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**Development in
Established Residential Areas**

The Three Wilmslow Parks

**Fulshaw Park
Pownall Park
Wilmslow Park**

June 2004

SUPPLEMENTARY PLANNING GUIDANCE

DESIGN GUIDE

FOR

FULSHAW PARK, WILMSLOW

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INTRODUCTION

These guidelines supplement policies BE1, DC1-3, DC6, DC8, DC35, DC37, DC41, DC42, DC46, DC47, H5 and H13 of the Macclesfield Borough Local Plan. Planning applications for the Fulshaw Park area will be considered against these policies. This guidance gives advice on how new development can best meet the requirements of these policies. Applications that follow the guidance given in this guide will normally be approved as consistent with the requirements of the Local Plan.

LOCATION/EXTENT OF AREA

Fulshaw Park is situated to the southwest of Wilmslow town centre and occupies a triangular area bounded by the B5086 Knutsford Road to the west, the former A34 Alderley Road to the east and Davenport Green to the south. Fulshaw Hall, which is a Grade 2 listed property, lies to the east across the former A34 and does not fall into the Fulshaw Park area, as covered here. A map showing the boundary is included at the end of this document.

HISTORIC BACKGROUND

Before about 1860 a public house and several scattered farmhouses attached to Fulshaw Hall, with hedge-lined fields, were all that occupied this area. The farmhouses remain to the north near the junction of Fulshaw Park and Donkey Lane; Oaklands on the Fulshaw Park South/Stockton Road junction and, on Donkey Lane, The Cottage and Blackbrook Cottage. The public house, The King's Arms, still occupies the junction of the two main roads though the original building has not survived.

The roads Fulshaw Park and Fulshaw Park South to the north of the area, only became roads when large plots of land were sold off for development in about 1860. At this point sewers were put in the roads for the large, detached Victorian houses that now lined the roads. This was the first major change in the character of the area.

The second major change came when agricultural land to the south of Stockton Road was developed for smaller detached dwellings. There were two main phases of this development, one in the 1930's and one in the 1950's.

The last character change occurred during the latter half of the 20th century. At that point when the Victorian houses were gradually sold and demolished to provide redevelopment opportunities over the latter half of the 20th century. A covenant attached to each original Victorian plot of land prevents more than one access point being created onto either Fulshaw Park or Fulshaw Park South. As a direct result each Victorian driveway gave rise to a cul-de-sac with new, large, detached one and two storey houses leading off, thereby increasing the density but honouring the covenant. Whilst the area remains residential in nature, the character and density of the housing altered dramatically. Only a few Victorian houses have survived in Fulshaw Park though the older properties, which were generally on smaller plots, still remain.

GENERAL CHARACTER

Fulshaw Park is essentially a quiet residential area that has many mature trees and landscaping, creating green tunnels of foliage over the roads in places. Dwellings are

mostly 2-storey detached houses, but there are also examples of 3-storey dwellings, purpose-built apartments, detached bungalows and dormer bungalows, semi-detached houses and apartments formed by subdividing large detached properties. They are from a mixture of periods and occur in groups with some having direct access onto the road and some being accessed via a cul-de-sac.

ROAD LAYOUT

There are three original roads within the area, Fulshaw Park, Fulshaw Park South and Donkey Lane. Of the three, Donkey Lane is the most rural in character. It is a single carriageway width that meanders between the two major roads and has hedges and fences to its edge with no footpath. The hedges have weeds to their base and an unkempt appearance. In recent years Donkey Lane has been designated a one-way road.

Fulshaw Park and Fulshaw Park South are both essentially straight and are similar in terms of width and footpath provision. However Fulshaw Park South has a well-maintained surface for most of its length, whereas Fulshaw Park remains a private road, of some considerable length, and has a very uneven surface. Neither road is busy, especially as Fulshaw Park South is not a through road, having metal railings at the Knutsford Road end to prevent egress. Fulshaw Park is so uneven as to dissuade vehicles from using the road as a rat-run.

All three roads have cul-de-sacs leading off them with developments of varying numbers of houses. Each cul-de-sac has its own character as each represents a single development.

The housing developments along and to the southwest of Stockton Road are arranged to both sides of a series of roads and cul-de-sacs. These roads meet at T-junctions with houses facing one or other road but not both. The roads are open and generally of standard width with a footpath to either side. The cul-de-sacs are not as wide but do have a footpath to either side, sometimes with a grass verge between the road and footpath.

LANDSCAPING

The hard and soft landscaping features are an important part of the character of Fulshaw Park. To the north of the area many of the mature trees are evidence of the area's rural and farming character, prior to the 19th century phase of development, as they lie on the original field boundaries. Other trees are reminders of the large parkland gardens of the Victorian houses.

Most of the eastern side of Fulshaw Park still consists of open, grazed fields with their dense hedgerows and mature trees, but the remaining land has now been absorbed into domestic curtilage. The area to the southwest, built at a later date, retains some of the original field trees, but the density of the housing outweighs the landscaping. Since the roads are not tree-lined in this area, the soft landscaping begins with the gardens of the houses and is often therefore low in height and density.

In the north of the Fulshaw Park area the original roadside boundaries of the 19th century houses are mostly still evident. The roads are lined by dwarf brick- or

stonewalls with hedging or large shrub planting to accompany them. The boundary walls to the east side of the road Fulshaw Park are more imposing being 2 metres and over in height. These walls are made of weathered brickwork or coursed stonework with a stone coping. There are examples of personnel gates through these walls, one with a date stone of 1882. In this area mature trees near the roadside, but within the gardens, overhang the road from both sides forming tunnels of foliage.

