

Salford City Council
Ellesmere Park Supplementary Planning Document
November 2006

1. INTRODUCTION

Purpose and Role of the Ellesmere Park Supplementary Planning Document

- 1.1 The Ellesmere Park Supplementary Planning Document (SPD) seeks to ensure that:
- The character and environment of Ellesmere Park, and its individual buildings, landscaping and streets, is protected and enhanced;
 - New development in Ellesmere Park is designed and built to the highest standard; and
 - Residents, property owners, designers and developers are clear about what the city council will expect from new developments in the area.
- 1.2 The SPD is designed to raise awareness of the need for and value of good design in Ellesmere Park, and how it can be achieved for the benefit of all involved. The area included in the Ellesmere Park SPD is shown on Picture 1.1
- 1.3 The SPD does not form part of Salford's development plan, but once adopted will be an important material consideration in the determination of planning applications. Developers and designers who use the SPD and discuss their projects at an early stage with the city council can expect to minimise any potential delays in the determination of their planning applications, and to improve their chances of approval.
- 1.4 The SPD will provide a framework for the decisions of the city council in terms of its own development and improvement activities. It is also hoped that it will influence the activities of the owners and occupiers of sites and buildings in the area that may fall outside the control of the planning system but can still have a significant impact on the area's character and appearance.
- 1.5 The SPD specifically supplements the following policies of the Salford Unitary Development Plan (UDP):
- DES1 Respecting Context
 - DES2 Circulation and Movement
 - DES4 Relationship to Public Space
 - DES8 Alterations and Extensions
 - DES9 Landscaping
 - DES11 Design Statements
 - ST11 Location of New Development
 - H1 Provision of New Housing Development
 - R1 Protection of Recreation Land and Facilities

- 1.6 The city council has produced a range of SPDs on issues including planning obligations, design and crime, house extensions, and trees and development. These complement the Ellesmere Park SPD and should be considered alongside it during the development design process.
- 1.7 The process for preparing this SPD is detailed in Appendix C.

2. THE SPECIAL CHARACTER OF THE AREA

History

- 2.1 Ellesmere Park's origins were as an exclusive gated suburban residential estate for the Victorian middle classes. It was developed from the 1870s, and its original residents were wealthy merchants, mill owners and professionals who commuted to work in industrial Salford and Manchester.
- 2.2 Today, the character of the core of Ellesmere Park is much the same as a century ago, with large Victorian houses set in generous grounds, on long, straight, and wide tree lined streets. The adjoining area of more modest Victorian and later residential development complements Ellesmere Park's planned spacious character.

Overview of the Area's Character

- 2.3 Generally, Ellesmere Park's character is determined by the relationship between:
- The interplay of existing buildings in a range of architectural styles;
 - The presence of trees, giving the area a mature leafy atmosphere;
 - Interesting views, focal points and vistas throughout the area;
 - A consistent palette of materials and building details;
 - Building layouts based on strong building lines and a sense of spaciousness between buildings;
 - Consistent scale, height and massing of buildings related to the three areas;
 - Significant visual interest determined by the patterns of development;
 - Relatively low building densities; and
 - Strong boundary treatments with wall, trees, gates and railings.
- 2.4 However, Ellesmere Park also comprises three distinct but inter-related sub-areas, each of which has its own particular characteristics:
- Sub-area 1: The Ellesmere Park Conservation Area, which includes the Victorian core of large houses in extensive gardens;
 - Sub-area 2: The broader traditional area of Ellesmere Park, characterised by more mixed development within the original planned boundaries; and
 - Sub-area 3: The largely Victorian residential streets immediately adjoining the other two sub-areas.

- 2.5 A fourth sub-area, comprising parts of Hawthorn Road, Park Road, Pine Grove and Poplar Road was originally considered for inclusion, but it was decided following analysis that this area both relates more to Monton than Ellesmere Park and that no specific guidance is needed.
- 2.6 The boundary of the three sub-areas is shown in Picture 2.1.

Sub-Area 1: The Ellesmere Park Conservation Area

- 2.7 The Ellesmere Park Conservation Area was designated in 1981 to recognise the special character of the area's buildings and landscape. It includes the most notable large Victorian houses within a Victorian core area focused on Ellesmere Road, Westminster Road, Victoria Road, and Sandwich Road. These are generally large, rather grand, detached and semi-detached, two to three storey properties set back within generous, mature gardens. Some of the properties in this area are family homes and others have been converted to apartments.
- 2.8 The majority of these houses have external walls of red brick with stone dressings, impressive entrances and doorways, large sash windows, and steeply pitched Welsh slate roofs. The dominant feature uniting the whole area is the extensive coverage of mature trees and shrubs, which frame the roads. The trees are generally planted in the front gardens behind brick and stone boundary walls with stone cappings and gate pillars. The boundary walls are often set back behind grassed verges. English Heritage is currently considering the merits of listing Rowsley Manor, on Westminster Road.
- 2.9 The remaining parts of the Conservation Area, which surround the Victorian core area, form important entrances and gateways into Ellesmere Park. The buildings are often more modest but still of high quality and the landscape theme of trees, boundary walls and front gardens is continued. Clarendon Garden, on Clarendon Crescent, is the only area of public open space in the Conservation Area. A strong walking and cycling route linking all of the Ellesmere Park sub-areas with Eccles and Monton runs alongside Clarendon Gardens, via a footpath from Victoria Crescent to Ellesmere Road.
- 2.10 The streets in this area are:
- Part of Sandwich Road
 - Part of Westminster Road
 - Part of Rutland Road
 - Part of Ellesmere Road
 - Part of Victoria Road
 - Part of Half Edge Lane
 - Part of Victoria Crescent
 - Part of Clarendon Crescent
 - Part of Clarendon Road
 - Sunny Bank Place

