

**AUDLEM**

**CONSERVATION AREA CHARACTER APPRAISAL  
AND MANAGEMENT STRATEGY**

**Adopted 29<sup>th</sup> April 2008**

## **NOTES**

Since this appraisal was adopted it has been amended to include references to the following consequences of subsequent legislative changes:

- The requirement to submit an application for planning permission for a different range of specific types of works within the curtilage of a dwellinghouse within a conservation area, which would normally be classed as permitted development, as a result of Statutory Instrument 2008 No. 2362 (which came into force on 1<sup>st</sup> October 2008). Town & Country Planning (General Permitted Development Order) (Amendment) (England) Order 2008.
- The inclusion of the Old Water Pump located to the rear of 16 The Square on the List of Buildings of Local Interest Appearing in the Adopted Replacement Local Plan on on 6<sup>th</sup> March 2008

## PREFACE

This Conservation Area Character Appraisal and its initial proposals was first prepared by Crewe and Nantwich Borough Council in 1998 in consultation with local residents and the Parish Council and has subsequently been reviewed and updated in conjunction with the Parish Council, the Audlem District History Society and the Audlem Planning Group in 2007/8.

Its purpose is to clearly define those aspects of the Conservation Area's architectural and historic interest which make it special, review its boundaries and consider how its special character and appearance might be better preserved or enhanced.

It acts as a guide to lead further work in adopting a firmer framework for the management of the Conservation Area.

It fulfills the requirements of Sections 69, 71 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and guidance contained in Planning Policy Guidance Note 15: Planning and the Historic Environment 1994.

It is based on the guidance published by English Heritage in 1995/1997 relating to appraisals and management plans for conservation areas, which culminated in the publication of their consultation draft documents entitled Guidance on Conservation Area Appraisals and Guidance on the Management of Conservation Areas in February 2006.

It gives a brief introduction to the subject of conservation areas, their Character Appraisals & Management Strategies, a summary of the stages of consultation carried out in the preparation of this document, and, whilst acknowledging that the initial 1969 designation made greater reference to its townscape qualities than many others it explains that there is still the need for the more detailed assessment which is provided by this appraisal - to assist in the preservation and enhancement of the Conservation Area.

It is structured to encompass a detailed factual and objective appraisal of the character and appearance of the Conservation Area (Part 1) and a management strategy which explains how the current legislative framework nationally and locally seeks to preserve and enhance the character and appearance of the Conservation Area (Part 2).

It also contains a series of proposals which seek to address the need to ensure that the special architectural and historic character and appearance of the Conservation Area is preserved or enhanced and a timetable for their delivery based on a programme of short, medium and long-term projects (Part 2).

It concludes with an outline of how subsequent changes will be monitored and the appraisal and management strategy reviewed and updated.

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### **Bibliography**

## **1.0 INTRODUCTION**

1.1 A conservation area is an area of special architectural or historic interest the character and appearance of which it is desirable to preserve or enhance.

1.2 The Borough of Crewe and Nantwich currently has 19 conservation areas and the majority of these were designated prior to the formation of the Borough Council in 1974. Information relating to these is dated and is therefore inadequate in terms of current requirements to identify and understand the "specialness" of an area.

1.3 It is important to understand why a particular conservation area has been designated. Current Government advice places great emphasis on having a comprehensive and robust understanding of what constitutes an area's special character or interest.

1.4 This understanding is important for both local plan and development control purposes and for the contribution it can make towards the formulation of proposals for the preservation and enhancement of the character or appearance of the area.

1.5 Character appraisals are a tool for helping to understand the special interest of a conservation area and pro-actively managing that interest. It is intended that eventually each conservation area within the Borough will have its own character appraisal statement.

1.6 This appraisal looks at Audlem and is intended to provide a framework which will form a basis for the direction and management of the Borough Council's approach to the Conservation Area. It seeks to identify those components of the Conservation Area which make up its character.

1.7 Although this appraisal looks at the conservation area in some detail, it is not and cannot be utterly comprehensive. Therefore the omission of any particular building, feature or space should not be taken to mean that it is of no interest.

## **2. CONSULTATION**

2.1 The initial Conservation Area Character Appraisal and its proposals as approved on 5<sup>th</sup> March 1998 formed the basis of consultation with local residents and the Parish Council on 27<sup>th</sup> March 1998.

2.2 The Parish Council were re-consulted on the appraisal on 14<sup>th</sup> September 2007 and also the Audlem District History Society and the Audlem Planning Group, to enable it to be reviewed, updated and approved by the Borough Council's Conservation Area Sub Committee evaluation Team (CASCET), comprising selected Members of the Development Control Committee and the Ward Councillor for Audlem.

2.3 Following CASCET's consideration of the consultation responses received in 1998 and 2008 their recommendations on them were approved by the Borough Council's Development Control Committee on 29<sup>th</sup> April 2008, to enable the 1998

appraisal to be revised to incorporate: the amendments approved in relation to both the 1998 and 2007/8 consultation responses; factual updates; a management strategy identifying the current legislation relating to such areas, and, to set out a programme of work for the implementation of its proposals.

2.4 The continuing support of people within the Conservation Area is vital to a successful pro active management strategy aimed at reinforcing the area's special character.

2.5 The proposal to introduce an Article 4 (ii) Direction under the 1990 Town and County Planning Act will be subject to a separate specific consultation exercise in the future.

### **3.0 EXISTING DESIGNATION**

3.1 The Audlem Conservation Area was designated on 4<sup>th</sup> December 1969 and subsequently amended on 15<sup>th</sup> January 1981 to enlarge it. Its extent at these times is shown on **Map 2**.

3.2 The early plan and form of the settlement in 1898 is shown on **Map 1** of this document.

3.3 Unlike many of the early Conservation Area designations the accompanying report for the initial designation made greater reference to the townscape qualities of Audlem. Indeed it referred to "the few outstanding buildings". Since then however other buildings have come to be recognised for their architectural and historic contribution. Nonetheless Audlem's particular townscape is its chief asset.

3.4 In 1981 various amendments were made to the conservation area boundary which generally reflected a concern with the importance of peripheral areas that formed a part of the setting of the conservation area. For example the wooded site of the former vicarage was included.

3.5 From the outset the presence of the Shropshire Union Canal has played some part in the Audlem Conservation Area even though it might be seen as having a significantly different character. Again the importance of the canal and the value of things associated with it such as locks, mile-posts and canal cottages has increased.

3.6 The existing designated area therefore is broadly based and includes areas of distinct and differing character. Whilst 'townscape' was an element identified as being of importance to the character of the Conservation Area the meaning of the term was not perhaps as broadly defined as it is today.

3.7 This appraisal seeks to draw out more comprehensive factors that gave rise to the description of the Conservation Area, based on Planning Policy Guidance Note 15 : Planning and the Historic Environment states at paragraph 4.2 that:

"It is the quality and interest of areas, rather than that of individual buildings, which should be the prime consideration in identifying conservation areas. There has been increasing recognition in recent years that our experience of a historic area depends on much more than the quality of individual buildings - on the historic layout of property boundaries and thoroughfares; on particular mix of uses; on characteristic materials; on appropriate scaling and detailing of contemporary buildings; on the quality of advertisements, shop fronts, street furniture and hard and soft surfaces; on vistas along streets and between buildings; and on the extent to which traffic intrudes and limits pedestrian use of spaces between buildings. Conservation Area designation should be seen as the means of recognising the importance of all these factors, of ensuring that conservation policy addresses the quality of townscape in its broadest sense as well as the protection of individual buildings."



# PART ONE

## 4. CHARACTER APPRAISAL

### 4.1 Boundary to the Conservation Area

4.2 The appraisal noted that the present boundary to the Conservation Area is drawn around one extensive area which includes two distinctly differing characteristics: the 'urban' core and the section which is focused upon the canal.

4.3 It noted that the building dominated element represents, by and large the village which had grown slowly and in piecemeal fashion before pressure for housing development led to a significant growth in the scale and pattern of the settlement and that even the arrival of the canal in the 1820's did not bring such huge expansion to the settlement.

4.4 It concluded that whereas the original conservation area boundary largely followed the edge of the settlement as it existed at that time, today the boundary follows a line hemmed in by new development, particularly to the south, south-west and north-east of the core settlement, and, that to the south east and north east that the boundary is still flanked by undeveloped land which links to the open countryside and forms an essential bit of the setting of the Conservation Area.

4.5 It noted that because of development has occurred since the first designation there are some areas where the boundary no longer follows a logical path. In other instances the boundary does not follow an identifiable line and cuts through common curtilages.

4.6 The critical feature however seems to be the inclusion of two characteristically different areas within one designated area and the canal part might not get full recognition.

4.7 The appraisal made a proposal that the present boundary should be revised to exclude areas which are not special; rationalised where it presently cuts through plots instead of following property boundaries and be amended to include open areas identified for development which could have an impact on the settlement's setting, such as Churchfields.

4.8 Since the appraisal was written in 1998 Churchfields incorporating Cotton Mews and Eaton way is no longer an open space and not a part of the original historic settlement it once was, as indicated in consultation responses received in 2007/8 and its inclusion within the Conservation Area is no longer warranted.

4.9 The proposal in the appraisal to exclude land near the junction of Stafford Street with Heathfield Road including St James's Close which is mainly an area of modern appearance was supported in the consultation responses received in 2007/8 and hence its exclusion is still considered to be warranted, as noted in paragraph 8.3 of Part 2 of this document and shown on **Map 2**.

4.10 Similarly the proposal in the appraisal to extend the Conservation area in Old Vicarage Garden to include Chapel House and its curtilage which has an impact on the setting of the Conservation Area was supported in the consultation responses received in 2007/8 and its inclusion is still considered to be warranted, as noted in paragraph 8.4 of Part 2 of this document and shown on **Map 2**.