Many of the 20th century developments have either retained the original road boundary treatment and entrance or have repeated the details of dwarf walls and planting. Very few dwellings have gated entrances preferring instead to have open driveways leading to integral garages and forecourts for manoeuvring vehicles. The driveways differ greatly in their surface; some having brick paviers, some gravel, but many have just had macadam laid.

The dwellings that are arranged along a cul-de-sac all have open frontages with no walls or fences. The driveways are all of minimal length, often only the length of a car, with a garden or area of grass to the side. The front garden areas often have mixed planting to their boundaries though no hedges. The rear gardens often have mature trees on their boundaries since these coincide with the original Victorian boundaries. The dwellings are often seen therefore with a densely planted backdrop of trees and mature shrubs or hedging.

There are few streetlights in northern area of Fulshaw Park and this contributes to the character of a quiet backwater. On Fulshaw Park there are a few old decorative cast iron streetlights that are unobtrusive but that add to the detailed character of the area. The southern part of Fulshaw Park has the standard street lighting provision for a housing development. When this is combined with a reduced amount of soft landscaping, a much brighter nighttime character is created than in the northern part.

GRAIN OF THE AREA

Much of the development of Fulshaw Park follows the boundaries of the original field system. Since generally only one or two fields were sold off at one time, the straight roads were placed in the centre and houses placed to either side. This results in the frontages of a particular development being set out at regular intervals whilst the rear gardens vary in length according to the inherited field boundary. Another effect of this piecemeal approach to development is that particular roads have particular details, so that the extent of each new development can be clearly ascertained.

The density of each development varies but generally the higher densities are found in the south of the area with the compact detached houses. In the northern section the housing remains detached but is larger with larger gardens, with a consequent lowering of the density. In the more recent larger developments such as Ashford Road and Westminster Drive, the form of the development is more informal because the road layout is curved not straight.

Most of the post-Victorian housing almost fills the width of each plot, giving the impression of continuous built form. Where an older dwelling survives the compact nature of the recent developments gives way to more space round the building. This

makes for a rhythm along a road of dense development interspersed with low-density plots.

ROOFS

The Victorian and pre-Victorian houses all have either stone or blue slate roofs, some with lead ridges and hips. The roof forms vary between the simple dual-pitched gable-ended roofs of the pre-Victorian era to the more complex forms of the Victorian villas. The remaining Victorian Lodge building utilises hexagonal decorative slates in broad bands over its roof pitches with decorative lead finials to the hip/ridge junctions. It exhibits a truncated hip to the road frontage as it is positioned end-on to the road.

The Victorian properties often have decorative purlin ends, bargeboards and eaves brackets to open rafters. These all provide a high level of detail at both eaves and verge level that is not seen on the more recent buildings of the area.

The post-Victorian buildings tend to have simple roof forms with dual-pitched roofs to the main buildings and, sometimes, flat roofs to single storey areas such as porches and garages. Pantiles, rosemary tiles or Modern tiles in a variety of colours, cover the pitched roofs. The colour variation occurs between developments more than within a development.

WALLS

The construction of the pre-Victorian buildings is either half-timbered or brick. The brick buildings have been rendered or are now painted white and the timber-framed buildings have black painted timbers and either white render or white painted brick panels.

The Victorian buildings that have survived are all of brick construction but may be fully or partially rendered. Inglewood on Fulshaw Park South has red tile hanging, red stone detailing and banding to the brown/white mottled main brick. In addition this house has mock-Tudor timbering to the upper part of the dwelling. This particular detail has been picked up on some of the recent housing developments further down Fulshaw Park South.

Most of the post-Victorian housing is basically of brick construction though some has been rendered, either partially or fully. Many dwellings incorporate tile-hung details or white-painted horizontal tongue-and-groove boarding, depending on the period of the development. Some of the bungalows have rough stone infill panels as features and half-timbered gables and first floors are present on some 2-storey developments, reflecting the mock Tudor detailing of the Victorian buildings. The 1930's developments to the southern end of the area, and to a lesser extent the 1950's developments, have more brick detailing such as decorative band courses at first floor level, window and door head details and brick quoins. Many of the 1950's housing has a moulded stone lintel over the front door instead of the brick arched opening of the 1930's dwellings.

CHIMNEYS

Due to the age of the properties in Fulshaw Park most have at least one chimney. They are of simple brick construction with oversailing brickwork or other simple brick detailing to the stack. Stacks finish at a height just above the ridgeline except for the Victorian chimneys, which are much higher.

DORMER WINDOWS

Only a few houses have dormer windows in Fulshaw Park and these are mainly later additions. Where dormers have been added they are to the side elevations to provide light to first floor rooms. Dormers have not been inserted to make use of the loft space of 2-storey dwellings.

Dormers have generally only been employed on the 1930's housing where the roof has been brought down to a ground floor eaves level at the side. Often these dormers have neat, hipped roofs but occasional examples of flat roofed dormers are found. The smaller, hipped dormers are more successful on this style of dwelling

WINDOWS

Fulshaw Park has housing with many different window styles, shapes and materials. This is mostly due to the diverse periods of development in the area. The Victorian houses have timber sash windows whilst the older, smaller properties have small-paned cottage-style windows. The 1960-70's period houses and bungalows have large picture windows to the ground floor and often long landing windows over the front door.

Many of the 1930's and 1950's house-types incorporate a front-elevation, 2-storey bay projection with windows to ground and first floor. These bays have a simple tile hung infill panel at first floor with occasional examples having decorative shaped tiles incorporated.