Sub-Area 2: The broader traditional area of Ellesmere Park

- 2.11 The broader Ellesmere Park area features a mix of residential properties and apartments constructed from the Victorian era to the

present day. Some of these are more successfully integrated with their surrounding character than others. The main characteristic of this part of Ellesmere Park is that the mix of buildings is set within essentially the same street scene and layout as the Conservation Area, with long wide roads, verges, boundary walls, and an abundance of large garden trees and shrubs framing the streets.

2.12 The area contains three important areas of open space:

- Monton Sports Club off Welbeck Road, which is a private sports club with large sports field;
- The Ellesmere Road sports and playing field, which is a grassed public playing field with limited sports equipment; and
- The Three Sisters nature park off Rutland Road, which contains three ponds and is a designated Site of Biological Interest and is accessible to the public, and contains probably the longest surviving section of Roman Road (some 100m) in Greater Manchester.

2.13 The Linear Walkway, built on a former railway line, forms the northwest boundary of the area. It starts at Monton Road and provides a traffic free and environmentally attractive pedestrian and cycling link from Ellesmere Park to Monton's local shopping facilities to the southwest, and towards Swinton to the northeast. A footpath along the boundary of Eccles College and the Three Sisters nature park links into the walkway from Chatsworth Road, and there is another link from Ellesmere Road. Chatsworth Road is the main vehicular route to Eccles College, Oakwood High School, and Chatsworth High School. Branwood School is located on Stafford Road.

2.14 The streets within this area are:

- | | |
|------------------------------|--------------------------|
| • Part of Victoria Crescent | • Part of Half Edge Lane |
| • Part of Clarendon Crescent | • Part of Monton Road |
| • Chatsworth Road | • Part of Bradford Road |
| • Part of Westminster Road | • Welbeck Road |
| • Part of Rutland Road | • Part of Portland Road |
| • Stafford Road | • Barclay Drive |
| • Allington Drive | • Glenart |
| • Part of Ellesmere Road | • Victoria Avenue |
| • Part of Cavendish Road | • Bledlow Close |
| • Part of Victoria Road | • Wharton Lodge |
| • Barclay Drive | • Denstone Avenue |

Sub-Area 3: The surrounding Victorian Streets

2.15 This area is characterised by a planned Victorian suburban street layout. Plots have been developed at various times, and so there is a range of building types and styles. Development began from the 1870s, mainly with medium sized two to three storey semi detached

villas, and continued with variations on the theme through the Edwardian period. There are a number of later houses of varying styles, often replacing older properties as infill development and these give the area a more mixed feel.

- 2.16 The area is predominantly residential but includes schools, community facilities, and a limited number of businesses. Monks Hall, off Wellington Road and Monks Hall Grove, is a Grade II listed building. There are three non-statutorily locally listed buildings of interest in this area, at 3 Albert Road, 6 Belgrave Crescent, and the Clarendon Road Primary School.
- 2.17 Front garden trees have been a street scene characteristic of this area but are gradually being removed along with front boundary walls and front gardens, often to create off street parking. Brick and stone boundary walls with stone copings and substantial stone gate pillars still remain at many of the older properties. Many original doors remain but sash windows have often been replaced with double glazed units of many styles.
- 2.18 There are two areas of open space in this area:
- The Polygon's central grassed garden area around which the houses were developed; and
 - The Portland Road grassed playing field with limited equipment.
- 2.19 The streets within this area are:
- | | |
|-----------------------------|--------------------------|
| • Part of Victoria Crescent | • Part of Clarendon Road |
| • Gilda Crescent Road | • Belgrave Crescent |
| • Snowdon Road | • Cambridge Grove |
| • Glendale Road | • Albert Road |
| • Part of Portland Road | • Wellington Road |
| • Part of Half Edge Lane | • Monks Hall Grove |
| • Part of Monton Road | • Abbey Grove |
| • The Polygon | • Ellesmere Avenue |
| • Vicars Street | • Doughty Avenue |
| • Kemball Street | |

3. ISSUES FACING ELLESMERE PARK

Overview

- 3.1 Government policy in PPS1 (Planning Policy Statement 1: Delivering Sustainable Development) states that:

“Planning authorities should plan positively for the achievement of high quality inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes. Good design should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted” (paragraph 34).

