 25 Egerton Road, a

handsome pair of brick semi-detached houses with elaborate stone dressings, vernacular detail, such as jettied half timbered gables and several well preserved decorative coloured glass windows with floral patterns. A number of these late 19th century buildings incorporate features of the Arts and Crafts Movement, most obviously the sunflower motif (as seen at 56 and 58 The Crescent).

Another interesting and related detail is the Japanese-style lattice-work found in several porches in the neighbourhood, for example, 95 The Crescent.

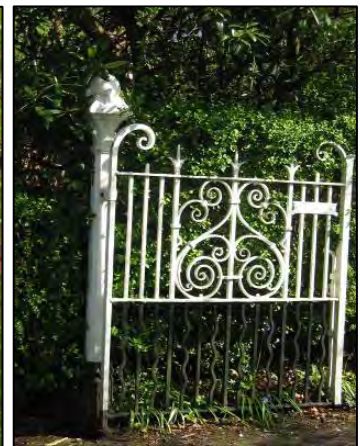


95 The Crescent, lattice work porch



23/25 Egerton Road, paired porches with decorative joinery

Some of the finest architecture belongs to the Edwardian era, with styles in the Arts and Crafts tradition. Vernacular Revival features can be seen in abundance. No 75 The Crescent with its deep roof, jettying, oriel window and decorative coloured glass is an excellent example. It is apparent from some later houses that a high standard of design was maintained with a continuance of such vernacular features and with the introduction of a more geometric Art Deco style as for 64 and 66 The Crescent.



Decorative detail adds to the texture and visual intricacy of domestic architecture in the suburb

Many of the houses in the area were built with a detached garage set to one side. These reflect the character of the area in that they derive their design from the architectural details of the surrounding buildings. They display half-timbered gables, decorative eaves and bargeboards, ridge cresting and finials.

Groups of buildings within the conservation area form small areas of special character. Due to the different phases of building within the wider period of development it is clear that groups of buildings have been designed and constructed at the hands of the same developer and subsequently, the buildings are identical or very similar in style. One group of buildings with special group character is numbers 8 to 26 The Crescent which forms the northern part of the street, on the curve of the road.



24-26 The Crescent, a notable group of well-detailed villas.

This group comprises ten semi-detached two-storey dwellings of almost identical design built in the period between 1898 and 1910. The buildings are set back from the road, following the consistent building line of the rest of the street. They have high pitched roofs hung with blue slates and have a decorative loop ridge detail. In all the buildings the elevation is of red brick with a fairly plain treatment of window surrounds. Projecting, double storey bay windows surmounted by half timbered gables provide the focal point for the symmetrical elevation. Although identical in design, each building incorporates an element of individuality in the detailed treatment of window and door arrangement.

The southeast part of The Crescent has continuity of character defined by the relationship between mature trees which line the street, the buildings and the plot boundary treatment. Although the buildings are a mixture of dates, the overall high quality of design and a continuity of materials and detailing combine in a harmonious way.

Another key group of buildings is 19 Egerton Road to 56 The Crescent. These buildings include the earliest development within the conservation area, built between 1872 and 1897. Mature trees form a canopy at this point on Egerton Road, providing a shady, private setting for large, mainly three storey villas.

There is strong consistency in the materials and colour palette used within the conservation area. This creates a unified character and visual interaction between the buildings. Common materials include red and blue brick, terracotta tiles, stucco, timber, ironwork and natural slate. Decorative coloured glass is also an important element in the character of the area.



Decorative details in brick, iron and stone

- *Bramhall Lane/Clutha Road/Frewland Avenue/Ashfield Road*

This group of residential streets has a special character which is essentially derived from a wide street layout lined with mature trees and views through to substantial detached villas of high quality individual design, set in mature gardens. They date mostly from the late Victorian and Edwardian periods.

The houses are two or three storeys with pitched roofs and ridges set parallel to the line of the road. Although none are listed, their individual design and architectural details are of high quality. The consistency of this high quality contributes to the special character of the streets. A number of these late 19th, early 20th century buildings incorporate features of the Arts and Crafts Movement, namely vernacular revival details. Predominant architectural features and materials are steeply pitched roofs of blue slate or clay tiles, projecting gables over double storey bays, the use of decorative coloured glass and half-timbering on gables.