Bay windows are also a feature on the semi-detached 1940's housing in the southern part of the area. These are only single storey with a hipped roof and in more recent years some roofs have been extended and incorporated with the front porch roof.

Two details used on the 1950's dwellings over the front doors are the oriel window and the corner window. The oriel window incorporates a simple, moulded, wooden bracket to support the projecting window and its flat roof. The corner window wraps round the corner of the dwelling using a cantilevered lintel to the window head.

FRONT DOORWAYS

Most of the houses in Fulshaw Park have front doors that directly face the road, only a very few are orientated at right angles. The front doorways of the 1930's and 1950's development to the south of the area have brick or stone details that emphasise the entrance such as arches, moulded lintels or pilasters and side-light windows. Housing from other periods do not generally draw attention to the front doorway other than by providing an external porch or by recessing the door to provide a semi-internal porch.

PARKING

Parking on the road is occasionally seen in Fulshaw Park and is more prevalent in the southern part of the area. Vehicles are both resident and visitor-owned.

In the northern section of the Park the driveways vary considerably in size and length. The more recent developments tend to have shorter driveways whilst the older properties have longer driveways and turning areas with detached garaging if it is present at all. This is partly due to the greater setback distances of some of these older houses. Overall the driveways are not overly large or dominant and they are sufficient for the parking needs of the residents. In addition to the drive each property, in this northern area, has at least a single garage that is generally integral to the dwelling in the recent developments. Some plots have built first floor extensions over these garages but some original examples remain.

The southern section of the Park also exhibits integral garages in most cases, though some of the semi-detached houses have neither a garage nor a drive. It is therefore in these areas that more vehicles are seen parked on the roadside.

FUTURE DEVELOPMENT

GENERAL CONSIDERATIONS

Any proposed development should reflect the characteristics of the specific area, and, in the case of an extension, to the specific building. This applies to every aspect from the density of building on a particular site to the type and pitch of the roofing material. The context of the site includes the proximity of the building to the road, the type of public/private boundary treatment in the locality, the range of materials used both in each building and over a wider range.

Generally the housing in this area is perceived as medium-to –large, detached single-family dwellings. The only semi-detached houses are in the south of the area and are of a modest nature. There are bungalows in clusters within some developments and these have the same materials and details as the 2-storey houses surrounding them.

LANDSCAPING

The maturity and extent of the landscaping is a dominant feature of the area, particularly to the northern end of Fulshaw Park, and this must be reflected in any proposals. Existing shrubs and trees should be retained and any new development should include proposals for a high proportion of soft landscaping.

Though the standard parking provision is required on site for each property, the area of the driveway and parking spaces have in the past been kept to a minimum in terms of impact. This has ensured that the hard landscaping does not dominate each site. This general rule should be applied to future development, especially where an increase in density is proposed.

The hard landscaping should follow the existing character of being subordinate to the planting provision. Within the area, the further north the location of a site, the more

heavily landscaped is the character. Fulshaw Park generally does not utilise gates or security devices to dwellings. These trends should be taken on board by any future development.

BUILT FORM

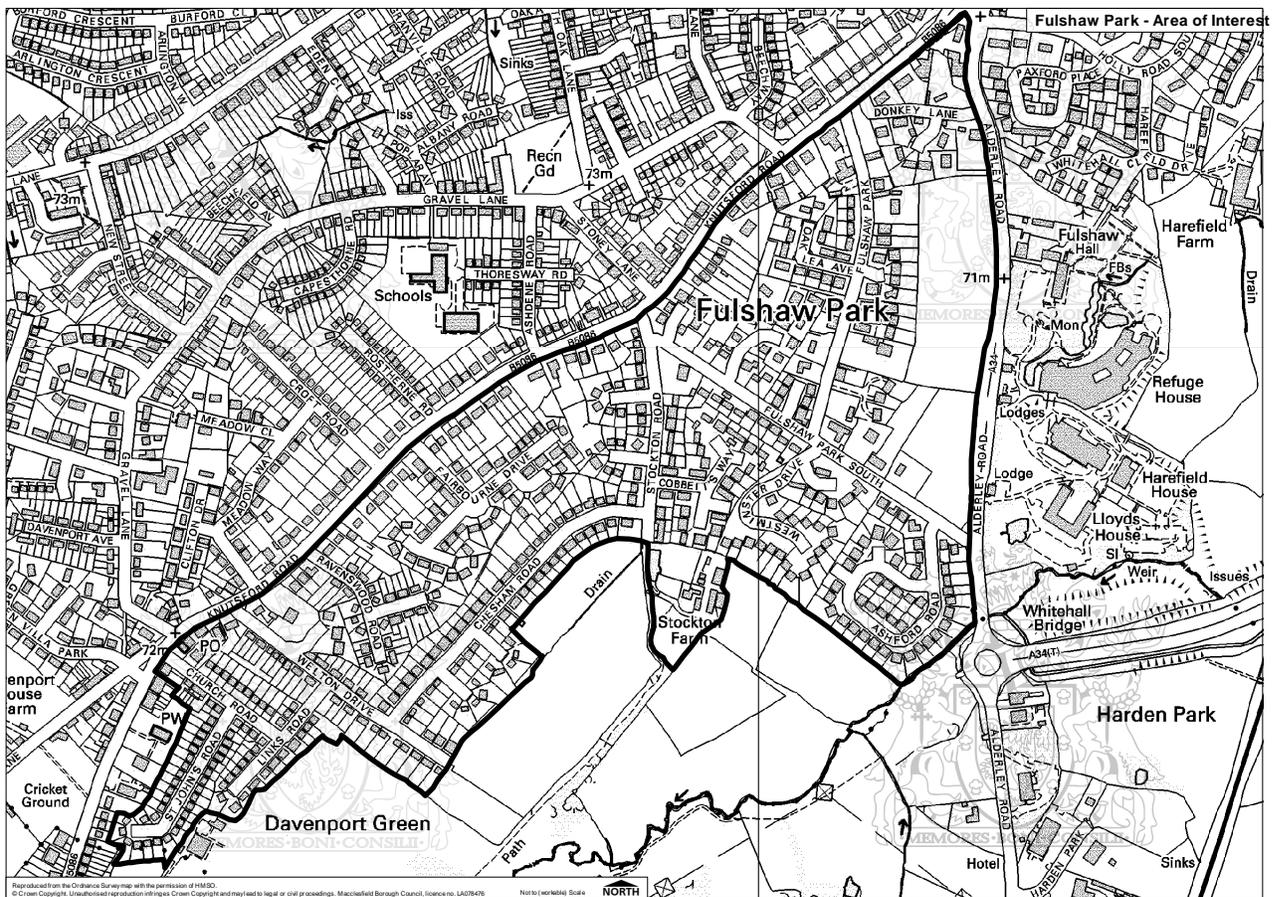
The local buildings exhibit a simple plan form, massing and restrained use of detail. New proposals should seek to emulate this characteristic. Rooflines should be kept simple with gable-end or hips on dual-pitched roofs. Truncated hips to roofs are not a common characteristic of the area. Where the Victorian Villas and their more complex form are prevalent, they may be drawn upon for inspiration.