- 3.2 The unique character of Ellesmere Park makes a major contribution to the success of the area as a high quality residential neighbourhood. Therefore, in accordance with Government policy, it is essential that all development activity is designed and implemented so as to protect and enhance that character.

- 3.3 However, there is evidence that development pressures, and associated activities, could lead to a reduction in the character, appearance and environmental quality of Ellesmere Park, with key issues being:

- The loss and redevelopment of existing buildings;
- The provision of large numbers of apartments;
- Design and materials of new developments and extensions being out of keeping with existing developments;
- The loss of garden areas to development and car parking, detracting from the area’s green and spacious appearance; and
- The loss of trees and other landscaping.

- 3.4 It is therefore vital that the character of the area is protected and enhanced in order to secure its long-term success and attractiveness.

Community Views

- 3.5 There has been extensive community involvement in the development of this SPD. The following design issues were identified as being of particular importance by the local community, in terms of the contents of the SPD and maintaining the character of Ellesmere Park:

Ellesmere Park’s boundary

- The boundary of the SPD area should be extended, but some more modern areas should not be included.
- The boundary of the Conservation Area should be extended.

Buildings

- New development should be in character with the wider area.
- The design of extensions and refurbishments needs tighter control.
- Concerns over the density and impact of new apartment developments on the infrastructure, housing mix, and character of the area.
- Demolition of Victorian properties should not be allowed.
- The use of good quality “heritage” materials should be improved.

Boundaries and landscaping

- The hard surfacing of front gardens for car parking should be resisted.
- Existing trees should be protected but allowing for the replacement of older trees.
- Better control needed over boundary controls to maintain a consistent style.

Street-scene and traffic

- More street lighting required.
- More litter bins required.
- More tree planting (avoiding underground / overhead utility services).
- More consistent design of street furniture, for example extending the use of “heritage” style lighting columns.
- Better maintenance of roads and footpaths, street furniture and signs.
- Better maintenance of street trees and grass verges,
- Open spaces should be protected from development.
- Excessive traffic generation caused by new apartment developments and schools.
- Prevent on street parking.
- More traffic calming measures

- 3.6 The detailed consultation procedures and the city council's response to the individual issues raised during the consultation process on the draft SPD are contained in a Consultation Statement, which accompanies this SPD and can be viewed on the city council's website (www.salford.gov.uk/ellesmereparkspd).

4. DESIGN POLICIES

Overview

- 4.1 The following policies supplement existing UDP policies and offer guidance that is specific to the Ellesmere Park SPD area.

POLICY EP1 DESIGN AND ACCESS STATEMENTS

A detailed design and access statement¹ will be required for all planning applications for outline, reserved matters, and full planning permission except for:

- **A material change in the use of land or buildings, unless it also involves operational development.**
- **Engineering or mining operations.**
- **Development of an existing dwelling house, or development within the curtilage of a dwelling house for any purpose incidental to the enjoyment of the dwelling house.**

The design and access statement should demonstrate how the proposal:

- **Protects and enhances the character of the Ellesmere Park area, having regard to the analysis in Chapters 2 and 3 of this SPD; and**
- **Complies with the policies of this SPD, and the relevant design policies of the UDP.**

A simpler Design Statement² may be required for other planning applications if it is considered that they have a significant impact on the character of the Ellesmere Park Area.

Reasoned Justification

- 4.2 A good Design and Access Statement or Design Statement will help to explain the process that has led to the design of the proposed development, and why it is the most appropriate design solution for the scheme and the particular site in question, having regard to the character of that particular part of Ellesmere Park (and in particular the attributes highlighted elsewhere in this SPD).
- 4.3 This will help to provide sufficient evidence for the city council to determine the application, and to minimise any potential delays in the development control process. Where there is insufficient evidence to demonstrate that the proposal would protect and enhance the area,

¹ This is a requirement of DCLG Circular 01/06: Guidance on Changes to the Development Control System introduced in August 2006.

² This requirement is detailed in UDP Policy DES11.

and that it is consistent with the other policies of this SPD and the UDP, then it may be refused planning permission. The Design and Access Statement or Design Statement will be made available for public consultation within the planning application process.

- 4.4 The need for Design and Access Statements or Design Statements applies to full, outline and reserved matters applications. It is recognised that it may not be possible to provide details on all matters for outline applications if design-related matters are reserved. However, there may be circumstances where an outline application raises design issues that are of particular importance to the whole area, and where it would be inappropriate for those matters to be reserved.
- 4.5 This policy supplements UDP Policy DES11.

POLICY EP2 PUBLIC OPEN SPACES

The following public open spaces (shown in Picture 4.1) will be protected as an essential part of the character of Ellesmere Park:

- **Clarendon Gardens;**
- **The Three Sisters Nature Park;**
- **The Ellesmere Road playing field;**
- **The Portland Road playing field;**
- **The Polygon; and**
- **The Linear Walkway.**

Built development within them is unlikely to be appropriate except where it is essential to their successful use as public open spaces.