4.11 Likewise the proposal in the appraisal to exclude five properties at the lower end of Windmill Drive which is an area of modern appearance was supported in the consultation responses received in 2007/8 and their exclusion is still considered to be warranted, as noted in paragraph 8.5 of Part 2 of this document and shown on **Map 2**.

4.12 The appraisal made a proposal to redefine the Conservation Area by extending the canal section of the designation and splitting it from that of the settlement, as the two parts have distinctive characters of their own and opportunities within each are different, as noted in paragraph 8.6 Part 2 of this document and shown on **Map 2**.

4.13 The proposal was to extend the Conservation Area to include further lock sequences and canal activity associated with boat moorings and a number of canal structures, as there is an architectural and historical connection between this further area of canal and the small section already designated.

4.14 This proposal was supported in the consultation responses received in 2007/8 and suggestions were made as to its extent and the need to create two separate conservation areas, all of which will need to be considered more fully when the proposal to redefine the canal designation and its potential extension and split to create a separate conservation area takes place.

4.15 A proposal in the appraisal to delete two areas to the west of Town Bridge from the Conservation Area (Yew Tree Cottage and at both sides of the bridge to the south) was not however supported in the consultation responses in 2007/8, given their setting at the entrance to the Conservation Area and its canal. As a result it was determined that with the exception of the modern property to the rear of Yew Tree Cottage all these should remain within the Conservation Area, and, that they could then be transferred in due course to the proposed (potentially separate) canal conservation area, as noted in paragraph 8.7 of Part 2 of this document and identified in **Map 2**.

4.16 A proposal in the consultation response received in 2007/8 requested that the playing field and cemetery to the rear of Cheshire Street should also be considered for inclusion in the Conservation Area boundary, as they were important spaces with open views to the west over the canal and Weaver Valley and would be a link with the proposed canal Conservation Area. It was however determined that they were not part of the original historic settlement and that the open countryside status of land surrounding the settlement and their location adjacent to the settlement would serve to protect the setting of the Conservation Area.

#### 4.17 General setting

4.18 Audlem is situated at the southern apex of the Cheshire Plain, near to the Cheshire/Shropshire Border. It is almost equidistant between the towns of Nantwich and Market Drayton on the north/south axis with Whitchurch to the west. It was built around the convergence of two major roads - the A525 Wrexham to Stoke and the A529 Nantwich to Market Drayton.

4.19 These two roads wind their way into the centre where they meet at the Market Square forming the focal point of the village, dominated by the fine 14th Century church of St James, an area which until the late 19th Century used for a weekly market, granted to the village some 500 years earlier.

4.20 The generally undulating nature of the surrounding countryside affords the occasional distant glimpse of the tower of St James which is emphasised by the fact that the Conservation Area is situated at a point where levels flatten and the high ground upon which the Church sits becomes dominant, and, because of the surrounding land form arrival into the historic core is almost unexpected.

4.21 The general setting of Audlem creates a framework for an interesting historic core which has produced a dynamic townscape.

#### 4.22 Townscape

4.23 The townscape of Audlem is one of its principal assets, with the curving form of the three principal roads which meet at the Market Square giving rise to many interesting views and vistas, with Stafford Street in particular adding to the townscape merit of Audlem as not only does it curve abruptly but it also has a gradient, which gives it a relatively low position, allowing St James' to loom over it.

4.24 The curving principal roads allow the buildings defining them to close views, subsequently to opening up again, creating aspects of surprise and anticipation. The dominating, elevated position of St James' the Great enhances these qualities and offers a constant contrast between it and the closely-knit groups of properties densely packed together which surround it.

4.25 The secondary system of narrow lanes squeezing between buildings adds further to the townscape quality of Audlem. Their form creating and closing views and vistas and buildings alongside them defines their particular character. These routes and spaces provide a more intimate townscape character on a smaller scale and their value is considerable in that they define the growth and limits of the historic core of Audlem.

4.26 The hub of these spaces is the triangular market place where a more restful state is created due to its proportions and the scale of buildings surrounding it. Here however the Church of St James is most exposed and commands the space almost like a castle.

4.27 Throughout, an interesting contrast exists between the densely packed groups of buildings and pockets of open space whether large gardens or larger plots

associated with other buildings of a non-residential use. The connection with the open countryside is always hinted at despite the 'urban' townscape characteristics which the dense historic core displays.

4.28 In contrast is the softer and slower character of the canal which cuts across Shropshire Street. Due to its closeness to the settlement an interesting 'townscape' has developed here which relies on the combination of the various activities formerly associated with the canal and the particular buildings and structures needed to accommodate them. Whilst buildings and structures are present a fundamentally different character can be identified.

4.29 The 'townscape' character of each element of the conservation area is well defined and presents a strong image which is legible and distinct; local identity is very strong.

#### 4.30 Architectural Character

4.31 The architectural character of Audlem is rich and diverse with many interesting buildings of contrasting form, scale and usage. Furthermore there exists a broad span of time in terms of architectural development, although the predominant buildings in terms of numbers would appear to be from the early nineteenth century. A number of principal buildings exist which enrich the architectural character of Audlem and these include the churches, the Grammar School and the Georgian buildings which occur intermittently at various locations along with The Buttermarket.

4.32 These buildings except The Buttermarket are of a scale which is in complete contrast to the many domestic scale cottages which surround the Church of St James. Mostly two storey these cottages are plain and symmetrical, forming strong 'edges' to the back of pavement. Their regular fenestration and interesting roof line (often parallel to the road) provide a cohesive architectural style.

4.33 Plot form and shape varies from the regular long thin plots to the more varied and random plot sizes. This gives rise to architectural diversity and also helps to create sub-character in the differing parts of the Conservation Area.

4.34 There is generally a rich balance between domestic vernacular, commercial and institutional type buildings of a traditional nature. However in an area adjacent to the canal has developed an area of mixed uses which has given rise to a number of buildings of a much more modern appearance which although not of architectural quality forms a link between the differing architecture of the canal and the historic village core.

4.35 In addition to specific buildings there are a few high-quality traditional shop fronts which complement greatly the buildings to which they are attached. Their detailing, colour and proportions enhance the Conservation Area and earlier concerns relating to the quality and number of signs at the Shroppie Fly have now been addressed through its improved signage.

4.36 Further individual buildings of traditional appearance also make a significant contribution to the Architectural richness of Audlem and they tend to be located randomly throughout the settlement at points where they act as 'marker' buildings. This seems to have developed as an important part of the architectural character of Audlem.

4.37 Nine of the buildings/structures within the Conservation Area are nationally recognised as Listed Buildings of special architectural or historic interest, as identified in **Appendix 1** and shown on **Map 3** of this document and addressed in paragraphs 7.22 - 7.27 of Part Two of this document.

4.38 In addition a number of other buildings and structures have now been identified by the local community during the re-consultation on the appraisal in 2007/8 for consideration for inclusion as Buildings of Local Interest in the Adopted Replacement Local Plan 2011 because of they are considered of architectural or historic interest and valued for their contribution to the local scene, as identified in **Appendix 5** of this document and addressed in paragraph 8.12 of Part Two of this document.

4.39 In addition the proposal to introduce an Article 4 (ii) Direction to protect the character of unlisted buildings within the Conservation Area was raised in the appraisal, in order to retain the character and appearance of key features such as doors, windows and roof coverings on residential properties, in order to seek to preserve traditional appearance of these buildings and the overall ambience of the conservation area, is addressed in paragraph 8.15 – 8.16 Part 2 of this document.

#### 4.40 Building Materials

4.41 The building materials most commonly used and which characterise the conservation area are red/brown brick and dark blue plain clay tiles or Welsh slate. However the use of sandstone as either a principal material or for dressings is such that it also makes a contribution to the palette of materials used. This limited range forms the bulk of buildings within the Conservation Area although painted render contributes via a limited number of buildings. These are randomly located and create no identifiable pattern.

4.42 Boundaries to properties represent a strong visual element within the Conservation Area and tend to be constructed from the range of materials identified above. However the overall range becomes extended by the formation of metal railings (along Cheshire Street in particularly) and the limited use of terracotta copings and finials to certain other buildings also on Cheshire Street. These extend the identity within the Conservation Area and form memorable elements among the built form.

4.43 It is mostly the vertical surfaces which form the range of building materials, however there are limited instances where the floorspace becomes an important contributor. At vehicular cross-over points the use of setts extending to the rear of properties adds to the traditional character of the historic core; these are essential parts of the overall range of materials and identity of the settlement.

4.44 Whilst buildings and structures within the canal corridor display the use of the predominant materials already noted others also contribute. In particular the range of traditional floorscape materials is extended by using clay paviors at a number of locations along the canal embankment. These recall and reflect the industrial/commercial atmosphere and activity that once existed along the canal and its immediate surroundings.

#### 4.45 Natural Elements

4.46 Audlem Conservation Area on first impression presents an urban, building - dominated image with its densely packed group of buildings. There is a gradual awareness however that an extensive network of trees provides a softening backdrop and a noticeable canopy of mature deciduous trees exists in the background throughout the Conservation Area.

4.47 These trees provide a context for the randomly placed set-pieces where trees dominate and have a significant presence within the streetscene. Groups of trees, formal and informal, and individual species provide a foil within the built frontages and enrich the townscape through their presence. The Chapel of Rest frontage provides an important set-piece which enhances the view of the buildings yet also has a strong public identity. A single mature tree in Shropshire Street occupies a pivotal role as a marker to and from the Church of St James. The sharp curve of Stafford Street is accentuated by mature trees on the northern edge of the bend. Generally trees which can be identified as not being a part of the backdrop identified above perform a strong individual townscape role. It is a characteristic of the conservation areas that trees perform this role.

4.48 Some of the trees within the Conservation Area are protected by a Tree Preservation Order (TPO) as shown on **Map 4** and **Appendix 2** of this document and works to trees within the Conservation Area which are not protected by a TPO are also controlled, as explained in paragraph 7.15–7.17 of Part 2 of this document.