REFUSE STORAGE

In new dwellings, sufficient external space should be allocated for the storage of 2 no. 240 litre wheelie bins plus 2 no. 53-litre recycling boxes. The smaller boxes may be stored externally or internally.

CAR PARKING

Adequate car parking provision, as set out in Appendix 10 of the Local Plan, must be provided, however, large areas of hard landscaping will not be acceptable.



SUPPLEMENTARY PLANNING GUIDANCE

DESIGN GUIDE
FOR
POWNALL PARK, WILMSLOW

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INTRODUCTION

These guidelines supplement policies BE1, DC1-3, DC6, DC8, DC35, DC37, DC41, DC42, DC46, DC47, H5 and H13 of the Macclesfield Borough Local Plan. Planning applications for the Pownall Park area will be considered against these policies. This guidance gives advice on how new development can best meet the requirements of these policies. Applications that follow the guidance given in this guide will normally be approved as consistent with the requirements of the Local Plan.

LOCATION/EXTENT OF AREA

Pownall Park is situated to the northwest of Wilmslow town centre and stretches north from Altrincham Road (A538) to The Carrs. The western edge abuts an Area of Special County Value whilst the eastern edge abuts the Hawthorn Lane Conservation Area. A map indicating the boundary is included at the end of this document.

HISTORIC BACKGROUND

In about 1833 James Pownall had Pownall Hall built as his family home. It was set within its own parkland, which included the Park, Carr Wood and Paddocks. Between 1886 and 1890 a later owner, Henry Boddington, made major alterations to the house and upgraded a farm cottage to the rear of the Hall to be the estate office. This building was later to become a residence called Gorsey Gate and was the dower house for Henry's widow. Both buildings are now Listed at Grade 2* and 2 respectively.

After Henry Boddington's death in 1925, negotiations began for the sale of part of the land for housing to the Crosby's. The conveyance was completed on 23 March 1932 and lays out the details of the initial residential development permitted.

GENERAL CHARACTER

Pownall Park is a residential area built in the 1930's in the grounds of Pownall Hall, which is now a school. It consists mostly of 2-storey, detached houses with an occasional pair of semi-detached houses or a detached bungalow. The estate is a relatively quiet, leafy suburb with wide boulevards, grass verges and mature, mellow, well-kept dwellings that have been little altered from their original house type.

ROAD LAYOUT

The main housing estate roads, Carrwood Road, Pownall Road, Broad Road (now Broad Walk), Alton Road and Gorsey Lane, were documented in the 1932 conveyance. All estate roads were built as boulevards with a minimum of 40 feet between front boundaries and minimum 5 feet pavements with grass verges to either side of the roadway. All these roads still retain this layout with trees set within the verges.

The remaining areas of the estate were developed under separate conveyance and, though they have some of the same house types and style, they have a slightly different ambience. Though the main roads are boulevards and wide they do not all have the grass verge between the road and footpath. In addition there are a number of

cul-de-sacs with smaller road widths and no verges. The trees however are still present though generally to the back edge of the footpath.

LANDSCAPING

The density and maturity of the landscaping in Pownall Park is an important characteristic of the area, though it varies from east to west. The area to the west of Gorsey Road has generally less mature trees, more open boulevards and less dense garden planting. To the east of Gorsey Road the trees are very mature with more luxuriant garden planting and they give a greater feeling of enclosure to the street. Apart from the trees within the verges, large, mature trees are prevalent within both the front and back gardens of many of the dwellings, especially in the area to the east of Gorsey Road and backing onto The Carrs and Carr Wood.

The front boundaries of the dwellings mostly have dwarf random-stone walls to a height of about 300mm with hedging or mixed planting above or behind. In general the driveways are open to the road with no gates or security fencing, thus allowing the dwelling to be more connected to the street. The area of hard landscaping to the front of the dwellings is generally kept to a minimum and is therefore not a dominant feature of the area.