184 Bramhall Lane. Subtle asymmetry, prominent roofs with swept eaves, contrasting brick and render and ranges of leaded lights are characteristic features of the Arts and Crafts style



Typical features of Vernacular Revival suburban styles are high tiled roofs, 'mock timbered' gables and horizontal ranges of casement lights

A particularly fine example displaying many of these features is 52 Frewland Avenue, which shows a dominant projecting gable with heavy half timbering. Later houses on Frewland Avenue have generally kept to the scale of the older buildings on the street and have incorporated some of the predominant design features of the area, for example: projecting bays and half timbered gables. Uninterrupted expanses of tiled roofs are important, the visual impact of the steeply pitched roofs being a strong factor contributing to the special character and appearance of the residential area.

The group of semi-detached houses on the south side of Ashfield Road has a character which is distinct from that of the rest of the proposed area. They are of a later date than the more substantial villas of Clutha Road, Bramhall Lane, and the southern end of Frewland Avenue, built after 1907. As a result, they are built on a more modest scale, on smaller plots. The five pairs of semi-detached houses have a uniformity of design which creates a regular rhythm to the street frontages. The end gables of this row display polychrome string courses of red and darker red brick. Decorative turned and carved wooden porches of geometrical design articulate the frontages and unify the group. Similar decorative porches are found elsewhere in the conservation area and it is likely that their earlier design has influenced the design of this later group. This emphasizes the continuity of character and appearance found throughout the area.



1-19 Ashfield Road with elaborately patterned gables, tile hanging between the bays and decorative open porches

The conservation area boundary extends along Ashfield Road, beyond this group of houses to include Numbers 23-29 on the south side, and 2 Burlington Drive. Number 29 Ashfield Road is a detached two storey house built before 1936 in the Arts and Crafts style. Built of rendered red brick with a string course of exposed red brick headers, the composition is dominated by the high pitched blue slate roof and the slate-tiled porch. Other vernacular details are small paned leaded lights which are arranged with a horizontal emphasis; prominent tall chimneys, and high quality timber work for doors.

- *Egerton Road*

The extension to the boundary includes numbers 4 – 28 Egerton Road and Egerton Court. There are three building phases here. Numbers 4-18 are Edwardian semi-detached two storey dwellings of identical design. Numbers 18a-26 are two storey semi-detached dwellings, of a 1950s date. Materials used are red brick and clay tiles for roofs, although some have been replaced with concrete tiles. Although not of a comparable character with the rest of Egerton Road, this group displays some of the vernacular features characteristic to the area, namely hang-tiling on facades, dominant, high pitched roof with rosemary tiles, and double storey projecting bays with a gable. Number 28 is a later bungalow. Egerton Court is a 1980s flat development with a symmetrical plan, built with modern materials. The character defining feature of the mature front garden enclosed by boundary wall has been lost on this plot. This detracts from the special character of the street as it breaks up the continuity of the relationship between spaces on this leafy street.

3.8 Contribution of Trees, Hedges and Green Spaces

Mature trees line streets and all building plots have mature, well - stocked gardens. The special townscape character of the area is primarily derived from the generous street layout and the interaction of mature trees, verges, boundary treatment, and the spaces between them. Mature trees form canopies over roads in places, thus framing views along the streets. There are no communal parks or gardens within the conservation area.



The Crescent. Mature trees are a defining element of the character of the conservation area

Trees along the plot boundaries at the north east corner of The Crescent are important to the character of the area in that they form part of the consistent line of mature trees which runs the length of The Crescent. They also help to create a visual break between the street and the building plots. This creates a clear and consistent demarcation between street, pavement, boundary, garden and building. This ordered demarcation is consistent throughout the conservation area. There are Tree Preservation Orders on various trees along The Crescent, but not all have this protection.

3.9 Floorscape and Street Furniture

Original street surfaces are no longer visible within the conservation area, although old photographs confirm that setts were used alongside large stone paving flags for pavement surfaces. Street furniture such as lamp posts and street signs are modern and consideration should be made as to the appropriateness of the design and style should future replacements be considered.