Reasoned Justification

- 4.6 The public open spaces listed in the policy make an important contribution to the character of Ellesmere Park, by adding to its feeling of spaciousness and providing important local amenities that support its success as a residential neighbourhood. It is therefore essential that they be protected and enhanced. However, it may be appropriate in some circumstances for limited built development if this is required to support their use as public open spaces, and does not significantly detract from their open character.
- 4.7 This policy supplements UDP Policies DES1, ST11 and R1.

POLICY EP3 VIEWS, VISTAS AND FOCAL POINTS

New development should maximise the existence and quality of the long and short views into and out of the site, to ensure visual links that connect to the wider Ellesmere Park area.

Developments and improvement works at the gateways and entry points listed below (and shown in Picture 4.1) should be designed to strengthen the identity of the area and respond to their prominent location:

- **Portland Road / Chatsworth Road;**
- **Half Edge Lane / Victoria Crescent;**
- **Half Edge Lane / Clarendon Crescent;**
- **Half Edge Lane / Victoria Road;**
- **Gilda Brook Road / Wellington Road;**
- **Clarendon Road / Wellington Road (including the footbridge from Church Street);**
- **Albert Road / Wellington Road (including the road bridge over the M602 and railway);**
- **Wellington Road (including the footbridge over the M602 and railway);**
- **Monton Road / Victoria Road / Stafford Road;**
- **Monton Road / Cavendish Road;**
- **Monton Road / Linear Walkway; and**
- **Bradford Road / Linear Walkway.**

Reasoned Justification

- 4.8 Views and vistas are an important aspect of the visual identity of every area, and help people to orientate themselves as they move around. The feeling of spaciousness is a key element of the character of Ellesmere Park, and therefore it is particularly important that views into, out of and through the area are maximised, helping to maintain the visual links that typify the area.
- 4.9 Within Ellesmere Park, the buildings, boundaries and trees are integral to the quality of views and vistas, and provide a series of focal points particularly around key intersections. These main gateways and entry points have a significant impact on the appearance of the area. It will be particularly important that developments and other works (e.g. highway and environmental improvements) in and around the gateways and entry points respond to the various elements of the area's character.
- 4.10 This policy supplements UDP Policies DES1, DES2 and DES4.

POLICY EP4 WORKS TO EXISTING BUILDINGS

Existing buildings that make a positive contribution to the character of Ellesmere Park should be retained wherever practicable.

Redevelopment proposals involving the loss of such buildings in the Ellesmere Park Conservation Area will only be permitted where they are not capable of continued beneficial use or conversion, or the replacement development would be of a significantly higher design quality that would enhance the character of the area. The redevelopment of one half of a pair of semi-detached dwellings will not be permitted.

The change of use of land or existing buildings that is in residential use will not be permitted.

Alterations to existing buildings should be designed so as to protect and enhance the character of Ellesmere Park, and in particular:

- **Replacement doors and windows in existing buildings should be designed to be sympathetic to the character of the area;**
- **The reinstatement of doors, windows and other features to their original pattern and design will be encouraged;**
- **The construction of large, non-traditional dormer windows will not be permitted;**
- **The erection of satellite dishes and radio equipment in prominent locations within the Conservation Area will not be permitted;**
- **The cladding of buildings should only use the traditional Victorian materials commonly used in the area (as defined in Policy EP6).**

Reasoned Justification

- 4.11 The positive character of Ellesmere Park is heavily influenced by many of the existing buildings within the area, both in terms of their overall scale, massing and design, and their materials and architectural detailing. Some of these buildings are protected within the Ellesmere Park Conservation Area whilst others lie outside the conservation area. It is important that the area's character is not gradually diminished by the loss or alteration of such buildings.

- 4.12 In the Conservation Area, proposals for the redevelopment of existing buildings will need to demonstrate that it is the only practicable option, with reuse not being viable or appropriate, and / or that the replacement building(s) would secure a significant enhancement in the character of the area, thereby helping to ensure no reduction in the quality of Ellesmere Park. A detailed case for demonstrating lack of viability will need to be presented in a Design and Access Statement.
- 4.13 The predominantly residential nature of Ellesmere Park also contributes to its special character. Consequently, it is important to ensure that this element of its character is not gradually eroded through the conversion or redevelopment of existing buildings and sites to other uses. For the purposes of this policy, residential use is considered to include all uses within Class C of the Use Classes Order (and any subsequent replacement).
- 4.14 This policy supplements UDP Policies CH4, DES1 and DES8.

**POLICY EP5
LAYOUT AND SCALE OF NEW DEVELOPMENTS**

Development in Ellesmere Park should retain the spacious character of the area, including in terms of:

- **The scale, massing and site coverage of buildings;**
- **The spacing of buildings to retain visual breaks; and**
- **The creation and retention of amenity space around buildings.**

Development should reflect the typical layout of existing plots within the area, including in terms of a strong building line set well behind a boundary wall and front garden area.