4.49 There are areas towards the edges of the Conservation Area where trees have a strong linking role with the open countryside beyond and help to define the settlement.

4.50 Open countryside pushes at the eastern and western edges of the settlement providing a clear edge to the conservation area and preserving the former condition of immediate contact with open countryside. The importance of this to the Conservation Area is heightened by the housing development which has blurred the edge definition to the north and south with suburban development.

4.51 Within the settlement core the open nature of varied garden plots behind or to the side of buildings creates a link with the nearby open countryside. It is these spaces which contain some of the backdrop tree cover. The value of these undeveloped plots to the character of the conservation area is as important as the development defining the principle routes within the historic core. Issues such as this are to be addressed in a Supplementary Planning Document currently being prepared.

4.52 As a natural element the knoll upon which the Church of St James sits provides a central open space at the meeting of the principle routes and sits in contrast to the huddled buildings around and below it. The quality of this natural space is enhanced by the tranquillity that the Church gives to it.

4.53 Water is a strong feature not only because of the presence of the canal which contributes its own particular character but also the brook which forms a minor water course defining the south-eastern boundary of the historic core. It is also a seam between the settlement and the adjacent rolling countryside. It is both audible and visible along the secondary routes which run parallel to it and forms an integral element of the settlement fringe at this location.

#### 4.54 Land Use

4.55 A diversity of land-uses characterise the historic core of the settlement leading to a lively mix of activities and particular building forms. This mix of uses has stemmed from and been maintained by the commercial evolution of Audlem as a market centre. Similarly the social role of the settlement has given rise to a demand for building types (on a suitable scale) often found in larger centres of population.

4.56 Although the role and importance of Audlem has evolved the legacy of its earlier existence has left a street pattern and architectural character of historic importance. The relic medieval plot pattern has led to a historic layout which incorporates later development. This richness of form through evolved land use is a strong characteristic of Audlem's historic core.

4.57 Outside of the historic settlement core and characterised by a former single land-use the canal has nonetheless generated a similarly diverse mix of building types; these reflect a former land-use associated with the canal activity. The combination of buildings and structures (including machinery) alongside the waterway has created an area of distinct identify and character unrelated to that of the historic settlement core. It is architecturally and historically important in its own right because of what gave rise to it.

#### 4.58 Negative Elements

4.59 These can be viewed either as 'opportunity sites', potential enhancements or clues to future development. Within the Audlem Conservation Area it is important that the strong distinctive elements identified above are protected, and/or reproduced as the opportunity presents itself.

4.60 A major impact upon the character of the conservation area is the volume and type of vehicular traffic which negotiates the routes through the settlement core. The narrow and winding roads particularly near to the Church of St James give rise to particular difficulties which together with the number of signs at the cross detract from the historic 'feel' in this location.

4.61 The appraisal therefore proposed that in conjunction with the Highway Authority the Borough Council should explore measures to lessen the impact of traffic

nuisance and domination through both traffic management/calming measures and highway signage rationalisation, as addressed in paragraph 8.11 Part 2 of this document.

4.62 The former concentrated area of commercial activity between the canal and Combermere Arms public house whilst vital in terms of its vitality and activity was thought to undermine the visual, architectural and historic qualities as generally identifiable throughout the Conservation Area but such concerns have now been addressed through improvements as a result of subsequent works.

4.63 The fact that some new buildings and residential extensions have not always resulted in development which is compatible with the character and appearance of the conservation area was also identified as an issue of concern. As was the need to recognise the importance of detail and materials in continuing the established character of the conservation area. It was regrettably noted that these developments along with the exercise of permitted development rights were beginning to adversely affect the Conservation Area.

4.64 The appraisal therefore proposed the introduction of an Article 4 (ii) Direction to protect the character of unlisted buildings within the Conservation Area was, in order to retain the character and appearance of key features such as doors, windows and roof coverings on residential properties, to preserve the traditional appearance of these buildings and the overall ambience of the conservation area, as addressed in paragraph 8.15 – 8.16 of Part 2 of this document.

4.65 Similarly the appraisal proposed that greater emphasis should be given to the need for the dominant building and plot characteristics which give Audlem its unique identity to be respected in all new development proposals and that materials and also curtilage definition were especially important in this respect, as noted in paragraph 8.9 and 7.4-7.6 of Part 2 of this document.

4.66 Finally the telephone exchange was recognised as a particularly incompatible element within the conservation area and served perhaps to demonstrate an extreme consequence of the above issues, but concern with more apparently less damaging development whose adverse impact is cumulative was being witnessed throughout.

4.67 Principal Visual Elements

4.68 **Map 5** of this document illustrates many of the visual elements described



## PART TWO

### 5.0 MANAGEMENT STRATEGY

5.1 This section sets out the legislative framework of planning policies, guidance and controls applying to Audlem which, together with the proposals identified in this appraisal, guide and control development within and adjacent to the settlement, its Conservation Area and the surrounding open countryside and pay special regard to the desirability of preserving or enhancing the character and appearance of the Conservation Area and its setting.

5.2 Together they form the Management Strategy for the Conservation Area and are embodied within:

- the planning policies contained in the Borough of Crewe & Nantwich Adopted Replacement Local Plan 2011;
- the additional guidance and controls set out in The Planning (Listed Buildings and Conservation Areas) Act 1990; Planning Policy Guidance Note 15: Planning and the Historic Environment 1994; The Town and Country Planning (General Permitted Development) Order 1995 and The Town and Country Planning (General Development Procedure) Order 1995, as amended.
- the proposed preservation and enhancement opportunities identified in the draft appraisal in 1998 and those approved following the consultations upon these and those submitted as part of its update and review in 2007/8, which include proposed amendments to the Conservation Area boundary, highways and traffic issues and the exploration of Article 4(ii) Direction controls.

The relevant details of each are given below.

### 6.0 Planning Policies in the Local Plan

6.1 The existing Borough of Crewe & Nantwich Adopted Replacement Local Plan 2011 was prepared in accordance with The Town and Country Planning Act 1990 and was adopted on 17<sup>th</sup> February 2005.

6.2 The relevant policies within it which relate to Audlem seek to guide and control all new development within or adjacent to its settlement boundary and place restrictions on development in the surrounding open countryside, as identified on the Inset Map in the local plan and reproduced in **Map 6** located in the back of this document and listed below.

6.3 The conservation area designation seeks to ensure that the character and the appearance of the Conservation Area is preserved or enhanced. The policy relating to this is Policy BE 7 in the local plan, which is reproduced in full in **Appendix 4** of this document.

6.4 This is a material consideration which is taken into account when applying all the relevant policies in the local plan which relate to Acton, as listed below.

6.5 Relevant Local Plan Policies for Audlem and the Surrounding Open Countryside:

6.6 Built Environment:

- BE 7 Development in Conservation Areas
- BE 8 Advertisements in Conservation Areas
- BE 16 Areas of Archaeological Potential

6.7 Employment:

- E 5 Employment in Villages

6.8 Housing:

- RES 4 Housing in Villages with Settlement Boundaries
- RES 5 Housing in the Open Countryside
- RES 6 Agriculture and Forestry Occupancy Conditions
- RES 7 Affordable Housing in the Settlement Boundaries of Nantwich and the Villages listed in RES. 4
- RES 8 Affordable Housing in Rural Areas Outside (Rural Exceptions Policy)
- RES10 Replacement Dwelling in the Open Countryside

6.9 Recreation and Tourism:

- RT 1 Promotion of Open Spaces with Recreational or Amenity Value
- RT 2 Equipped Children's Playgrounds

6.10 Natural Environment:

- NE 2 Open Countryside
- NE 12 Agriculture and Quality
- NE 13 Rural Diversification
- NE 14 Agricultural Buildings Requiring Planning Permission
- NE 15 Re-Use and Adaptation of Rural Buildings for a Commercial Industrial or Recreational Use
- NE 16 Re- Use and Adaptation of Rural Buildings for Residential Use

6.11 Transportation:

- TRANS 6 Cycle Route

6.12 Other Related Policies

6.13 In addition the following policies are applied to proposals for development with implications for archaeology generally and for works to all listed buildings and to promote good design:

- BE 16 Development and Archaeology
- BE 9 Alterations and Extensions to Listed Buildings
- BE 10 Changes of Use for Listed Buildings
- BE 11 Demolition of Listed Buildings
- BE 12 Advertisements on Listed Buildings
- BE 2 Design Standards

6.14 The full text of each of these policies can be found in the Local Plan and viewed on the Borough Council's website ([www.crewe-nantwich.gov.uk](http://www.crewe-nantwich.gov.uk)).

6.15 Although the Borough Council commenced work on the preparation of the next generation development plan, the Local Development Framework (LDF), in accordance with the Planning and Compulsory Purchase Act 2004, the decision taken in Parliament on 18<sup>th</sup> December 2007 to replace Cheshire County Council and its six local authorities with two unitary authorities necessitated the curtailment of work on that document.

6.16 As a result it is anticipated that work on a Cheshire East LDF for the new Cheshire East Borough Council which encompasses the former local authorities of Crewe & Nantwich, Congleton and Macclesfield is likely to formally commence from 1<sup>st</sup> April 2009 which is the vesting day for the new Cheshire East Council.

6.17 For the foreseeable future therefore this Conservation Area Character Appraisal and Management Strategy will be linked to relevant key policies in the existing Crewe & Nantwich Borough Adopted Replacement Local Plan 2011 - saved under the provisions of the Planning and Compulsory Purchase Act 2004.

## **7.0 Additional Protection and Controls Over Development**

7.1 There are additional planning powers and guidance and statutory controls which seek to ensure that the character and appearance of a conservation area and its setting are preserved or enhanced in all new development proposals, which come into force following designation.