3.10 Definition of the Special Interest of the Conservation Area

The special interest of the Egerton Road & Frewland Avenue Conservation Area derives from the high quality design and consistent use of building materials which create a unified character throughout the area. The many Victorian and early Edwardian houses exhibit a Vernacular revival style of architecture. Houses are often secluded by large mature trees which provide the area with a leafy environment and an almost rural quality. This demarcation of space by trees and houses creates important views from public to private space

A detailed analysis of the special character of the conservation area is set out as an introduction to this document.

4. Preservation and Enhancement Issues

4.1 Condition of the building fabric

The condition of buildings within the conservation area is generally good with relatively little loss of architectural detailing.

4.2 Extent of loss and intrusion

The historic character of the conservation area is preserved largely intact and there have been no recent losses of buildings. However, traditional street paving materials have all but disappeared. Many residential buildings remain in single family occupancy and most original garden plots are retained without infill development. However, some larger buildings have been altered for use as residential care homes.

There has been some loss and disrepair of boundary walls. Generally, the demolition of walls is associated with changes in use and loss of front gardens to off-road parking. There has also been some loss where new building has occurred. Egerton Court, Egerton Road is a 1980s flat development built with modern materials. The boundary wall enclosed

front garden has been lost leading to a break in the continuity of the relationship between spaces on this leafy street.

4.3 Development Issues

There has been pressure in recent years for the demolition of villas and subdivision of the original plots to facilitate redevelopment of the sites at higher densities. Similarly, a number of large residences have been altered for use as residential care homes. Extensive development of this type could dramatically alter the character of the area. Similarly, removal of boundary walls and trees could change the important demarcation of public and private spaces modifying the appearance of much of the area.

The character of Egerton Road / Frewland Avenue Conservation Area is derived from high quality architectural design over several periods of development. This character could be eroded by the loss of original materials and architectural details. Further controls on development through the removal of permitted development rights are appropriate. Article 4 Directions to control external alterations to houses and development within their curtilage (e.g. replacement windows/doors, roof materials, satellite dishes, boundaries etc) would prevent further loss of elements which combine to create the special character of the conservation area.

4.4 Preservation and Enhancement

Detailed proposals for the preservation and enhancement of the conservation area will be set out in a future Conservation Area Management Plan. The plan formulates objectives and outlines a programme to address the issues identified within this appraisal.

Initial suggestions of management measures that came out of the 2005 public consultation include:

- To protect the special interest of the conservation area an Article 4 Direction should be put in place on those properties in single family use not already covered by the existing direction
- Preparation of design guidance to assist householders in carrying out repairs and alterations to their property
- Review of protection afforded to trees through Tree Preservation Orders.
- Preparation of management guidelines to protect the important contribution made by trees to the conservation area
- A management plan should include guidance on future development within the conservation area
- Consideration should be given to adding the best examples of Egerton Road domestic architecture to the list of buildings of local historic, architectural or other special character interest

Article 4 Direction

The retention of original materials and architectural details is crucial to the character and appearance of the conservation area. At the same time, such features are vulnerable to loss through permitted development rights. Following the designation of the conservation

area approval in principle for putting an Article 4(2) direction in place was given by the Council's Executive on 31st October 2005. Following this and further consultation with residents an Article 4(2) Direction was implemented in 2006 to extend control over householder alterations in the conservation area.

5. Community Involvement

5.1 Public Consultation

Public consultation has been an integral part of the designation and appraisal process. Proposals were posted on the Council's website together with an electronic questionnaire. A Press Release was issued. Letters were sent out to all residents and business people in the conservation area informing them of the proposal for designation and inviting them to an afternoon and evening drop-in session held in September 2005. Each letter contained a questionnaire canvassing residents' views and information on the link to the draft conservation area appraisal on the Council's website. Fliers and posters were also distributed in the wider Egerton Road/Frewland Avenue area and local history and amenity groups were contacted directly. The drop-in session was well attended and gave residents the chance to ask questions of Council Officers related to designation and possible Article 4 Directions. Copies of the draft conservation area appraisal were made available to read and take away. An exhibition was mounted on the history and special interest of the conservation area, and this was moved to Stockport Central Library for a week following the close of the drop-in session.

