

Burton Manor Village Conservation Area Character Appraisal



February 2014

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1 INTRODUCTION

Planning Context

- 1.1 The Burton Manor Village Conservation Area was designated by Stafford Borough Council on 2nd October 2008, and on 16 February 2009 an Article 4 (2) Direction was served across the whole of the conservation area.
- 1.2 Conservation areas were introduced in 1967 by the Civic Amenities Act. This was incorporated into subsequent planning legislation and consolidated in 1990 into the Planning (Listed Buildings and Conservation Areas) Act. The legislation came in response to increasing erosion of historic areas by new development.
- 1.3 The statutory definition of a conservation area is an “area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance” (S69 of the 1990 Act). Conservation Areas may include historic town or village centres, historic parks, and sites of industrial archaeological or transport interest, such as canals.
- 1.4 Conservation Areas create a framework within which to safeguard the character of a whole area by protecting not just listed buildings but also those that individually do not qualify for listing but have a group value. The designation also extends beyond individual buildings to protect open spaces between and around buildings, trees, historic surfaces or boundaries, and items of street furniture.
- 1.5 Broadly, the effects of designation are:
 - Conservation Area Consent must be obtained from the local planning authority or Secretary of State prior to the substantial or total demolition of any building or structure within a conservation area, with some exceptions;
 - The local planning authority must consider the desirability of *preserving or enhancing* the character or appearance of the conservation area when assessing applications for change in conservation areas;
 - Permitted development rights are slightly different in conservation areas;
 - Permission is required from the planning authority to fell or lop a tree over a certain size.
- 1.6 As well as receiving statutory protection, conservation areas are protected by national and local planning policies. The relevant documents are:
 - *The Planning (Listed Buildings and Conservation Areas) Act 1990*;
 - Central government policies as set out in "*The National Planning Policy Framework*";
 - *Stafford Borough Local Plan 2001*, particularly Policies E&D18 to 22 affecting Conservation Areas, Policies E&D23 to 25 affecting Listed Buildings, and Policies E&D33 to 35 affecting archaeology. The local

plan is currently under review and will be replaced by “*The Plan for Stafford*” following consultation and examination.

1.7 Guidance on the management of the historic environment is also contained in:

- *New and Old Shopfronts*, 2000, Stafford Borough Planning Guidance (SBC);
- *Conservation within the Highway: Structures of Historic Importance*, May 2004 (SCC);
- *Staffordshire Historic Landscape Characterisation* 2007 (SCC).

1.8 The Burton Manor Conservation Area is also covered by an Article 4(2) Direction that removes some of the permitted development rights that would normally apply to householders. This ensures that minor alterations that would otherwise be permitted, do not harm the special historic character of the area, and that significant architectural detail is retained. (See Appendix 2 for a full copy of the Direction)

Purpose of the Appraisal

1.9 This appraisal defines the special architectural and historic interest for which the Burton Manor Conservation Area merits designation. It identifies the positive features that should be protected and highlights the negative factors that detract from its character and appearance. It will be used by the Borough Council in considering proposals for demolition or alteration of buildings, as well as for new developments. It will also help property owners and developers to take account of the importance of buildings, features, spaces and landscapes within and adjacent to the Conservation Area.

1.10 Preparation of the appraisal involved an extensive survey of the Conservation Area undertaken in November 2011. The omission of any particular feature does not imply that it is of no significance.

Community Involvement

1.11 Residents were consulted on the proposed designation of the Burton Manor Village Conservation Area and Article 4(2) Direction in July 2008. .

1.12 A 7 week consultation period was held between 15 November 2013 and 17 January 2014 during which residents and other interested parties were notified of the draft appraisal and invited to comment. The Appraisal was available to view on-line or at the Borough Council’s Offices. An Exhibition was held at Rising Brook Community Fire Station on 9 December 2013. Representations were taken into account and revisions made to the appraisal before it was referred to the Council’s Cabinet for adoption.