Building heights should be consistent with surrounding developments.

Reasoned Justification

- 4.15 Ellesmere Park is characterised by its spaciousness and relatively low density of development, and it will be important that new developments and alterations to existing developments retain this spacious character. Significant increases in the density of development are therefore unlikely to be acceptable in most circumstances, and buildings will need to continue to be widely spaced.

- 4.16 In order to ensure that the height of the development remains consistent with its context, it may be appropriate to consider using the roof space as additional living space, provided that this can be integrated sensitively in the design of the development.
- 4.17 This policy supplements UDP Policy DES1.

POLICY EP6 BUILDING DETAILS AND MATERIALS

The elevations of buildings should incorporate design details to avoid featureless elevations, whilst exercising a degree of restraint in line with the character of the area.

Developments should normally seek to use the traditional Victorian materials and incorporate the building design details that characterise the area, which are primarily:

- **Red bricks, and occasionally Welsh yellow bricks;**
- **Smooth red brick quoin details;**
- **Ornamental rubbed brick arches and window heads;**
- **Stone detailing for lintels and string-courses;**
- **Ornamental terracotta or polychromatic brick detailing within brick elevations;**
- **Blue or red brick plinths;**
- **Brick or timbered / rendered gables;**
- **Welsh slate roof tiles;**
- **Elaborate and plain fascia boards;**
- **Tall chimney stacks with ornamental or plain pots;**
- **Substantial brick and stone boundary walls with stone or terracotta cappings;**
- **Substantial stone gate pillars;**
- **Large, wide doors within impressive entrance porches; and**
- **Large sash windows.**

Departures from these materials and design details will be permitted where they can be demonstrated to enhance the character and appearance of the area.

Reasoned Justification

- 4.18 The quality and consistency of the building materials make an important contribution to Ellesmere Park's character, as do the detailed design features found throughout the area, which provide a high level of visual interest and architectural quality. The starting point for new developments, and alterations to existing developments, is that they should seek to incorporate similar detailed design features and materials.

- 4.19 However, it is recognised that high quality development that utilises different materials and design features may be appropriate in some locations, and that pastiche designs may detract from the character of the area. Therefore, the city council will give careful consideration to departures from the characteristic materials and design details. The emphasis will always be on a high standard of architectural design that protects and enhances the area, and a level of detailing appropriate to the type of materials being used.
- 4.20 This policy supplements UDP Policies DES1 and DES8.

**POLICY EP7
HIGHWAYS, BOUNDARIES AND FRONT GARDENS**

The treatment of highways, boundaries and front gardens within new developments, alterations to existing developments, and highway and environmental improvement works should follow the typical pattern within the relevant sub-area of Ellesmere Park.

Within sub-areas 1 and 2, this consists of (working from the road to the building):

- **Pavement;**
- **Grass verge;**
- **Substantial brick or stone walls with stone or terracotta cappings and stone gate pillars;**
- **Substantial trees and shrubbery planted directly behind the wall; then**
- **Deep front gardens up to the building line.**

Within sub-area 3, this consists of (working from the road to the building):

- **Pavement;**
- **Substantial brick or stone wall with stone or terracotta cappings and stone gate pillars;**
- **Trees and shrubbery planted directly behind the wall; then**
- **Front gardens up to the building line.**

Reasoned Justification

- 4.21 The quality and consistency of boundary treatments, and their relationship to the highway and buildings, are an important element of the character of Ellesmere Park. They help to define spaces, provide security, create a link between buildings and the landscape, provide a barrier between public and private uses, and can influence the microclimate.
- 4.22 The consistent boundary treatments and front gardens have generally been maintained, but there are concerns about their gradual loss and

lack of maintenance. A number of boundary wall, trees and front gardens have been replaced by hard-standings for cars, which is damaging the character and appearance of the area. Although such changes cannot always be controlled through the planning system, the city council encourages all residents and developers to maintain, construct and / or replace the boundary treatments and front gardens in such a manner as to help protect the overall character of Ellesmere Park.

- 4.23 This policy supplements UDP Policy DES1.

POLICY EP8 PROVISION OF PRIVATE AMENITY SPACE

All new houses should have an enclosed private garden that is large enough to accommodate mature trees and planting, and provide a sitting-out area that is not significantly overlooked by others.

Apartment developments should provide private communal gardens on the basis of 18 square metres for the first two apartments, plus 5 square metres for each additional apartment. Unusable spaces between car parks, roads and buildings will not be considered to form part of the private communal garden provision.

Private communal gardens should be screened and secured from parking areas, public roads and footpaths, and an ongoing landscape management and maintenance regime should be adopted.