7.2 These are currently contained within The Planning (Listed Buildings and Conservation Areas) Act 1990, Planning Policy Guidance Note 15: Planning and the Historic Environment 1994 and The Town and Country Planning (General Permitted Development) Order 1995 and (General Development Procedure) Order 1995, as amended. They are summarized below:

### **7.3 New Development**

7.4 When considering applications for development proposals for any buildings or land in a conservation area Section 72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

7.5 Guidance contained in paragraph 4.14 of Planning Policy Guidance Note 15: Planning and The Historic Environment 1994 is that, in the Secretary of State's view, this is a material consideration which also needs to be taken into account in the handling of development proposals which are outside the conservation area but would affect its setting, or views into or out of the area.

7.6 In particular special regard needs to be paid to matters such as scale, height, form, massing, respect for the traditional pattern of frontages, vertical or horizontal emphasis, and detailed design matters eg. the scale and spacing of window openings, and the nature and quality of materials. In the interests of harmonising the new development with its own building or site specific context and with its neighbouring buildings and land in the conservation area.

### 7.7 Permitted Development

7.8 The Town and Country Planning (General Permitted Development) Order 1995, as amended, requires the submission of a planning application for certain types of development within conservation areas which elsewhere are classified as 'permitted development'. To enable full consideration to be given to the impact of a wider range of development proposals on the preservation or enhance of the character and the appearance of the conservation area.

7.9 These include works for the enlargement, improvement or alteration of a dwellinghouse - depending on the proposed size, height and location of the works; an enlargement consisting of an addition to a roof; the cladding of the exterior; the provision of a building, enclosure, pool or container within its curtilage; installing, altering or replacing a chimney, flue or soil and vent pipe, or, antenna or satellite dishes, or, solar panels on the dwellinghouse or within its curtilage - in key locations.

7.10 Full details of the limits and conditions which apply under the Order within and outside conservation areas can be found at [www.planningportal.gov.uk](http://www.planningportal.gov.uk) , or, from Crewe & Nantwich Borough Council - who can also give advice on whether planning permission is required. A standard form is available from the latter on the Borough Council's website [www.crewe-nantwich.gov.uk](http://www.crewe-nantwich.gov.uk) , or, from the Planning helpdesk at the Municipal buildings in Earle Street, Crewe. CW1 2BJ. Tel: 01270 537502 or 537503. The Borough Council currently charges a fee for such advice.

### 7.11 Demolition

7.12 Within a conservation area certain types of demolition, which elsewhere can normally be carried out without planning permission, are more restricted and require a special type of consent known as Conservation Area Consent. This includes the demolition of a building with a total volume of 115 cubic meters or more; demolition of a gate, wall, fence or other means of enclosure over 1 metre high fronting a highway, waterway or open space (or over 2 metres elsewhere) and total demolition of pre 1914 agricultural buildings.

7.13 Proposed works involving substantial destruction of a building or demolition of the entire building except its facade may also require an application for Conservation Area Consent.

### 7.14 Trees

7.15 Anyone wishing to carry out works to a tree which is protected by a Tree Preservation Order (TPO) needs to apply to the Borough Council to obtain permission to carry out the works proposed. All trees currently covered by a TPO within the Conservation Area are shown on **Map 4** of this document (paragraph 4.48 above).

7.16 In a conservation area there is also a requirement to give the Borough Council six weeks notice of any intention of works to top, lop or fell trees which are not protected by a TPO. To enable full consideration to be given to the impact of such works on the need to preserve and enhance the character and appearance of the conservation area (paragraph 4.48 above).

7.17 An application form for both is available from the Borough Council's website [www.crewe-nantwich.gov.uk](http://www.crewe-nantwich.gov.uk), or, from the Planning Helpdesk at Municipal Buildings in Earle Street, Crewe. CW1 2BJ. Tel: 01270 537502 or 537503.

#### 7.18 Design and Access Statements & Heritage Statements

7.19 All applications for Planning Permission, Conservation Area Consent or Advertisement Consent within a Conservation Area should now be accompanied by a Design and Access Statement and a Heritage Statement, explaining how the special character and appearance of the conservation area has been taken into account and how the proposals will preserve or enhance the character and appearance of the conservation area.

7.20 In addition it should be noted that conditions can be placed on decision notices granting planning permission, listed building or conservation area consent to require archaeological investigation on sites where it is considered that there may be some archaeological potential.

#### 7.21 Other Related Consents – Listed Buildings

7.22 Whilst it is not the purpose of this document to address in detail development proposals relating to works to Listed Buildings it should be noted that inside or outside a Conservation Area proposals to carry out works to alter, extend or demolish a Listed Building or any building attached to it will require Listed Building Consent.

7.23 In addition Listed Building Consent will also be required for works to pre 1948 buildings in the curtilage of the Listed Building where the works would affect the character of the Listed Building or curtilage building itself.

7.24 Proposals to carry out repairs to a Listed Building may also require Listed Building Consent, depending on the scale of the works involved and the materials and techniques to be used and their effect on the Listed Building.

7.25 Planning Permission will also be required for works to erect, construct, maintain, improve or alter a gate, wall, fence or other means of enclosure if it is within or enclosing the curtilage of a Listed Building, or, for a new building, enclosure, pool or container situated within the curtilage of a Listed Building.

7.26 All current Listed Buildings within the Conservation Area are shown on **Map 3** of this document.

7.27 All applications for Listed Building Consent also need to be accompanied by a Design and Access Statement and a Heritage Statement, explaining how the special architectural or historic interest of the building will be protected and why the proposal is appropriate.

#### 7.28 Advice on Proposals

7.29 This appraisal should not be relied on for a full determination of whether a proposal for development within the Conservation Area would be appropriate.

7.30 Advice on such matters at pre application stage can be obtained by either writing to :

The Planning Department, Crewe & Nantwich Borough Council, Municipal Buildings, Earle Street, Crewe. CW1 2BJ

giving full details of the proposed works and their location and photographs if possible, or, by telephoning the Planning Help Desk on 01270 537502 or 537503 and asking to speak to the duty planning officer or by emailing the planning helpdesk at [planning@crewe-nantwich.gov.uk](mailto:planning@crewe-nantwich.gov.uk) giving full details of the proposed works and their location.

## **8.0 Proposals Arising from the Appraisal**

8.1 The preservation and enhancement opportunities noted in the appraisal seek to better preserve or enhance the character and the appearance of the Conservation Area. They are detailed below and action to date noted:

### **8.2 Conservation Area Boundary**

8.3 The proposal in the appraisal to amend the boundary of the Conservation Area to exclude land near the junction of Stafford Street with Heathfield Road including St James's Close, given that it is mainly an area of modern appearance (paragraph 4.9 above).

- This proposal was approved when the appraisal was adopted on 29<sup>th</sup> April 2008 and awaits implementation.

8.4 The proposal in the appraisal to extend the boundary of the Conservation Area in Old Vicarage Garden to include Chapel House and its curtilage, given its impact on the setting of the Conservation Area (paragraph 4.10 above).

- This proposal was approved when the appraisal was adopted on 29<sup>th</sup> April 2008 and awaits implementation.

8.5 The proposal in the appraisal to amend the boundary of the Conservation Area to exclude five properties at the lower end of Windmill Drive, which is an area of modern appearance (paragraph 4.11 above).

- This proposal was approved when the appraisal was adopted on 29<sup>th</sup> April 2008 and awaits implementation.

8.6 The proposal in the appraisal to redefine the Conservation Area by extending the canal section of the designation and potentially splitting it from that of the settlement, as the two parts have distinctive characters of their own and opportunities within each are different (paragraph 4.12 above).

- This proposal was approved when the appraisal was adopted on 29<sup>th</sup> April 2008 and more detailed consideration of the suggestions made during the re-consultation prior to its implementation

8.7 The proposal in the appraisal to delete the area of modern development to the rear of Yew Tree Cottage to the north of Town bridge within the Conservation Area Boundary (paragraph 4.15 above).

- This proposal was approved when the appraisal was adopted on 29<sup>th</sup> April 2008 and awaits implementation.

#### 8.8 Dominant Building Styles and Materials and Plot and Curtilage Definition

8.9 the proposal in the appraisal that greater emphasis should be given to the need to respect the dominant building styles, plot characteristics, materials and curtilage definition in Audlem which are part of its unique character, when considering all new development proposals in this respect (paragraph 4.65 above).

-This recommendation was approved when the appraisal was reviewed, updated and adopted on 29<sup>th</sup> April 2008 and needs to be consistently applied when considering all new proposals for development.

#### 8.10 Highway Issues/Traffic Calming

8.11 The proposal in the appraisal that in conjunction with the Highway Authority the Borough Council should explore measures to lessen the impact of traffic nuisance and domination through both traffic management/calming measures and highway signage rationalisation particularly at the cross (paragraph 4.60 – 4.61).

-this proposal was approved when the appraisal was adopted on 29<sup>th</sup> April 2008 and awaits a formal approach to the Highways Authority.

#### 8.12 Issues Raised in the Consultation Responses- Local List

8.13 Information received in the 2007/8 consultation responses provided details of proposed candidates for inclusion on the list of buildings of local interest appearing in the adopted replacement local plan 2011 (paragraph 4.38 above).

- Their consideration for inclusion within the local list was approved when the appraisal was adopted on 29<sup>th</sup> April 2008 and now awaits action.

#### 8.14 Article 4(ii) Direction

8.15 In the 1998 appraisal it was proposed that the loss of traditional features on unlisted buildings within the Conservation Area needed to be brought within planning control by the establishment of an Article 4 (ii) Direction whereby specific rights to make alterations to or remove key features such as doors, windows and roof coverings from residential properties without the need to seek planning permission can be withdrawn, in order to enable such proposals to be fully assessed to preserve the traditional appearance of these buildings and the overall ambience of the Conservation Area (paragraph 4.39 and 4.64 above).

8.16 It proposed that a scheme for Article 4(ii) controls as outlined in Appendix 1 of the 1999 appraisal, reproduced in **Appendix 4** of this document, would be subject to a later separate and specific consultation exercise. As this concept needed to be

explored given that a number of buildings within the Conservation Area are not listed but nonetheless have an important role to play within the Conservation Area (paragraph 4.30 and 4.64 above).