A summary of responses to the public consultation exercise is included in Appendix 2

5.2 Response to Stakeholder Input

"In the final analysis, heritage is what people value"
(English Heritage, 2006)

The consultation exercise generated a significant level of response from stakeholders. Letters and completed questionnaires were analysed to assess the level of support for both the designation of the proposed new extended conservation area and for the imposition of extra controls to protect the area's special character. Comments were also evaluated to determine those aspects of the area which stakeholders consider to be important to its appearance and character. English Heritage's *Guidance on Conservation Area Appraisals*, published in August 2005, highlights the importance for local authorities of recognising the values which are ascribed by stakeholders to historic environments when preparing appraisals of the special character of conservation areas. Strong support for the proposed new conservation area was indicated, with 71.5% of respondents considering that the area is of special architectural or historic interest which should be protected by designation. Residents of Egerton Road / Frewland Avenue considered that the following aspects of the conservation area were important to its character: historic buildings, open space, trees, boundary walls, street furniture and street surfaces. Consideration to these highlighted elements is reflected in the character analysis and the definition of the area's special character set out in this appraisal.

Stakeholders were also asked whether they considered that certain types of work were harmful to the special character of the conservation area. Responses indicated that,

amongst other issues, a range of householder alterations are seen as inappropriate in the Egerton Road / Frewland Avenue area. Specifically, these included the replacement of original roofs, windows, and doors with modern materials; the loss of original architectural features from buildings; the demolition of boundary walls; the removal of historic features from the street scene and the painting of exterior walls of buildings. This concern is reflected in a 71.5% level of support for special controls over permitted development .

Preliminary suggestions for conservation area management measures have been made in this appraisal document, addressing concerns raised by stakeholders. These include the making of an Article 4(2) Direction to strengthen controls over permitted development in the conservation area by applying them to houses in the designated area. This proposal was authorised in principle by SMBC Executive on 31st October 2005. Public concern over inappropriate alterations to buildings can also be addressed in ways that complement the extra planning controls put in place by an Article 4 Direction, including the preparation of local generic guidance to facilitate a sympathetic approach to design and choice of materials. Identification of further locally listed buildings can also help promote interest in, and respect for, the architectural qualities of buildings.

Concern was expressed more generally over inappropriate development which does not reflect the character of the conservation area. In particular, changes of use to non-residential uses and development of large flat blocks including increased multiple occupancy in the form of subdivision of large houses to flats are seen as detrimental to the quiet residential environment, which is based on low density occupation of large houses in spacious garden settings. It is suggested that a future management plan should include guidance on these aspects of development within the conservation area.

Another issue is the importance of trees in the area and the need to protect them whilst resolving conflicts with buildings. This is reflected in the suggestion of a review of protection afforded to trees through Tree Preservation Orders and the preparation of management guidelines to protect the important contribution made by trees to the conservation area.

The poor condition of street surfaces and lighting, as well as the design of street furniture, are highlighted for improvement. Resolution of these issues requires a corporate approach, and could be addressed as part of a future Conservation Area Management Plan.

6. References and Further Reading

Primary Sources

Stockport Local History Library Historic Photograph Archive (SLHLHPA)

Published Maps and Plans

Tithe Map 1842

OS 25" Cheshire Sheet XIX.7 1872

OS 25" Cheshire Sheet XIX.7 1898

OS 25" Cheshire Sheet XIX.7 1910

OS 25" Cheshire Sheet XIX.7 1934

Secondary Sources

Arrowsmith, Peter Stockport: A History
Stockport MBC Community Services Division and Stockport Libraries in association with
the University of Manchester Archaeological Unit, 1997
ISBN: 0905164997

Condon, John Stockport South: Bygone Days in Great Moor, Heaviley, Davenport,
Woodsmoor and Offerton
Stockport Libraries 1993
ISBN: 0905164628

English Heritage (2006) Guidance on Conservation Area Appraisals

English Heritage (2006) Guidance on the Management of Conservation Areas

7. Contacts

General Inquiries concerning the Conservation Area should be referred to the Council's Conservation Officer.