Reasoned Justification

- 4.24 The provision of an adequate area of private amenity space in new developments will be important not only in ensuring that residents have a satisfactory level of amenity, thereby supporting the long term success of those developments, but also in terms of protecting the spacious character of Ellesmere Park, part of which is based on large houses set within extensive gardens.
- 4.25 This policy supplements UDP Policies DES9 and H1.

POLICY EP9 CAR PARKING, CYCLE PARKING AND SERVICING

Surface car parking should normally be located at the side or rear of new developments, within a private enclosure. Where car parking can only be provided to the front of a development, this should not be at the expense of providing a significant area of garden.

Underground or undercroft car parking should be investigated for new build apartment developments.

All bicycle storage provision should be covered, secure, well lit, and well located in relation to building entrances. Such provision should be designed to be complementary to the main building, not as an after-thought.

Layouts should accommodate access requirements for the emergency services.

Reasoned Justification

- 4.26 The visual impact of car parking can significantly harm the character of Ellesmere Park, particularly in terms of the area's predominantly "green" appearance, and there are already examples of where poorly designed car parking areas have had such an impact. The replacement of existing garden areas with car parking does not always require planning permission, but it is anticipated that in such circumstances landowners and occupiers will still have regard to this policy in order to protect the area's character.
- 4.27 The scale of car parking associated with apartment developments can be particularly problematic in terms of its visual impact, and therefore underground or undercroft car parking should be provided wherever practicable. Bicycle storage facilities should be designed and located so as to help maximise their use.
- 4.28 This policy supplements UDP Policies DES1, DES2 and DES4.

POLICY EP10 TREES AND LANDSCAPING

Existing mature trees and landscaping should be retained where practicable. Proposals to cut down, top or lop trees in the Conservation Area or that are subject to a Tree Preservation Order will be resisted.

New trees and shrubs should be provided directly behind boundary walls fronting the highway where there are existing gaps in provision.

A comprehensive landscaping scheme should be submitted with applications for new developments, clearly setting out:

- **How the landscaping proposals will protect and enhance the character of Ellesmere Park;**

- **How existing mature trees and landscaping will be incorporated into the development so as to ensure their long-term survival; and**
- **The ownership, function and maintenance responsibility of all outdoor spaces.**

New and replacement trees and shrubs near to the boundary should utilise or complement the typical species within the area, which are: Ash; Beech; Horse Chestnut; Lime; Sycamore; Holly; Laurel; and Rhododendron. Other locally native species of a similar character and size may be acceptable within properly designed landscape schemes.

Reasoned Justification

- 4.29 High quality landscaping is a prominent aspect of Ellesmere Park's character, supporting its attractive appearance, and in particular the presence of a large number of mature trees. As a result, Tree Preservation Orders (TPOs) have been used to protect an extensive number of trees throughout the area. The general location of the TPOs in the Ellesmere Park area is indicated in Picture 4.2 and a review of the TPOs will be undertaken as part of a forthcoming Conservation Area Appraisal covering the whole Ellesmere Park SPD area. The detailed TPO plans can be inspected at the council's offices as necessary and advice is available from the council's Arboriculture Officer.
- 4.30 New developments should seek to incorporate existing trees and landscaping as far as practicable, providing adequate replacement where it is not (in the case of trees this should be in accordance with the Trees and Development Supplementary Planning Document). Householders and other owners / occupiers within the area are encouraged to provide additional tree planting and other landscaping where there are gaps in provision, to help further enhance the area's attractive appearance and character.
- 4.31 When considering landscaping schemes incorporating new and replacement trees and shrubs, it is important to strike a balance between maintaining local character and supporting biodiversity with locally native species. For example, whilst rhododendron is not a locally native species it is an important element of local distinctiveness.
- 4.32 This policy supplements UDP Policies EN13, CH3, DES1 and DES9.

POLICY EP11 BIN STORAGE

Sufficient space should be provided in all developments to accommodate recycling and domestic waste bin storage in a visually unobtrusive location.

Apartment developments will be expected to provide sufficient space for separate storage facilities for recyclable and non-recyclable wastes. Communal bin stores should be secure and covered, with easy access for residents and collection agents.

Reasoned Justification

- 4.33 Inappropriate bin storage can have a detrimental impact on the character of the area, and therefore appropriate provision for this should be made in new developments. The location of bin storage, particularly within apartment developments, will need to balance objectives relating to maintaining visual amenity, maximising ease of collection, and maximising ease of use for residents. All bin storage solutions will need to be in line with Building Regulations requirements (specifically Part H, Appendix H6 Solid Waste Storage).
- 4.34 This policy supplements UDP Policy DES1.

5. IMPLEMENTATION, MONITORING AND REVIEW

DEVELOPMENT CONTROL

- 5.1 The provisions of this SPD will be implemented primarily through the development control process, in terms of determining planning applications for development.