-This recommendation was approved when the appraisal was adopted on 29<sup>th</sup> April 2008, still awaits such a consultation and may now need amending to take into account recent changes to the General Permitted Development Order in relation to Permitted Development Rights for residential properties.

#### 8.17 Issues Raised in the Consultations Elsewhere in 2007– Written Guidance

8.18 The issue of the need for written guidance for property owners to advise them of what being in a conservation area means, the restrictions which apply, their rights and responsibilities was raised in the 2007 consultation responses from a number of conservation areas in the Borough of Crewe & Nantwich who were re-consulted on their appraisals the year before Aston.

-This recommendation was approved for all conservation areas within the Borough when the report on their consultations responses was approved on 28<sup>th</sup> June 2007, and awaits action to take into account the impact of the subsequent changes to the General Permitted Development Order in relation to Permitted Development Rights for residential properties (as noted after paragraph 8.16 above), and, to take into account the potential for a joint approach on the subject in conjunction with the officers of the East Cheshire Borough Council following vesting day on 1<sup>st</sup> April 2009.

## **9.0 Delivery Plan**

9.1 A delivery plan for all these preservation and enhancement opportunities has been devised, based upon the actions outlined in this report. Its premise is that the programme will entail short, medium and long term projects.

9.2 Short term projects would aim to be delivered within 18 months to two years, medium term within 3-4 years and longer term over 5 years, as noted in **Appendix 6**.

9.3 The delivery plan is a notional one at this stage, as resources and other competing work commitments may cause some over run. In addition discussions with the Parish Council, the Highways Authority, Utilities, land and property owners etc may need to be undertaken as work on the projects progresses. As a result the Delivery Plan and timetable can only be indicative at present, but with the aim of giving some structure and coherency to the programme **6**.

## **10.0 Monitoring, Review and Update**

10.1 As work on the projects evolves and as and when significant events dictate changes resulting from them will be monitored and this document will be amended or reviewed, with an overall aim of updating the Appraisal and its Management Strategy every five years.



10.2 During the course of the 2007/8 consultation it was advised that a Parish Plan and a Village Design Statement and Character Appraisal were in the process of being finalized/produced. The completion of this work will be logged and any action arising will be noted in future amendments or updates.

**APPENDIX 1  
LISTED BUILDINGS**

<u>Listed Buildings</u>	<u>Grade</u>
The Market House, Stafford Street	II
The Crown Hotel, Stafford Street	II
Wharf Cottage, Audlem Wharf	II
28 Stafford Street	II
Church of St James, Stafford Street	I
Ivy House No 19 & Holly House No 21 Stafford Street	II
The Old Grammer School, School Lane	II*
Cemetery Chapels, Cheshire Street	II
Memorial Lamp Standard	II

Buildings/Structures on List of Buildings of Local Interest

The Old Water Pump rear of 16 The Square

**Source: Department of the Environment Register 19<sup>th</sup> May 1986 (as amended),  
Development Control Committee Report 6<sup>th</sup> March 2008**



**APPENDIX 2  
TREE PRESERVATION ORDERS**

No on Map/description

Situation

<b>TPO 26</b>	
T18 – Oak	On the western side of the canal, some 215ft south of the Audlem Town Bridge
T19 – Oak	On the western side of the canal, some 130ft south of the Audlem Town Bridge
T20 - Oak	On the south side of Shropshire Street at the junction with Green Lane
T21 – Oak	On the western side of the canal, some 70ft south of the Audlem Town Bridge
T22 – Oak	On the south side of Shropshire street, to the west of Audlem Town Bridge
T23 – Ash	Some 20ft to the north of Shropshire Street to the west of Audlem Town Bridge
T24 – Sycamore	On the western side of the canal, some 80ft to the north of Audlem Town Bridge
T27 – Beech	Close to Shropshire Street, within the curtilage of the garage and close to the entrance to the Fire Station
T28 – Plane	Within the grounds of the Vicarage (demolished) 70ft east of a point 70ft along the western boundary from the southern end of the access
T29 – Sycamore	Close to the southern boundary of the Police Station some 15ft from Cheshire Street
T30 – Cedar	Within the grounds of the Chapel, south of the entrance and close to Cheshire Street
T31 – Lime	Within the grounds of the Chapel, between the building and the boundary of the police Station
T32 – Lime	Within the grounds of the Chapel, Cheshire Street, close to the north west corner of the building
T33 – Lime	Within the grounds of the Chapel, Cheshire Street, close to the north east corner of the building
T34 – Lime	Within the grounds of the Chapel, close to the northern boundary some 100ft from Cheshire Street
T35 – Pine	Within the grounds of the Chapel, close to the northern boundary some 50ft from Cheshire Street
T36 – Lime	Within the grounds of the Chapel, close to the northern boundary some 20ft from Cheshire Street
T37 – Sycamore	In the southern corner of the grounds of 'The Hollies' close to Cheshire Street
T40 – Ash	Within St James's Churchyard, close to the northern boundary

<u>No on Map/description</u>	<u>Situation</u>
T41 – Yew	Within St James's Churchyard, close to the northern boundary
T42 – Ash	Close to the western boundary of the Manse Stafford Street, some 25ft from the roadside
T43 – Elm	To the rear of the properties 'Ferndale' and 'Beulah' some 30ft from the joint boundary
T44 – Cypress	Within the garden of 'Bryn Mar' at the junction of Stafford Street and School Lane
T63 – Walnut	To the west of 'Taintree House', some 110ft from the dwelling
G7 - group consisting of five Cypress two Cedar one fir	On the south western and south eastern boundaries of the Methodist Church, Shropshire Street
G8 - group consisting of six Oak	Immediately to the north of St James's Churchyard, to the rear of the Lamb Inn
G10 - group consisting of one oak, one Ash, one Holly, one Lime and one Silver Birch	Within the grounds of 'Holly House' Stafford Street
A3 - the several Elm, Lime, Ash, Yew, Beech, Horse Chestnut, Sycamore, Willow, Birch and Sweet Chestnut trees	Within the grounds of the Vicarage (demolished)

**APPENDIX 3**  
**POLICY BE.7 CONSERVATION AREAS**

CONSERVATION AREAS WILL BE PRESERVED AND ENHANCED BY THE FOLLOWING MEANS:

- DEVELOPMENT INVOLVING DEMOLITION OF AN UNLISTED BUILDING WILL NOT BE PERMITTED WHERE THE BUILDING MAKES A POSITIVE CONTRIBUTION TO THE CHARACTER OR APPEARANCE OF A CONSERVATION AREA: UNLESS THERE IS CLEAR AND CONVINCING EVIDENCE THAT ALL REASONABLE EFFORTS HAVE BEEN MADE TO SUSTAIN EXISTING USES, OR FIND VIABLE AND COMPATIBLE ALTERNATIVE USES; AND THAT THESE EFFORTS HAVE FAILED. THESE EFFORTS SHOULD EMBRACE FINANCIAL, STRUCTURAL AND TECHNICAL MATTERS.
- DEMOLITION OF AN UNLISTED BUILDING MEETING THE ABOVE CRITERION WILL ONLY BE PERMITTED IF DETAILED PROPOSALS FOR THE RE-USE OF THE SITE, INCLUDING ANY REPLACEMENT BUILDING OR OTHER STRUCTURE, HAVE BEEN APPROVED.
- DEVELOPMENT WILL NOT BE PERMITTED IF IT WOULD HARM THE CHARACTER, APPEARANCE OR SETTING OF A CONSERVATION AREA;
- A NEW BUILDING WILL NOT BE PERMITTED UNLESS IT WOULD HARMONISE WITH ITS SETTING BY BEING SYMPATHETIC ON SCALE, FORM AND MATERIALS TO THE CHARACTERISTIC BUILT FORM OF THE AREA, PARTICULARLY THE ADJACENT BUILDINGS AND SPACES;

AN ALTERATION OR EXTENSION OF A BUILDING WILL NOT BE PERMITTED UNLESS IT WOULD HARMONISE WITH THE BUILDING AND THE CONSERVATION AREA BY:

- RETAINING, AND WHERE NECESSARY, RESTORING TRADITIONAL FEATURES SUCH AS SHOP FRONTS, BOUNDARY WALLS, PAVED SURFACES AND STREET FURNITURE;
- REFLECTING THE SCALE, FORM AND CHARACTER OF THE BUILDING; AND
- USING MATERIALS TRADITIONALLY CHARACTERISTIC OF THE AREA.

A NEW SHOP FRONT OR FASCIA WILL NOT BE PERMITTED UNLESS

IT IS IN PROPORTION WITH THE BUILDING AND IN CHARACTER WITH THE ARCHITECTURE OF THE BUILDING AND IT'S SETTING.

### Justification

The aim of designating Conservation Areas in the Borough is to conserve and enhance the special character of these areas by preserving existing buildings and features and promoting their appropriate enhancement. This can be achieved by careful control of development both within and adjacent to the Conservation Area.

The Local Planning Authority has a duty to formulate and publish proposals for the preservation and enhancement of Conservation Areas. Developers may be asked to contribute towards the implementation of these schemes where there is a clear link between the development and the scheme.

Where the character and appearance of a Conservation Area is threatened by unsympathetic permitted development, the Local Planning Authority may seek a restriction of permitted development rights, under Article Four of the Town and Country Planning General Development Order 1988 (as amended).

It is important that in exercising its planning duties the Local Planning Authority pays special attention to the need to enhance and preserve Conservation Areas by considering the need to prevent the loss or damage of buildings that make a positive contribution to the character or appearance of a Conservation Area. Demolition of such buildings will only be permitted in exceptional circumstances; and subject to detailed plans for any redevelopment being acceptable to the Local Planning Authority.