GRAIN OF THE AREA

The 1932 conveyance sets out the housing densities to be used and where. The northern section of Pownall Park along Carrwood Road and down to the beginning of Hawthorn Lane was built at a density of 4 dwellings per acre with a minimum dwelling size of 20,000cuft. Dwellings of 18,000cuft were built along Pownall Road to the junction with Broad Walk at a density of 5 per acre. Well Field, which lies to the south of Broad Walk near the junction with Hawthorn Lane, had dwellings of 15,000cuft or more at a density of 6 per acre, and finally Alton Road and the remaining section of Broad Walk were lined with 12,000cuft dwellings at a density of 8 per acre.

The remaining areas take on the same densities and building sizes with the more dense areas being around Priory Road, Manor Road, Manor Close and College Close.

Generally the width of the plots is very similar especially within a particular road. The setback of the dwellings from the road is also uniform within a street scene. It is the length of the rear gardens that affects the densities rather than the frontage onto the road. The dwellings all face the street and generally take up most of the plot width with just a couple of metres between the house and boundary.

The roads within the site are laid out perpendicular to each other, generally forming T-junctions rather than crossroads. The built form at these junctions does not treat the corner plot differently to the rest of the road, so the house will face one or other road and will respect the building line for that particular road. This is most clear to the east of Gorsey Road, the first area to be developed.

ROOFS

Roofs on Pownall Park houses have simple forms and are generally dual-pitched with gable or hip ends. The roofing materials used are rosemary plain tiles or pantiles in a mellow red or brown/grey colour. The ridge tiles are half-round with the hip tiles being either half-round or bonnet-type and of the same colour as the main roofing material. Those dwellings with a simple rectangular plan tend to have exposed rafter ends and open eaves giving a more rustic character to the elevations. The dwellings with a more complicated plan tend to have closed eaves, fascia boards and simple bargeboards to the gables. Generally the eaves projection is approximately 200mm.

Two of the major house-types have distinctive roof forms. Both have large gables to the front elevation, one with the roof coming down to an eaves level at first floor level and the other having a wide truncated hip form. These styles are mostly found in the eastern part of the Park

There are a small number of dwellings in the Modernist style with original flat roofs and parapets on Kings Road. Some of these have recently had pitched roofs constructed over the original flat roof with an unfortunate effect on the character of the houses.

WALLS

Dwellings are constructed from a small range of brick types, varying in colour from brown to mellow red to pale red. White painted smooth render is also widely utilised with brick detailing to the window jambs, door openings and often the corners of the building in an irregular quoin detail.

The gable ends are given a variety of treatments: mock-Tudor timbering, herringbone brickwork and very wide rustic timber horizontal boarding, which is stained or left unpainted.

CHIMNEYS

Being built in the 1930's, the dwellings of Pownall Park all have at least one chimney and usually two are present. They are of simple brick construction with oversailing brickwork detailing to the top of the stack. Stacks finish at a height just above the ridgeline.

DORMER WINDOWS

These are rarely used on houses in Pownall Park and are all later additions to the original simple roofscape. Both flat roofed and pitched roof dormers have been inserted in only a few houses, but all look out of character with the surroundings.

Proposals for new housing or extensions should preferably not incorporate dormer windows.

WINDOWS

The majority of windows in Pownall Park houses are white painted timber casements with leaded light single glazing, generally in a rectangular pattern. Some windows follow the same basic design but do not have the leaded glazing.

White upvc window frames are becoming more prevalent in Pownall Park. The manufacturing technology of these frames now allows a smaller frame size and cross-section. Where these have been installed they manage not to stand out too much when compared with dwellings that retain their original timber windows.

The larger dwellings in the Park often have a feature arch-headed window with a small amount of stained glass. These windows are located on the front elevation to the first floor. The arch motif is also seen over two ground floor windows, but this is in the form of a brick arch with herringbone brick infill over a square-headed window. The two forms of decorative window are not seen on the same house-type.

Another form of feature window, the long staircase window, is seen mostly on the medium-sized houses. Many examples remain unaltered but some have been replaced with a different window style in the same opening.

Some house-types incorporate a front-elevation, 2-storey bay projection with windows to ground and first floor. These bays have a simple tile hung infill panel at first floor, though occasional examples have decorative shaped tiles incorporated.

FRONT DOORWAYS

Many doorways are simple traditional openings with traditional doors but many have an arch incorporated. Some houses have a large brick archway porch with an inset front door, whilst some may be a pair of arched doors in an arched opening. These arched openings generally incorporate a series of corbelled brick arches with brick slips.

PARKING

Parking on the road is very rarely seen in Pownall Park and is usually only visiting traffic. Whilst the driveways are not overly large or dominant, they are sufficient for the parking needs of the residents. In addition to the drive each property has a single garage that is generally integral to the dwelling. Some plots have built first floor extensions over these garages but some original examples remain. Where space allows the single garage has been extended to provide a double garage but this is not often possible as the original houses fill much of the plot width.

FUTURE DEVELOPMENT

GENERAL CONSIDERATIONS

Any proposed development should reflect the characteristics of the specific area, and, in the case of an extension, to the specific building. This applies to every aspect from the density of building on a particular site to the type and pitch of the roofing material. The context of the site includes the proximity of the building to the road, the type of public/private boundary treatment in the locality, the range of materials used both in each building and over a wider range.

Generally the housing in this area is perceived as medium-to-large, detached or semi-detached, single-family dwellings

LANDSCAPING

The maturity and extent of the landscaping is a dominant feature of the area and this must be reflected in any proposals. Existing shrubs and trees should be retained and any new development should include proposals for a high proportion of soft landscaping.