Telephone: 0161 474 2620 / 4561

Enquiries relating to development proposals and planning applications should be addressed to the Council's Planning Services department

Telephone: 0161 474 3896

Enquiries relating to trees within the conservation area should be addressed to the Council's Arboricultural Officer

Telephone: 0161 217 6111

Enquiries relating to the Historic Environment Record should be addressed to Greater Manchester Archaeological Advisory Service

Joule House,
School of the Built Environment
1 Acton Square,
University of Salford,
Salford,
M5 4NW

Tel: 0161 295 5522

Email: gmaas@salford.ac.uk

National Organisations

English Heritage

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

Appendix 1

Summary of Egerton Road/ The Crescent Public Consultation Questionnaire Response

Total response = 42

Conservation Area Status

Agree = 34 = 81%

Disagree = 7 = 17%

Don't know = 1 = 2%

Article 4 Directions

Agree = 30 = 71.5%

Disagree = 5 = 12%

Don't know = 6 = 14%

Agree in reservation = 1 = 2.5%

Most important features in defining the special character of the area

Buildings

Trees

Boundaries

Open Space

Street furniture

Street surfaces

All of the above

Others specified – original windows, chimneys, hedges

Works which could harm the special character of the area –

Replacement of original roofs, windows, and doors with modern materials

Loss of original architectural features from buildings

Demolition of boundary walls

Removal of historic features from the street scene

New or replacement signs and shopfronts (where applicable)

Painting of exterior walls of buildings

Others specified:

Development of large block of flats

What could the Council do?