Outline planning applications are generally unacceptable in Conservation Areas. Proposals need to be examined in detail in order to assess the impact of the development proposal on the character of the area.

**Source: Crewe & Nantwich Adopted Replacement Local Plan 2011**

**APPENDIX 4**  
**OUTLINE OF PROPOSED ARTICLE 4 (ii) DIRECTION**

**THE TOWN AND COUNTRY PLANNING  
(GENERAL PERMITTED DEVELOPMENT) ORDER 1995**

Where the development would front a highway, a waterway or open space:-

1. The enlargement, improvement or other alteration of a dwellinghouse.
2. The alteration of a dwellinghouse roof.
3. The erection of a porch outside any external door of a dwellinghouse.
4. The building within the curtilage of a dwelling of a building, enclosure, swimming or other pool, which is incidental to the enjoyment of the dwelling.
5. The creation of a hardstanding within a dwellinghouse curtilage.
6. The installation or replacement of a satellite dish on a dwelling or within its curtilage.
7. The erection or removal of a chimney on a dwellinghouse.
8. The erection or removal of a gate, wall, fence or other means of enclosure.
9. The painting of a dwellinghouse, or any curtilage building.

**Source: Crewe & Nantwich Borough 1998 Audlem Conservation Area Appraisal**



**APPENDIX 5**  
**POTENTIAL LOCAL LIST CANDIDATES**

Yew Tree Cottage & Milepost, Shropshire Street  
Smith & Wilkinson Chemist, Cheshire Street  
Williams Chemist & Arch, Shropshire Street  
Co-Op, Shropshire Street  
2 & 4 Churchfields  
6 & 8 Churchfields  
Bridge Inn, Shropshire Street  
13 Cheshire Street  
1 Stafford Street, Country Store/Village Feeds  
14 Stafford Street Village Bakery  
15 Cheshire Street  
16 & 18 Stafford Street Post Office  
16 Shropshire Street Yew Tree Cottage and Milepost  
17 Shropshire Street  
18 Cheshire Street Police House  
Scout & Guide Hall, Cheshire Street  
24 Cheshire Street  
25 Cheshire Street  
30 Cheshire Street  
31 Stafford Street, The Manse  
33 Cheshire Street, Townfield House  
Cheshire Railings, Heathfield Rd/A525 Cheshire  
Countrystore The Square  
Maybridge Stafford Street/School Lane  
Rose Cottage, Vicarage Lane  
Roseleigh, School Lane

**Source: Audlem District History Society (letter/CD dated 19/11/07)**

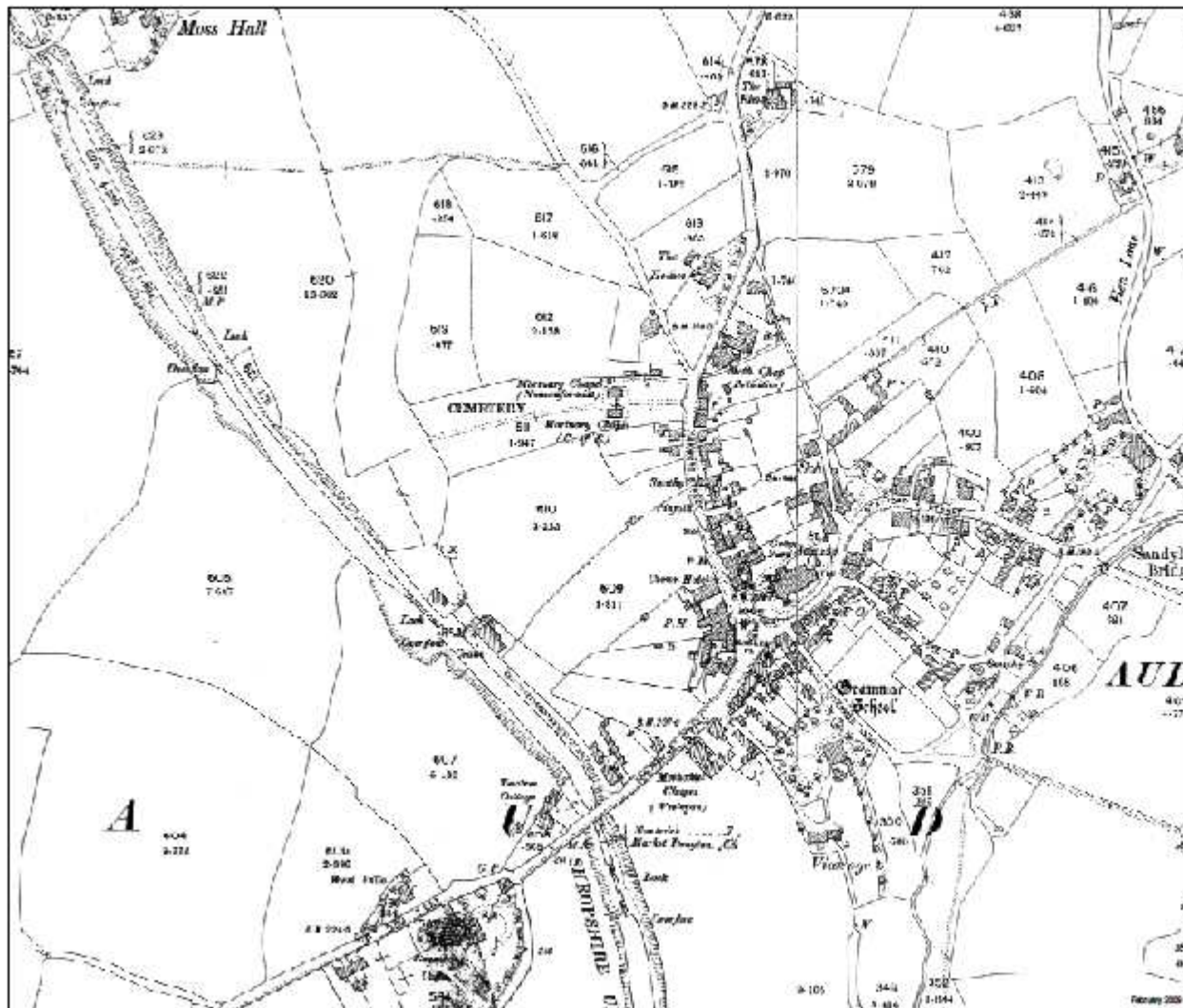
**APPENDIX 6**  
**DELIVERY PLAN – Audlem**

<b>Proposal</b>	<b>Short Term (18 months to 2 years) or previously.</b>	<b>Medium Term (within 3-4 years)</b>	<b>Long Term (over current 5 year period)</b>	<b>Notes</b>
<b>1. Conservation Area Boundary:</b> exclude land at junction of Stafford St/Heathfield Road, including St James's Close.	●	●		Amendment awaits implementation, following approval in 2008.
<b>2. Conservation Area Boundary:</b> include Chapel House and its curtilage in Old Vicarage Garden.	●	●		Amendment awaits implementation, following approval in 2008
<b>3. Conservation Area Boundary:</b> exclude five properties at lower end of Windmill Drive.	●	●		Amendment awaits implementation, following approval in 2008.
<b>4. Conservation Area Boundary:</b> extend canal section, and potentially split from the settlement.	●	●		Amendment awaits implementation, following approval in 2008.
<b>5. Conservation Area Boundary:</b> delete area to rear of Yew Tree Cottage.	●	●		Amendment awaits implementation, following approval in 2008.

<b>Proposal</b>	<b>Short Term (18 months to 2 years) or previously.</b>	<b>Medium Term (within 3-4 years)</b>	<b>Long Term (over current 5 year period)</b>	<b>Notes</b>
<b>6. Dominant Building Styles, Materials and Plot Definition :</b> to avoid unsympathetic forms of development.	Ongoing	Ongoing	Ongoing	To be addressed in all new development proposals.
<b>7. Highway Issues and Signage / Traffic Calming</b>		●	●	Approach to Highways Authority, yet to be actioned.
<b>8. Local List:</b> Properties/Structures Identified in Appendix 4.		●	●	Awaits action following proposal in 2007/8.
<b>8. Article 4 (ii) Direction</b>	●	●		Specific consultation exercise, yet to be action.
<b>9. Written Guidance for property owners about the Conservation Area</b>	●	●		Joint approach, yet to be agreed with fellow officers for East Cheshire Borough