Though the standard parking provision is required on site for each property, the area of the driveway and parking spaces have in the past been kept to a minimum in terms of impact. This has ensured that the hard landscaping does not dominate each site. This general rule should be applied to future development, especially where an increase in density is proposed.

The hard landscaping should follow the existing character and be subordinate to the planting provision. Within the area, the further north the location of a site, the more heavily landscaped is the character. Pownall Park generally does not utilise gates or security devices to dwellings. These trends should be taken on board by any future development.

BUILT FORM

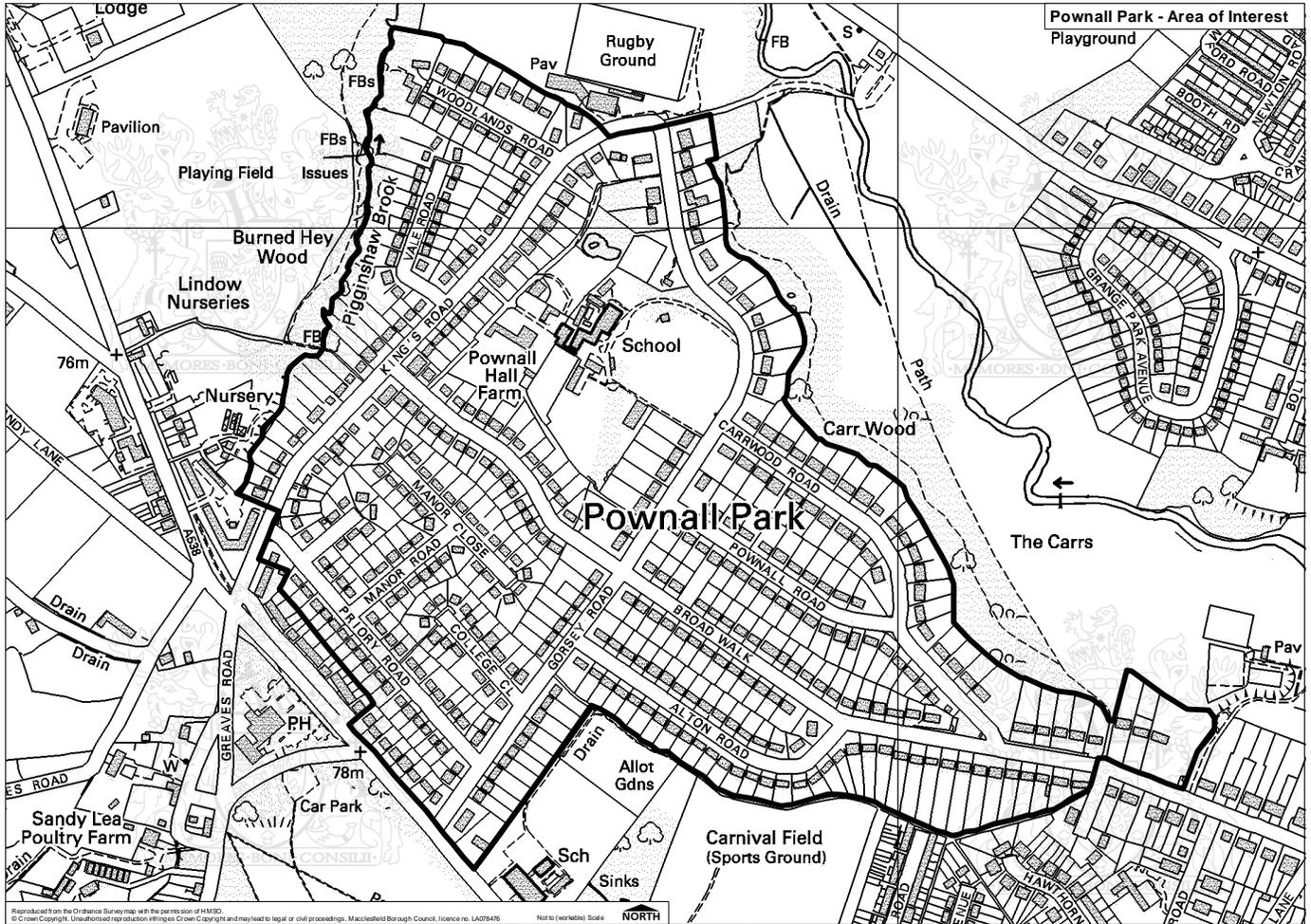
The local buildings exhibit a simple plan form, massing and restrained use of detail. New proposals should seek to emulate this characteristic. Rooflines should be kept simple with gable-end or hips on dual-pitched roofs. Truncated hips to roofs are occasionally seen in Pownall Park, but only in certain areas and are not generally a common characteristic of the area.

REFUSE STORAGE

In new dwellings, sufficient external space should be allocated for the storage of 2 no. 240 litre wheelie bins plus 2 no. 53-litre recycling boxes. The smaller boxes may be stored externally or internally.

CAR PARKING

Adequate car parking provision, as set out in Appendix 10 of the Local Plan, must be provided, however large areas of hard landscaping will not be acceptable. New developments are encouraged to provide integral garages in keeping with the existing dwellings in the Park.



SUPPLEMENTARY PLANNING GUIDANCE

DESIGN GUIDE
FOR
WILMSLOW PARK, WILMSLOW

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LOCATION / EXTENT OF AREA

Wilmslow Park is situated to the east of Wilmslow town centre. It is an area bounded by Macclesfield Road, the A34 by-pass and A5102 Adlington Road. All roads and developments leading off Wilmslow Park South and Wilmslow Park North are within the area covered by this guide. A map of the area's boundary is included at the end of this document.