Improvements to the design of streetlights

Road signs should be kept clean

Insist on sympathetic repairs to arch features

Control of extensions

Landscape existing 'green' areas

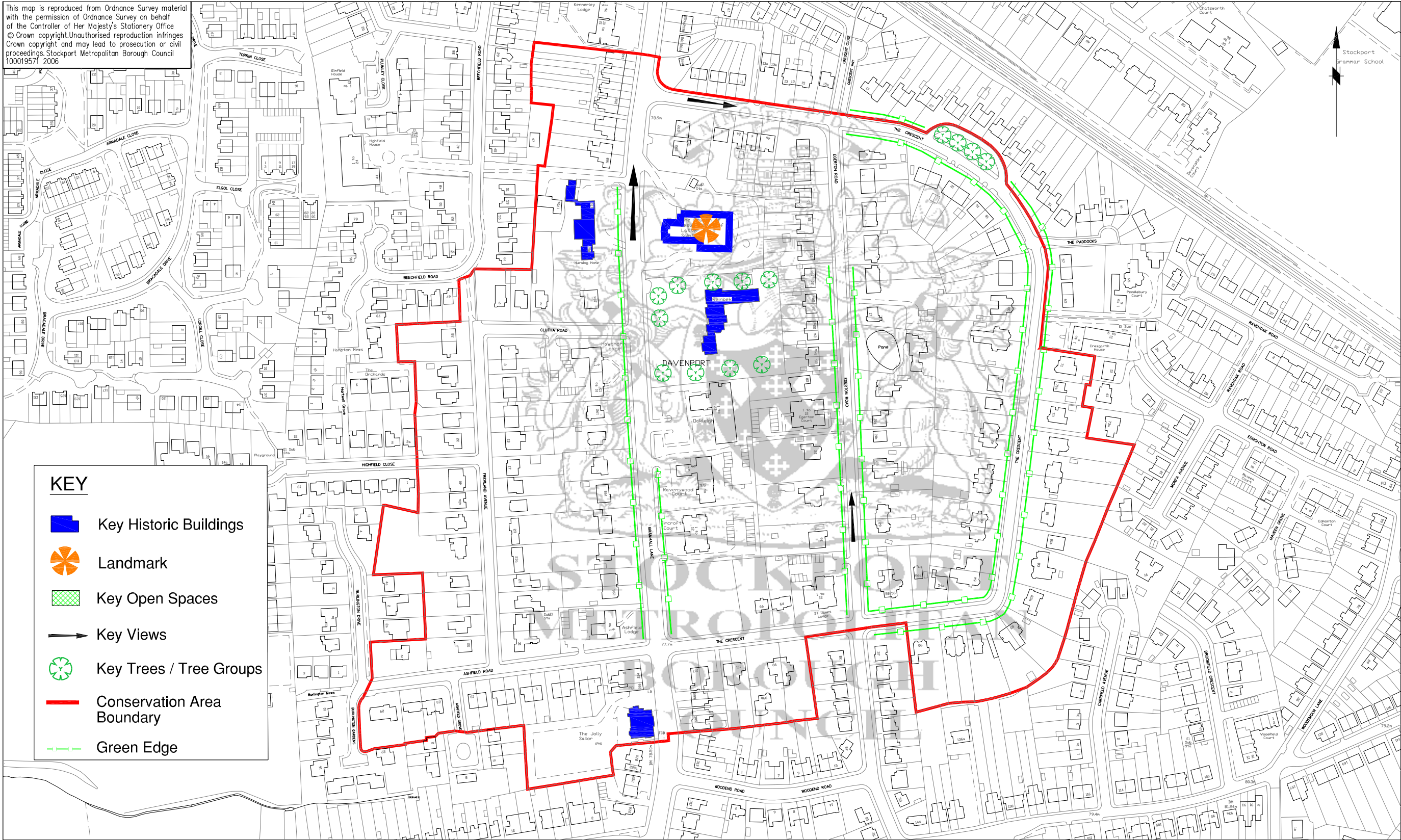
Other Comments

Disagree with extension – sufficient to improve maintenance of road and pavements
Concern at erosion of personal liberties regarding extra control
Area has already suffered loss of character and no further designation is justifiable
Would prefer to see more Tree Preservation Orders, rigorous enforcement of tree work and policies and active management of tree stock with planned replanting of mature diseased trees. Commitments to maintain and prune by Council and residents
New development should be sympathetic to original style
Owners should be encouraged to cut back as overhanging hedges obstruct footpaths
Jolly Sailor shopping area is littered and unsightly – needs maintenance/tidying
Wheelie bins are unsightly
Parking should be restricted to allow effective street cleaning
Replicas of original arch features in modern materials should be allowed
Concern about appearance and future of vacant sites (planning permission granted on appeal)
Controls should be administered using common sense
Better late than never!
Tree pruning to resolve tree/building conflicts should be permitted
Use of PVCu in replacement windows should be resisted
Prevent demolition of old Edwardian buildings which are being replaced with flats
2,4 and 6 Burlington Drive should be included and surprise that older terraced housing on Bramhall Lane not included








APPENDIX 2:

Townscape Appraisal Map

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KEY

-  Key Historic Buildings
-  Landmark
-  Key Open Spaces
-  Key Views
-  Key Trees / Tree Groups
-  Conservation Area Boundary
-  Green Edge



Produced by Survey, Cartography and Ground Modelling Section SCGJOBNO
Environment and Economic Development Services



STOCKPORT
METROPOLITAN BOROUGH COUNCIL

PLANNING SERVICES
STOPFORD HOUSE
PICCADILLY
STOCKPORT
SK1 3XE

Ced Lucas
CORPORATE DIRECTOR
PLACE DIRECTORATE

AMENDMENTS

DRAWN	CHECKED	DATE	No	AMENDMENT

JOB TITLE

EGERTON ROAD/FREULAND AVENUE
CONSERVATION AREA

DRAWING TITLE

APPRAISAL MAP

Filename Z:\SCG\ARCHIVE\JOBS\D_JOBS\D721\SCG\DATA\D721_10.DWG

Drawn	Cad	Amended	Approved
PM	DP	DH	.
Date 14/03/06	Date 14/03/06	Date 31/03/11	Date .
Scale NTS			
Drawing No. D721_10\CONSERVATION			Revision .