● denotes notional period for action to be taken to deliver proposal 29





Map 1

## Audlem

### Conservation Area

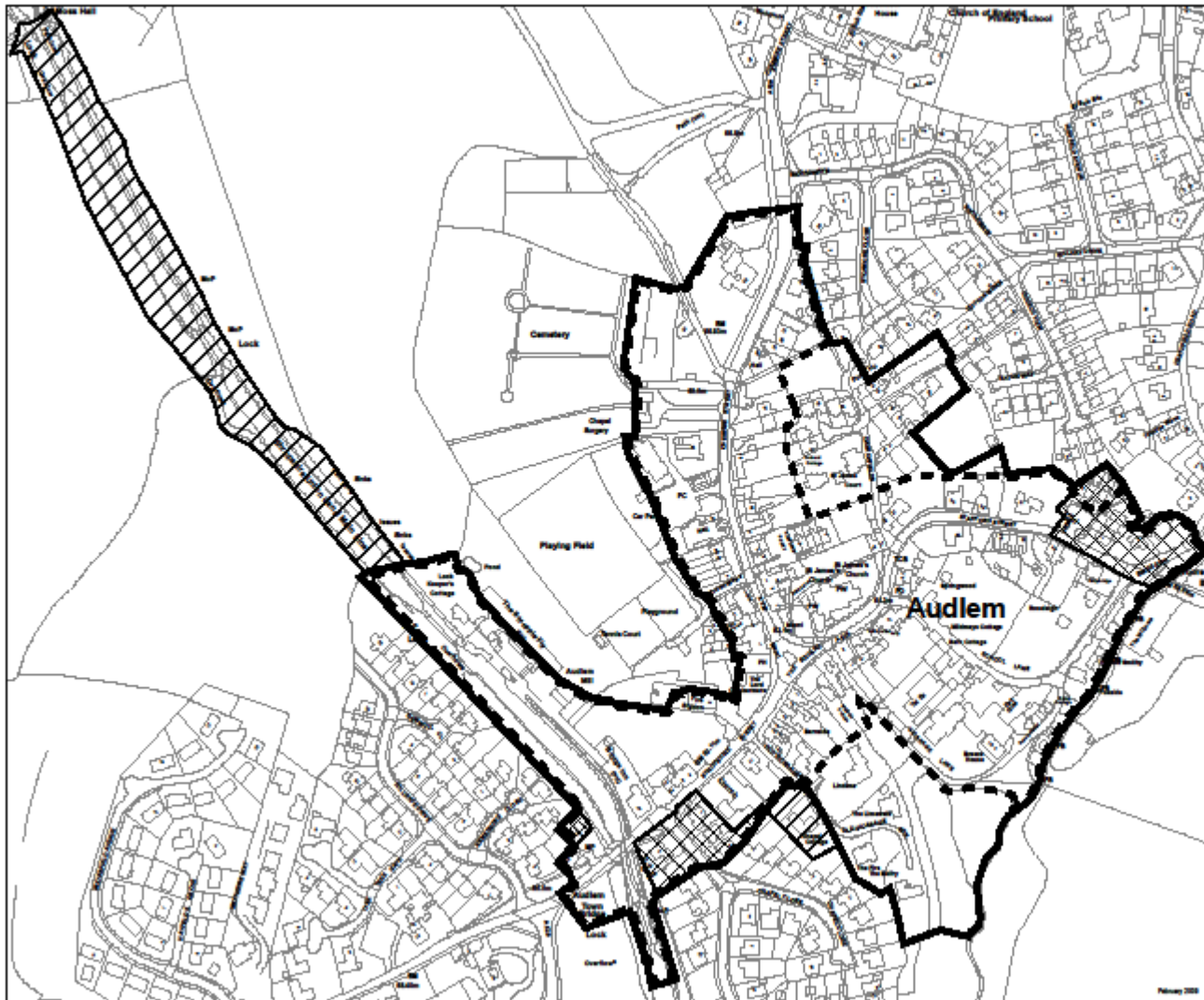
Ordnance Survey Map  
 LXVI.1 LXVI.2  
 Second Edition 1898

Z

source: Chester Records Office

# Audlem Conservation Area

As Designated, Amended  
and Proposed




- Existing Conservation Area Boundary (1981)
- Original Conservation Area Boundary (1969)
- Proposed Extension to Conservation Area Boundary (1998/2008)
- Proposed Deletion from Conservation Area Boundary (1998/2008)

source:  
Cheshire County Council  
Designation Report 27th September 1969  
and Crewe and Nantwich Borough Council  
Appraisal Report 1998 and 2008



# Audlem Conservation Area

## Listed Buildings

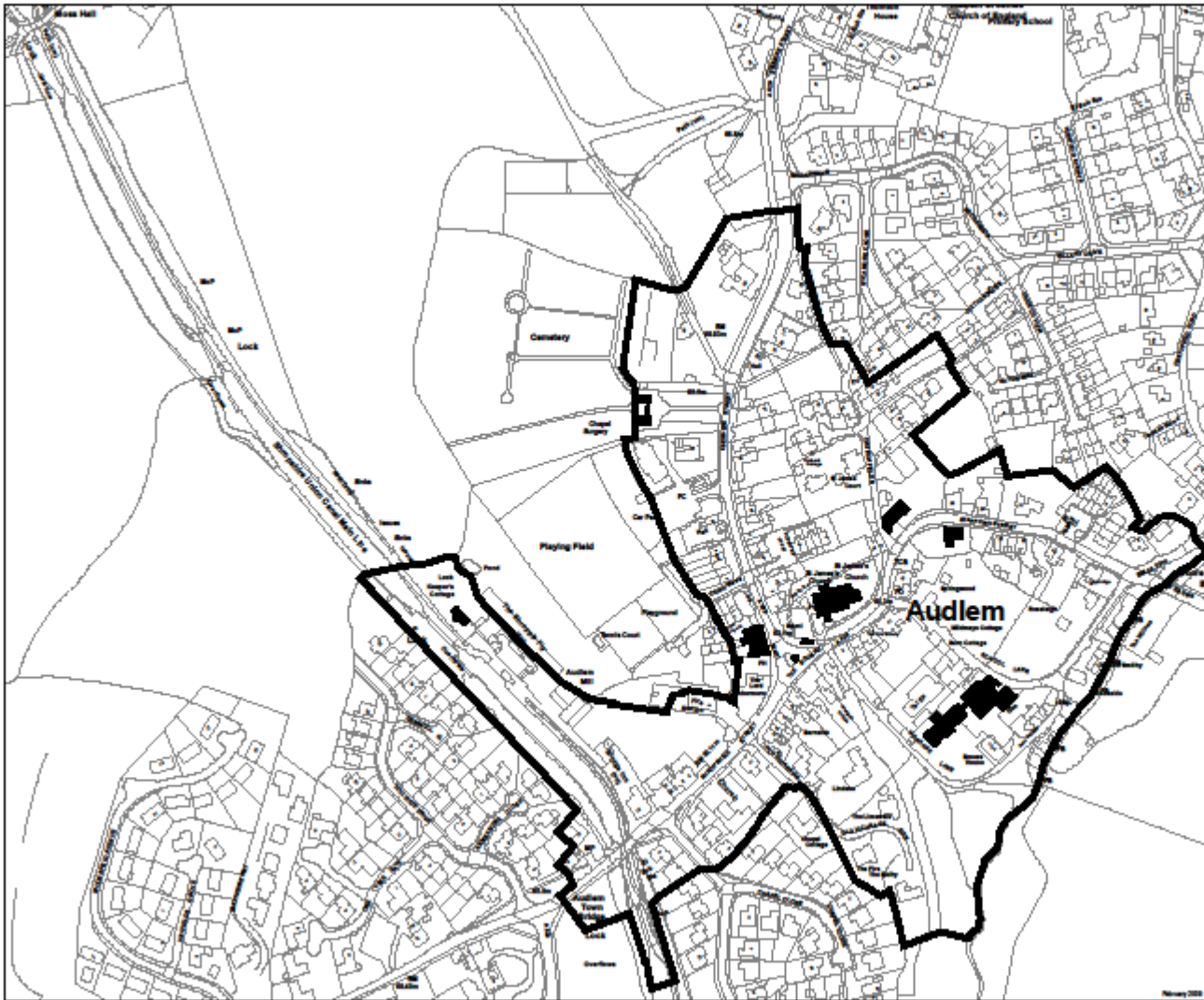
 Existing Conservation Area (1981)

 Listed Buildings

N

0 25 50 100  
Metres



SOURCE:  
Department of the Environment Register of Listed Buildings  
19th May 1986 (as amended)

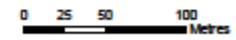




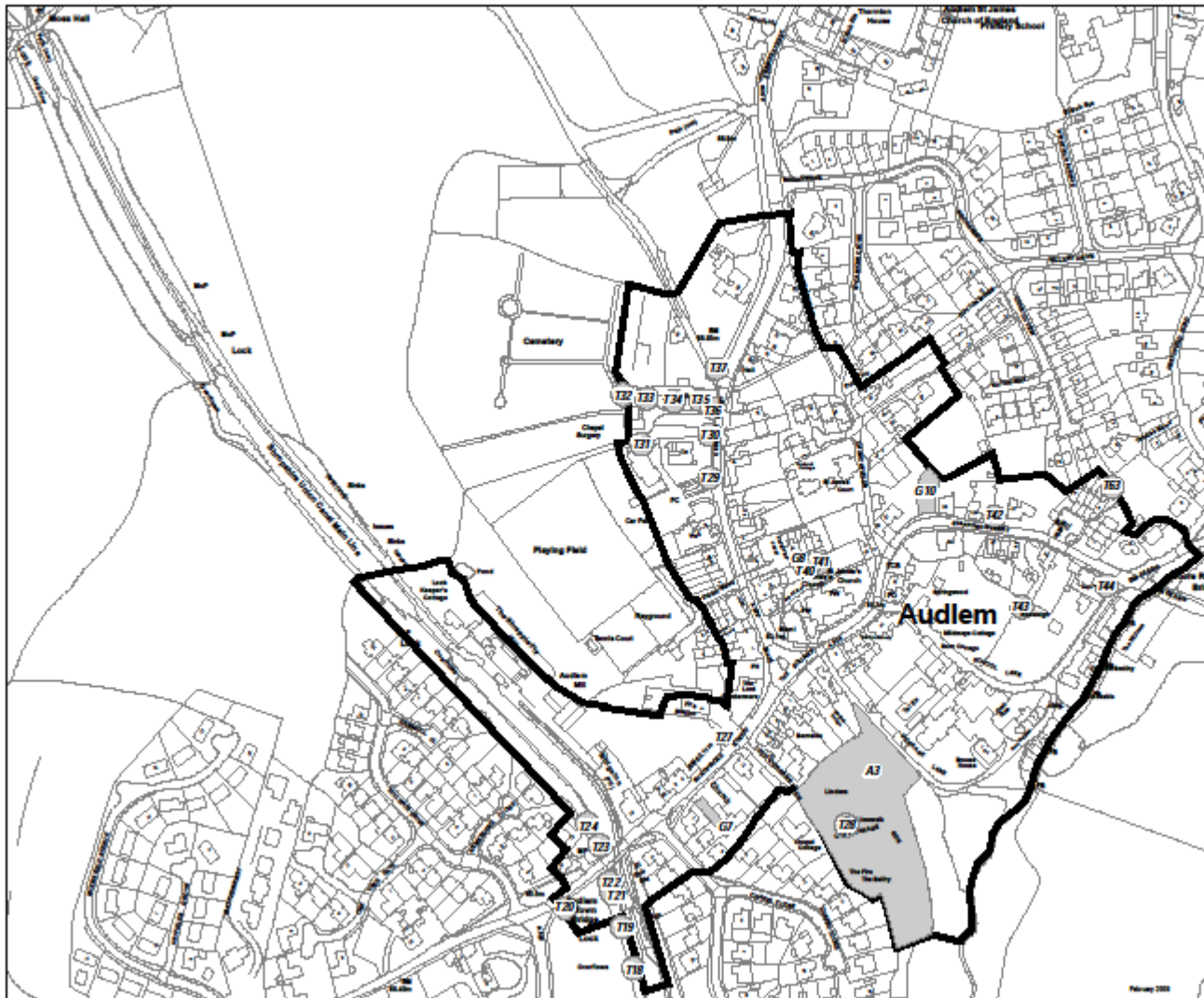
# Audlem Conservation Area

## Tree Preservation Orders

-  Existing Conservation Area Boundary (1981)
-  Tree Preservation Orders (TPO 26)