HISTORIC BACKGROUND

Originally named Bollin Park, the Wilmslow Park area was private parkland in the late 19th century. The public had regulated pedestrian access to this parkland mainly via a gatehouse adjacent to South Lodge and probably via Bollin Mill, which previously stood on the western boundary of the area, adjacent to the site of the new roundabout on the A34 by-pass. By the end of the 19th century Bollin Mill and a few large detached houses and grounds had access directly off the road running between South Lodge and East Lodge. Vehicular access for non-residents is still prohibited under a Prohibition of Entry Order. During the 20th century the Victorian dwellings were gradually sold off, demolished and replaced by cul-de-sacs of detached houses on much smaller plots of land. The only remaining Victorian or pre-Victorian buildings are the two Lodges, Hillside, which lies behind East Lodge, and four pairs of large semi-detached dwellings along Macclesfield Road that back onto the Bollin Valley.

GENERAL CHARACTER

Wilmslow Park is a heavily wooded area that is purely residential. It has a mixture of developments from several periods of the 19th and 20th centuries. Most dwellings are medium-to-large detached houses on plots of varying sizes, but there are also terraced town houses, semi-detached Victorian 3.5 storey houses, detached bungalows and purpose-built apartment blocks. All these different house-types are laid out either side of the rural Bollin Valley with its meandering river, open cattle fields, wooded valley margins and public footpaths. The relationship between the natural and manmade landscape is very important. The landscaping blocks out the view of the surrounding dwellings from the river valley. This encourages an atmosphere of seclusion when in the Bollin Valley. The River Bollin has changed course considerably over the centuries and has a pronounced flood plain, which is laid to grass. The valley is both a designated Flood Risk Area and also a Nature Conservation Priority Area in the Local Plan.

The entrances to the Park are denoted by 19th century lodge buildings and, at South Lodge, large stone gateposts. As each Victorian dwelling within the Park was sold off for development a cul-de-sac was formed. These individual developments have their

own character, but all have a dense backdrop of mature trees and undergrowth stemming from the original field boundaries and grounds of the Victorian era.

Road layout

Two of the roads bounding the Wilmslow Park area, Macclesfield Road and Adlington Road, are original rights of way with the A34 being a late 20th century boundary addition. Within the area Wilmslow Park Road, (an unadopted road and now split into Wilmslow Park North and Wilmslow Park South) and Overhill Road were present by the Victorian period. The length of Overhill Road has since been curtailed by the Summerfields development to the north, though a “green link” has been provided to mark the original line of the track.

Each housing development has been formed round a cul-de-sac accessed from these Victorian and pre-Victorian roads. Some cul-de-sacs are short, some are longer and more convoluted depending on the size of the development plot available. Mostly these roads are meandering, not straight, with the buildings generally being laid-out to face the road.

Landscaping

Magnificent, mature trees, shrub undergrowth and open grazing to either side of the River Bollin characterise the Wilmslow Park area. These areas of natural landscaping occur most extensively along Wilmslow Park South, Daveylands, Cow Lane and along the valley.

There are two nature conservancy areas, one on Daveylands and a pond to the north of the river. Together with the mature trees these aspects give a distinctive, rural aesthetic to the Park area.

Much of the Victorian road boundary remains in tact. This generally consisted of coursed, rustic stonewalls with projecting rustic stone copings, though the entrance wall at South Lodge is constructed of red and blue brick in bands with a red brick angled coping. Even when there is a well-defined boundary, dwellings in Wilmslow Park do not tend to have either decorative or security gates.

Many of the front gardens within the housing developments are relatively small, often corresponding to the length of one or two cars and the associated driveway. The gardens are often of an open nature with no walls or fences only planting. This planting is generally of a medium to small scale in contrast to the large, mature planting of the original fields and Victorian house plots.

Grain of the area

Along the original Wilmslow Park Road, generally only one Victorian property was sold off at one time. This resulted in the cul-de-sac roads being placed at the centre of the plot with the houses positioned either side. This results in the frontages of a particular development being set out at regular intervals whilst the rear gardens vary in length according to the inherited property boundary. One effect of this piecemeal approach to development is that particular roads have particular details, so that the extent of each new development can be clearly ascertained.

A similar pattern of development has occurred on Macclesfield Road with the only remaining Victorian housing being at the junction of Macclesfield Road and Daveylands. These houses are 3.5 storey semi-detached properties set within extensive grounds. Redevelopment of these houses has begun with some being subdivided into apartments and the provision of an extra dwelling in the grounds. For the most part this development has preserved the character of the immediate area.

Not all development has been of the cul-de-sac pattern. Both along Macclesfield Road and within the Park there are individual houses of varying periods set on their own plots. These plots are mostly of a generous nature but are not of a size suitable for sub-division and redevelopment.

The density of each development varies but generally they are higher than the individual houses described above. There is one development of terraced town houses within the Park where the housing density is significantly increased due to the relatively small plot sizes, but the semi-detached Victorian houses on Daveylands maintain a low density with their large gardens.

Roofs

The Victorian dwellings all have blue slate roofs with the South Lodge having a dual-coloured slate roof set out in decorative bands. The purlin ends on the gables have been decorated with moulding but the bargeboards are relatively plain. The roof forms are of a dual-pitched gable-ended design, though the South Lodge exhibits a reduction in pitch to the lower half of each roof slope.

The post-Victorian buildings tend to have simple roof forms with dual-pitched roofs to the main buildings and, sometimes, flat roofs to single storey areas such as porches and garages. Pantiles, rosemary tiles or Modern tiles, in a variety of colours, cover the pitched roofs. The colour variation occurs between developments more than within a development.