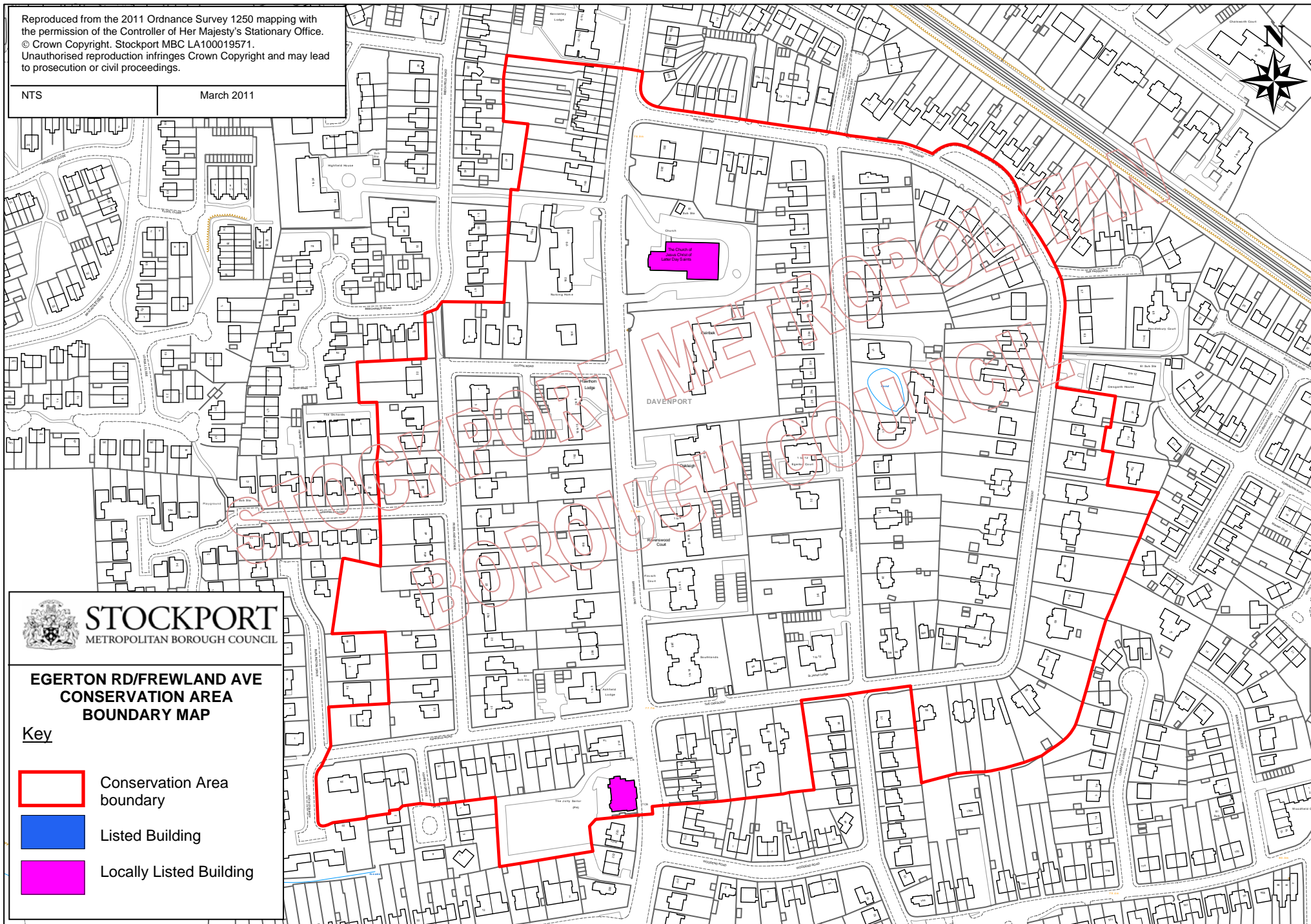
APPENDIX 3:

Conservation Area Boundary Map – Listed & Locally Listed Buildings

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NTS

March 2011



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**EGERTON RD/FREWLAND AVE
CONSERVATION AREA
BOUNDARY MAP**

Key



Conservation Area
boundary



Listed Building



Locally Listed Building

Appendix 4 –Historic Environment Record Entries

This appendix includes sites and monuments recorded in the conservation area and its immediate vicinity.