Pre-Application Discussions

- 5.2 Pre-application discussions enable the city council to work positively with applicants at the earliest stage of preparing a planning application, helping to identify relevant policies, possible project difficulties, and design solutions. We can involve highways, access, urban design, conservation, tree and ecology specialists if necessary, and advise applicants of contacts in external agencies if specific discussions are required.
- 5.3 For larger projects we offer a Development Team Approach to ensure that the planning process runs as smoothly as possible. This is available for residential developments of 10 or more dwellings or on sites over 1 hectare.
- 5.4 This positive approach to planning usually leads to better designs and quicker decisions on better planning applications.

Planning Application Requirements

- 5.5 All planning applications in Ellesmere Park must include clear, professionally presented plans and drawings. Design and Access Statements or Design Statements will need to be submitted in accordance with Circular 01/2006 and Policy EP1 of this SPD, and UDP Policy DES11. Detailed technical information may also be needed to support some planning applications. Our planning application and building control requirements and sources of further information are set out in Appendix B.

Community Involvement

- 5.6 Ellesmere Park's community is interested in new development proposals in its area. The city council is committed to involving the community in the planning application process in the following ways:
- **Informing**, by publicising and notifying people of proposed developments.
 - **Consulting**, by requesting views on proposed developments and considering these before making a decision.
 - **Involving**, by ensuring that community involvement exercises are undertaken for major development proposals.

- 5.7 The extent of community involvement the city council actively seeks depends on the type of application being considered. However, developers and designers are encouraged to engage the community as early as possible when preparing projects. The city council is able to put developers in touch with local community groups and other interest groups as necessary. The Statement of Community Involvement, which will be produced over the next few years, will provide further details on this issue.

Managing the Development Process

- 5.8 Developers sometimes seek to reduce the quality of projects once planning permission has been approved, on economic grounds or in response to unanticipated site difficulties.
- 5.9 Minor revisions to designs may be necessary and reasonable in response to changing circumstances, but we shall wish to ensure that:
- Less skilled designers do not replace the original design team for revisions once planning permission is obtained.
 - The quality of materials or landscaping remains as proposed in the original application.
 - Building or landscape features, such as mature trees, that are to be conserved are protected during construction.
- 5.10 Any significant changes to approved schemes will require a new planning application, which will be subject to further public consultation.
- 5.11 The grant of a planning consent may be subject to planning conditions and informatives. For example, a “considerate constructors” condition would seek to ensure that the highway and pavements are restored to a satisfactory standard following the completion of construction work. Developers are responsible for ensuring that the requirements of planning conditions are met in full within stipulated timescales.

ELLESMERE PARK CONSERVATION AREA

Conservation Area Appraisal

- 5.12 A detailed assessment of the character of the Ellesmere Park Conservation Area, in accordance with guidance from English Heritage, is due to be carried out in 2007 / 08, with further updates every five years. This assessment will identify the detailed issues that need to be addressed in order to ensure that the character of the area is conserved and enhanced, and will also consider whether the conservation area should be extended. The appraisal will inform the implementation of this SPD, and whether there is a need for it to be reviewed.

Conservation Area Management Plan

- 5.13 Following the completion of the Conservation Area Appraisal, a Management Plan will be produced to identify the positive, practical ways in which the character of the conservation area can be conserved and enhanced. This may include consideration of whether an Article 4 Direction should be used to bring a wider range of development within the conservation area (including for example the replacement of original windows and boundary walls) under planning control.

PLANNING OBLIGATIONS

- 5.14 Salford's Planning Obligations Supplementary Planning Document will seek to ensure that new developments make an appropriate contribution to the city's public realm, particularly within the local area. This could therefore potentially attract investment that could be spent on improving the public realm within Ellesmere Park, helping to protect and enhance its character. Such funding is likely to be prioritised towards the improvement of areas of public open space identified in Policy EP2 and Picture 4.1 and actions identified in the proposed Conservation Area Management Plan. However, the amount of funding available will be directly related to the scale of development that takes place.

WORKS BY THE CITY COUNCIL AND OTHER ORGANISATIONS

- 5.15 The city council will have regard to the SPD when designing and implementing its own improvement works, such as highway schemes. It is hoped that other organisations, such as the utility companies, [will also take the SPD into account, so as to ensure that their activities do not detract from the area's character.

ACTIVITIES OF HOUSEHOLDERS AND OTHER LAND OWNERS AND OCCUPIERS

- 5.16 The SPD seeks to ensure that the character, appearance and environmental quality of Ellesmere Park is protected and enhanced. Therefore, everyone with a stake in the area has an interest in ensuring that it is successfully implemented. It is not just major actions of developers that can impact on the area's character, but also the cumulative impact of smaller actions by individual householders and other landowners and occupiers within the area, for example in terms of the removal of trees and landscaping, the insensitive replacement of features such as windows, doors and boundary walls, and the replacement of front gardens with car parking. It is therefore hoped that everyone will have regard to the policies of the SPD, and what they are seeking to achieve, when they undertake their own property improvements.