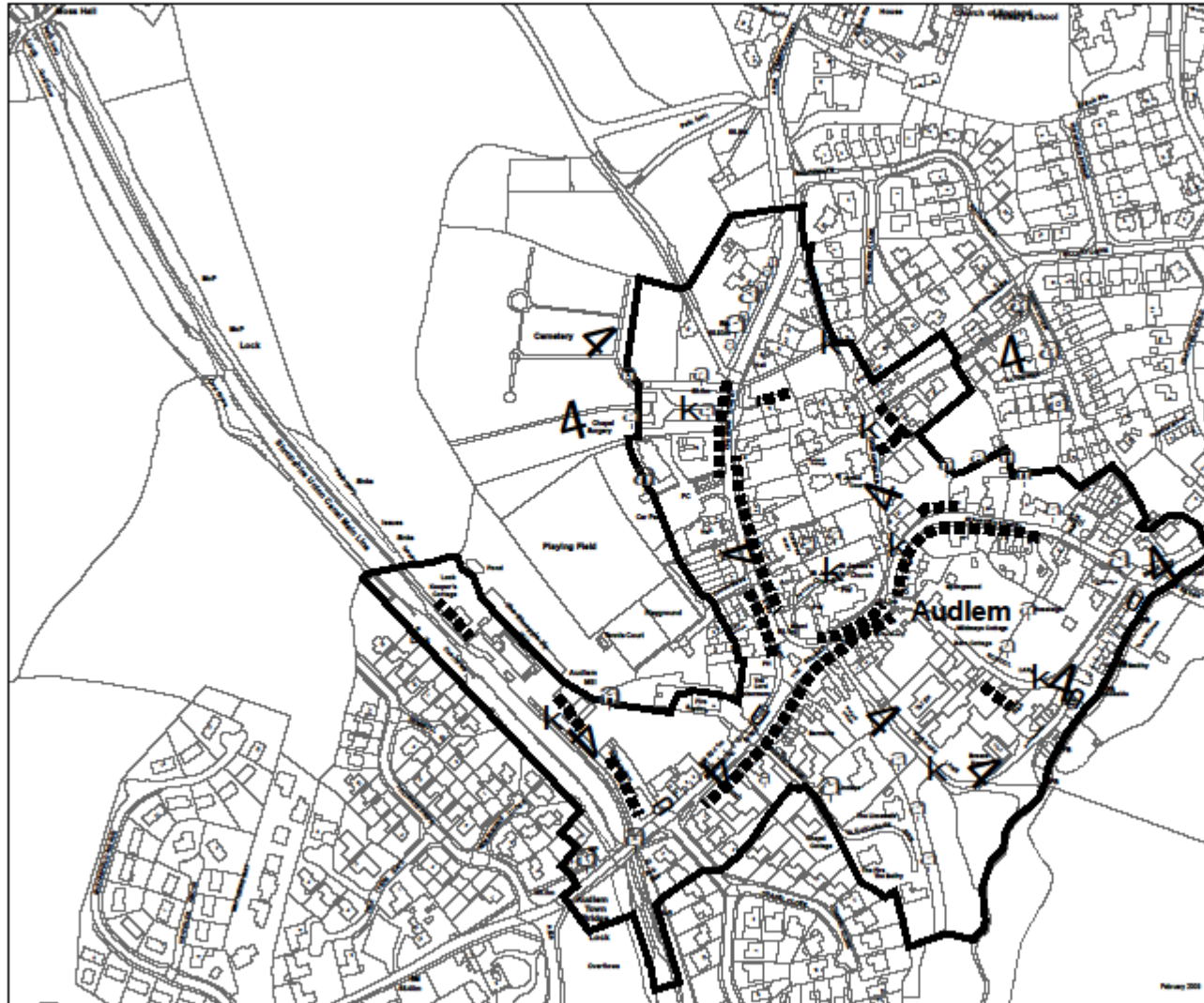








SOURCE:  
Crewe & Nantwich Borough Council Records 2008



# Audlem Conservation Area

## Principal Visual Elements



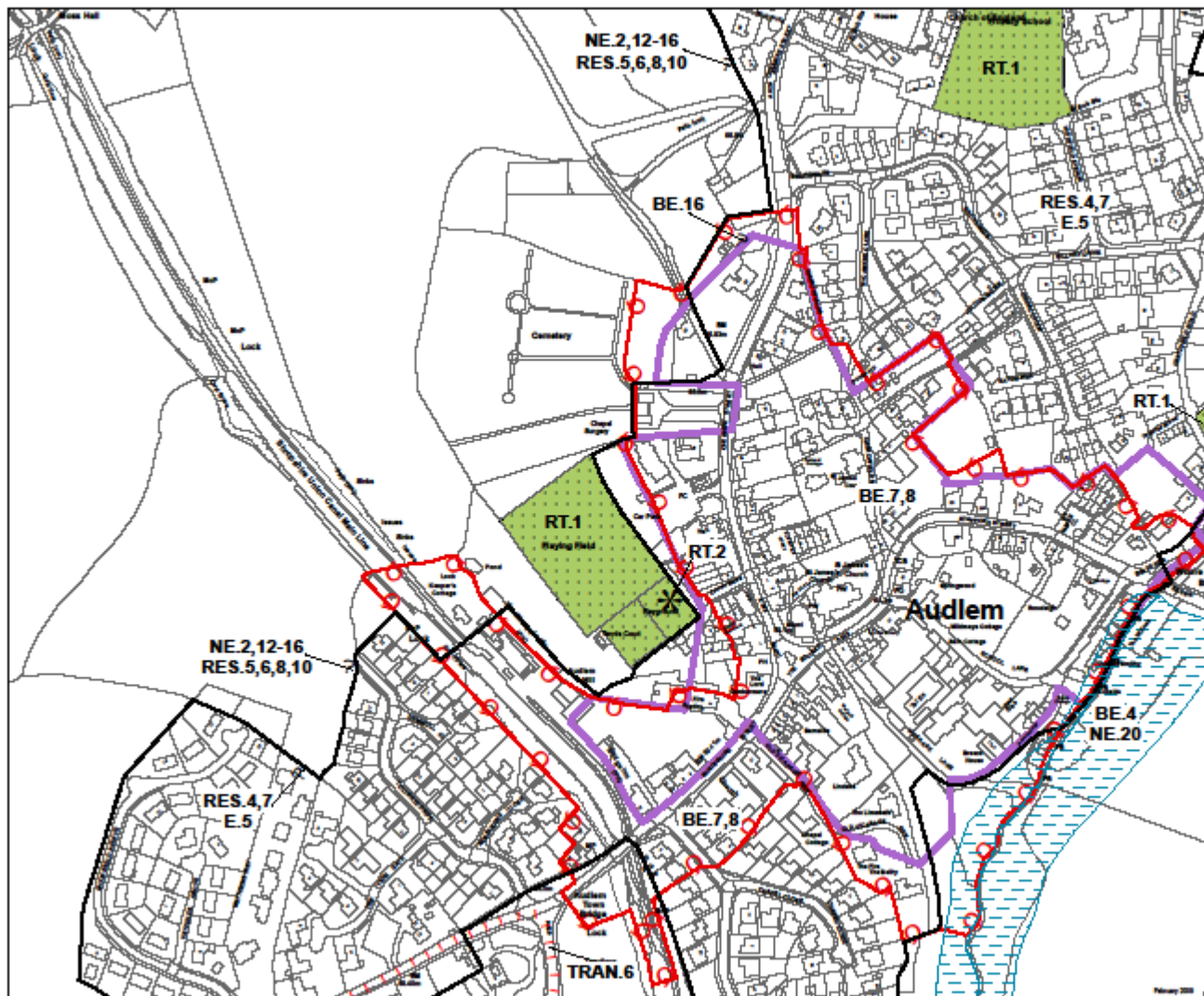
-  Existing Conservation Area Boundary (1981)
-  Important Buildings/Groups
-  Areas of Limited Contextual Value
-  Focal Points/Sense of Place
-  Views into/out of Conservation Area
-  Visually Important Trees/Planting



SOURCE:  
Crewe & Nantwich Borough Council Appraisal  
Report 1998

# Audlem Conservation Area

Adopted  
Replacement local plan 2011  
Local Development Framework



- Existing Conservation Area (Policies BE.7, 8)
- Area of Archaeological Potential (Policy BE.16)
- Within Audlem Settlement Boundary (Policies RES.4, 7, E.5)
- Cycle Route (Policy TRAN.6)
- Formal Open Space (Policy RT.1)
- Equipped Children's Playground (Policy RT.2)
- Open Countryside (Policies NE.2, NE.12 - 16 RES. 5, 6, 8, 10)



source:  
Adopted Replacement Local Plan 2011-  
Audlem Inset

## **Bibliography**

### Literature:

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