1. MonUID: MGM14262

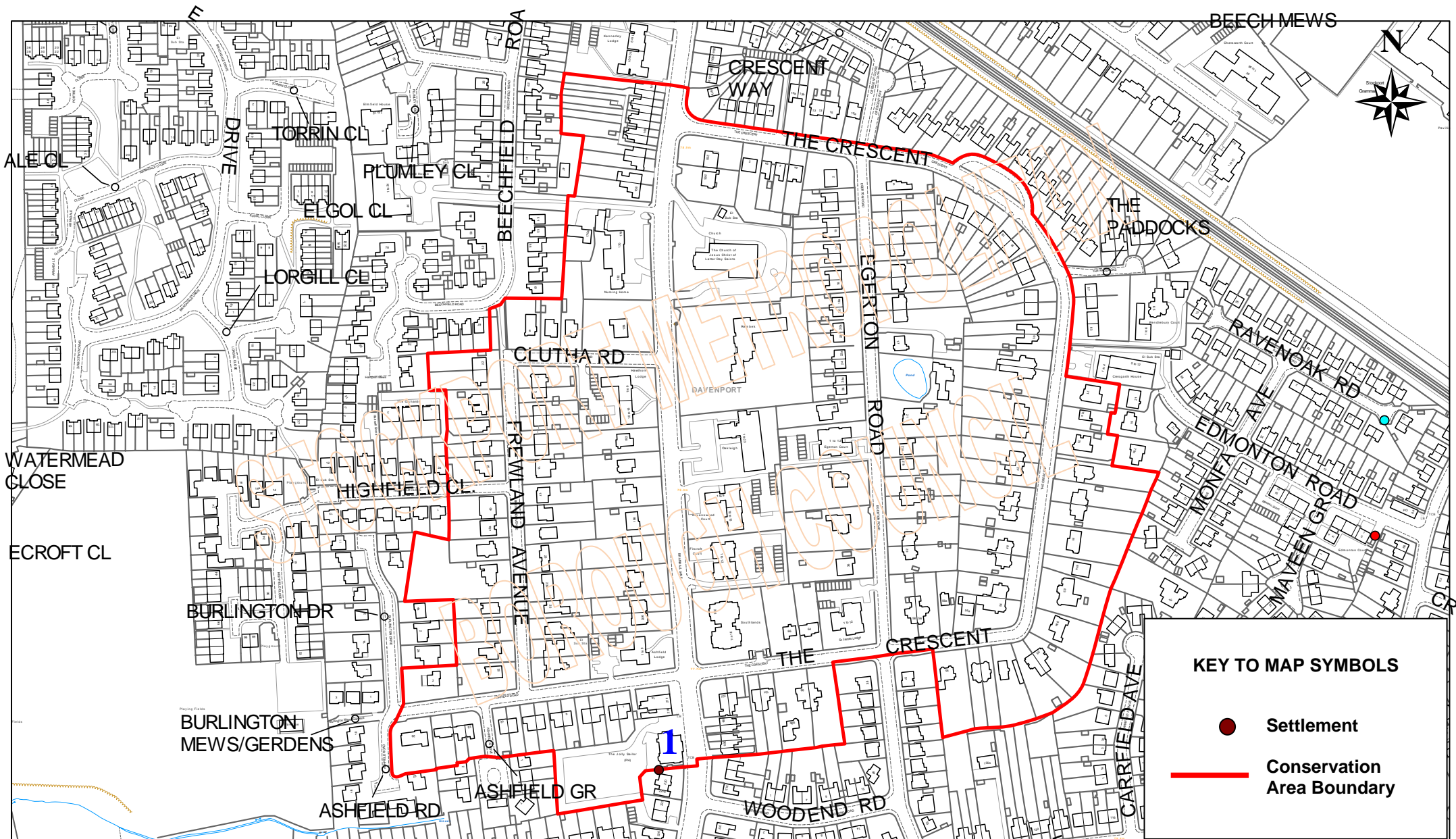
Name: Charlestown (Place)

Record Type: Settlement

Description: Two buildings depicted to west of road on the Swire & Hutchings 1830 map. Two or more buildings along road (to west). One listed as the 'Jolly Sailor Inn'. Small linear settlement along 'Bramhall Lane', depicted on 1842 tithe map and 1st edition OS map(1872). The 1907 OS map shows the expansion of the settlement including the 'Jolly Sailor Hotel'. Present Jolly Sailor is late Victorian building with 1895 datestone. Replaced earlier inn with three adjoining cottages, all brick-built; inn carried datestone 'C / C M / 1778'. Present pub is 2 storeys with attic with coved gablet; machine-made brick, with mock timber framing to eaves level and above.

APPENDIX 5:

Historic Environment Record Map



Title: **Historic Environment Records within Egerton Road/Frewland Avenue Conservation Area**

Place Directorate



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Date: March 2011

Scale: Not to scale

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