Walls

Most dwellings in the Wilmslow Park area are of brick construction, though the colour and type of brick varies considerably between developments. The heads and cills of openings, quoins and string courses are occasionally picked out with a brick detail, but generally only on the smaller more recent developments or on the Victorian buildings.

Rendered walls and infill panels are a common feature and are sometimes accompanied by mock-Tudor timber detailing with render or herringbone brickwork infill. Several developments have rustic or white horizontal boarding as an infill detail, either on gable ends or as lightweight panels to the main walls. An alternative wall treatment is the use of tile hanging with either standard plain tiles or decorative, scalloped tiles.

Chimneys

Apart from the Victorian dwellings, most of the buildings have simple low brick chimney-stacks with a rectangular cross-section and minimal detailing. The developments from the 1960-70 period sometimes make a feature of the gable chimneys by constructing them from random stone to distinguish it from the main brick

building. These chimneys are low in height but wide, sometimes with a slope to one side. The Victorian properties have taller and more ornate chimneys with many more flues and decorative brickwork.

Dormer windows

A variety of dormer window styles are found in Wilmslow Park. Generally they have pitched roofs with either a gable or hipped end, however instances of flat roofed dormer windows can be found. The dormers are not later additions to the dwellings to make use of extra space; they were part of the original design intention. Many examples of their use are on dormer bungalows or similar instances of the eaves-line being brought down to first floor level. Dormers have not been inserted to make use of the loft space of 2-storey dwellings.

Windows

The various different development periods in the Wilmslow Park area have each produced a different window style. The large, pre-Victorian house and the Victorian properties all have timber sliding sash windows, but the older building has a smaller pane-size. The Victorian dwellings have either 1/1 or 2/2 sashes.

The 1960-70 period utilises large picture windows in conjunction with smaller simple top or side hung frames. In general the other development periods employ modest rectangular window sizes, some with large glazing areas and some with small panes or lead-work. In general the windows are casement-type though a recent development has used a false sash. Two of the most recent small developments have some small arched windows with brick or stone head details.

A few dwellings have either bay or bow windows of modest proportions or small first floor oriel windows with simple brackets. These features are not dominant within the developments, but are scattered throughout the area.

In general timber is the favoured material for window frames in the area, though upvc is becoming more prevalent. Most windows have a white finish but there are three developments that have a dark stain instead. In addition, two developments have used slatted, louvre shutters to either side of the windows.

Front doorways

Most front doorways in the Wilmslow Park area are unobtrusive with very little feature detail. The majority face the road with only those set on larger plots being orientated relative to the plot or driveway rather than the road.

Three developments do have feature doorways; one with a large, arched doorway, a small-pane glazed door and sidelights, another with a mock-Georgian, white pillastered and pedimented doorway and the other has a feature lead/grp semi-circular porch.

Porches are often extensions of an adjoining roof, such as the garage or a bay window. Some gable-type porches can be found but they are mostly of a lean-to construction.

Parking

Each dwelling in Wilmslow Park has its own dedicated parking provision that usually includes at least a single garage plus a driveway. On-street parking also occurs in most of the larger developments, but only occasionally on the main through routes. The houses on large individual plots mostly have long driveways with detached garages, whereas those that are part of a larger development have short driveways and integral garages. These short driveways of one or two car lengths encourage the placement of dwellings at relatively constant distances from the road. The driveways are generally constructed from macadam or block paviers, the latter being used most in recent small developments.

FUTURE DEVELOPMENT

General Considerations

Any proposed development should reflect the characteristics of the specific area, and, in the case of an extension, to the specific building. This applies to every aspect from the density of building on a particular site to the type and pitch of the roofing material. The context of the site includes the proximity of the building to the road, the type of public/private boundary treatment in the locality, the range of materials used both in each building and over a wider range.

New developments must take into account their impact on the private road, Wilmslow Park North/South.

Landscaping

The maturity and extent of the landscaping is a dominant feature of the area and this must be reflected in any proposals. Existing shrubs and trees should be retained and any new development should include proposals for a high proportion of soft landscaping.

Though the standard parking provision is required on site for each property, the area of the driveway and parking spaces have in the past been kept to a minimum in terms of impact. This has ensured that the hard landscaping does not dominate each site. This general rule should be applied to future development, especially where an increase in density is proposed.

The hard landscaping should follow the existing character of being subordinate to the planting provision. The general landscape character is of heavy semi-woodland planting with clearings containing each separate cul-de-sac development. The density of landscaping within each development varies enormously, but the overall character is of being surrounded by mature, dense greenery. Wilmslow Park generally does not utilise gates or security devices to access dwelling plots, preferring to allow a direct connection between the dwelling and the road. These trends should be taken on board by any future development. Where gates and fences are required, guidance should be sought from the Local Authority Planning Department.

Built Form

The local buildings exhibit a simple plan form, massing and restrained use of detail. New proposals should seek to emulate this characteristic. Rooflines should be kept simple with gable-end or hips on dual-pitched roofs.

Refuse storage

In new dwellings, sufficient external space should be allocated for the storage of 2 no. 240 litre wheelie bins plus 2 no. 53 litre recycling boxes. These smaller boxes may be stored externally or internally.

Car Parking

Adequate car parking provision, as set out in Appendix 10 of the Local Plan, must be provided and vehicles must be able to manoeuvre to enable site ingress and egress to be achieved in a forward gear. Large areas of hard landscaping will not be acceptable.