MONITORING

- 5.17 The effectiveness of the SPD will be assessed each year in Salford's Annual Monitoring Report. It is anticipated that this will be a primarily qualitative assessment, for example in terms of how successfully the policies are being used and whether there is any evidence of any enhancement or reduction in the character of Ellesmere Park, rather than involving the use of indicators

REVIEW

- 5.18 The assessment of SPD performance in the Annual Monitoring Report will help to identify if there is a need for the SPD to be reviewed. The production and updating of the Ellesmere Park Conservation Area Appraisal could also potentially identify such a need. If a need for the review of the SPD is identified, then a timetable for this process will be included in Salford's Local Development Scheme as resources permit.

Appendix A

Contact details

In Salford, the city council and the Urban Vision Partnership deal with planning and development issues.

Contact **Salford City Council** for advice on:

- Planning policy issues
- Conservation issues
- Urban design issues

Contact the **Urban Vision Partnership** for advice on:

- Development Control issues, including planning applications and pre-application discussions
- Building Control issues
- Access issues, including highways
- Trees and landscape issues (including Tree Preservation Orders)

You can contact us in the following ways:

Salford City Council
Civic Centre
Chorley Road
Swinton
Salford
M27 5DA

Urban Vision Partnership Ltd
Emerson House
Albert Road
Eccles
Salford
M30 0TE

Telephone: 0161-794 4711

Telephone: 0161-779 4986

All Salford City Council publications are available on the Council's website (www.salford.gov.uk). To assist people with particular needs, many of our documents can be made available in large print, Braille, audiotapes and in a number of alternative languages on request.

Appendix B

Planning Application and Building Control Requirements

Planning application requirements

The following information must be included as a minimum:

Plans: Clear scaled plans with the necessary existing and proposed dimensions including slab levels. The plans should include:

- Location Plan.
- Details of existing site layout.
- Details of proposed site layout.
- Floor plans.
- Elevations showing the proposed ridge and eaves heights in relation to neighbouring properties.
- Cross-sections.

Additional information may also be required, depending upon the size of the development, its complexity and the sensitivity of its location. This information could include:

Design and Access Statement: For specific types of development - see DCLG Circular 01/2006 and policy EP1.

Design Statement: For specific types of development - see policy EP1 and UDP Policy DES11.

Site surveys: Large housing developments should include a site survey, which will be included with the submission of the Design and Access Statement or Design Statement.

Street-scene sketches: Views of the proposal from the surrounding area as seen by passers-by at street level

Other supporting information: Depending upon the scale of the development scheme and the location of the site, further technical studies or site investigations may be required, for example:

- Environmental Impact Assessment (EIA)
- Landscape and Visual Impact
- Ecology and protected species
- Land Contamination
- Transport Impact Assessment (TIA)
- Utilities Impact Assessment (UIA)
- Flood Risk Assessments

Building Control requirements

All new development must satisfy the following main criteria:

- Have a principal entrance storey that is accessible and has adequate sanitary accommodation.
- Have suitable foundations and an adequately robust building structure.
- Have adequate resistance to the penetration of moisture and the effects of condensation.
- Have adequate means of disposing of foul and surface water.
- Be safe to live in with adequate stairs and guarding to landings, escape windows and where necessary safety glazing in critical locations, a smoke alarm system, adequate flues and hearths with appropriate information plates and a suitably designed, installed and tested electrical system.
- The enclosure of the building, for example the walls, roofs, floors, doors and windows should be well insulated.
- Have an efficient heating system with adequate control mechanisms and energy efficient lighting in an appropriate number of rooms.
- Have adequate ventilation.
- Have adequate resistance to the passage of sound.
- Have adequate provision for the storage of solid waste.

Contacts

We recommend early discussions with the Development Control and Building Control teams to determine the level of detail required. See Appendix A for contact details.

Appendix C

Process for producing this document

Overview

This SPD has been produced in accordance with the advice contained in PPS12: Local Development Frameworks³, and the requirements of the Town and Country Planning (Local Development) (England) Regulations 2004⁴.

Sustainability Appraisal

The document has been subject to a Sustainability Appraisal⁵ (SA) at all stages. The SA considers the implications of the SPD from social, economic and environmental perspectives by assessing options and the draft SPD against available baseline data and sustainability objectives.

Consultations and public involvement

A Consultation Statement⁶ is available, which sets out who has been consulted in the preparation of this SPD, how they were consulted, a summary of the main issues raised, and how these issues have been addressed. All of the consultation activity has produced a significant amount of information that has fed into the production of this SPD.

Availability of documents

The Sustainability Appraisal and Consultation Statement are available on the Council's website (<http://www.salford.gov.uk/ellesmereparkspd>).

³ PPS12: Local Development Frameworks. HMSO, 2005 [www.odpm.gov.uk]

⁴ Town and Country Planning (Local Development) (England) Regulations 2004 [www.odpm.gov.uk]

⁵ Ellesmere Park Design Guide SPD: Sustainability Appraisal [www.salford.gov.uk/spdconsultation]

⁶ Ellesmere Park Design Guide SPD: Consultation Statement [www.salford.gov.uk/spdconsultation]