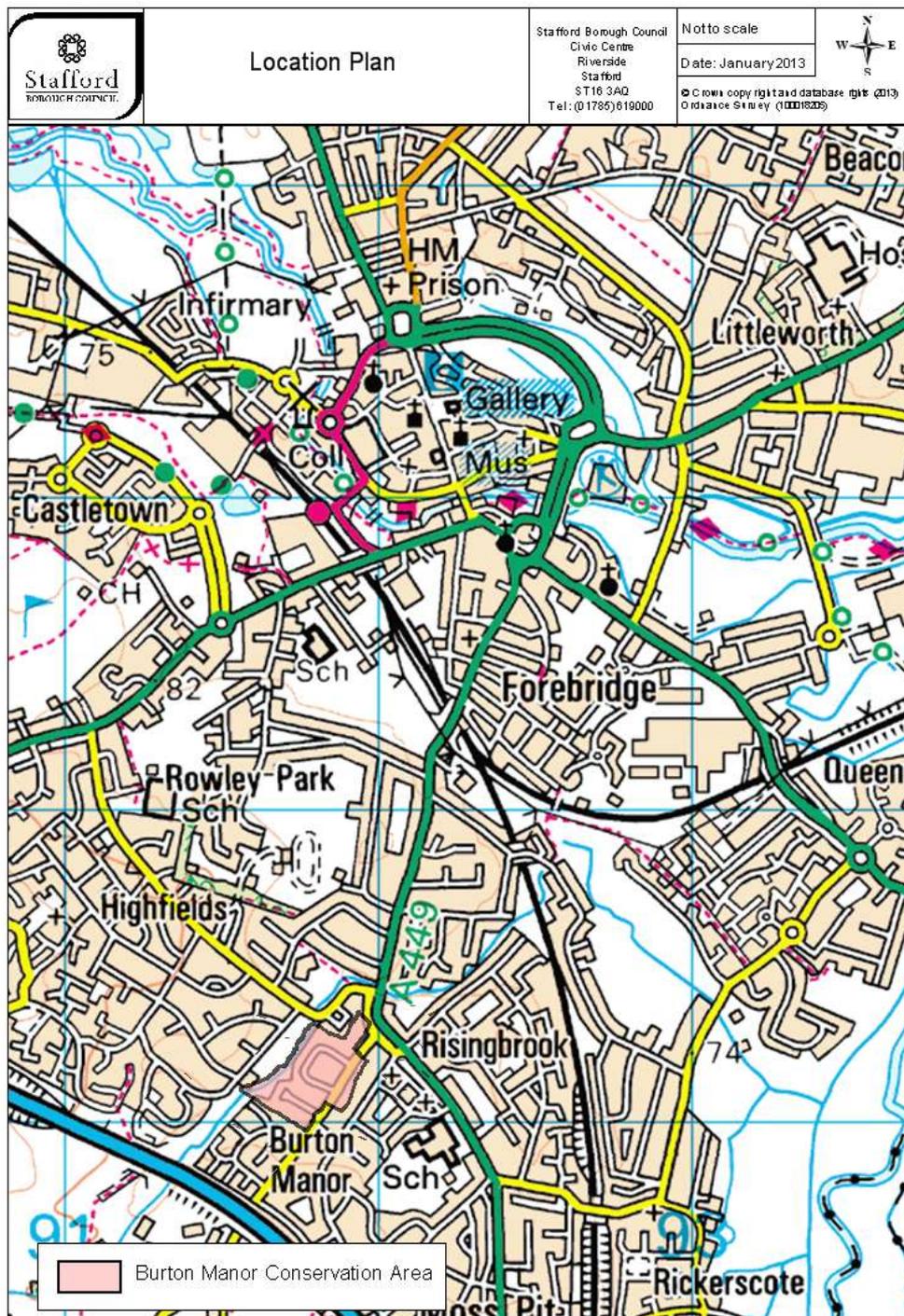
2 SUMMARY OF SPECIAL INTEREST

- A near complete example of a model housing scheme adopting the 'Garden City' ideals, constructed between 1924 and 1926 by William Green for British Reinforced Concrete.
- Meticulous formal layout
- Pattern book of 13 house or bungalow types
- Uniformity of materials and arts and crafts details
- Symmetrical plan forms
- Street scene unified by consistent front wall design
- Use of concrete for decorative architectural features and road surfaces
- Incorporation of planned and informal green spaces and trees to reinforce the village ideal
- Spacious gardens

3 LOCATION

- 3.1 The Burton Manor Village Conservation Area covers a 7.3 hectare area approximately 2 km to the south of Stafford town, west of 'Rising Brook', the A449 from Stafford to Wolverhampton. The northwest boundary is defined by the Rising Brook, a tributary of the Penk River, with the Burton Manor Road to the southeast.

- 3.2 The surrounding area is a mid-20th century suburb of Stafford, and all 70 buildings within the Conservation Area are in residential use.



4. HISTORICAL BACKGROUND

- 4.1 John Hall established a metal merchandising business in Manchester in 1812, which saw steady growth throughout the 19th century. In the early years of the 20th century the company began to diversify, acquiring the Manchester based British Reinforced Concrete (BRC) in 1908, followed by Chatwood Safe in 1915.
- 4.2 In the 1920s the company drew up plans to relocate and build a model village at Bradley Fold on the outskirts of Bolton. These plans were abandoned though, as the Hall family wished to see both Chatwood Safe and BRC moved closer to their new Shropshire Estate near Market Drayton. Providing housing for the workers was prudent as “housing was difficult, because mortgage facilities were not quite so easy at the time” (letter from J.Hall 25 May 1976).
- 4.3 Relocation to the rural fringes of the north Midland towns answered many of Hall’s requirements. Lower land values allowed the company to make generous provision for housing as well as the future expansion of the works. Relocating to areas administered by rural district councils also allowed the company to attract discounted housing loans under the Housing Act 1923, for up to 80% of the value of the new houses.
- 4.4 A rural location also meant that their employees “could live in pleasanter conditions than an industrial town and they should find greater pleasure in life and become more valuable citizens”.
- 4.5 A site in Harlescott on the rural fringes of Shrewsbury was eventually found for the Chatwood Safe Company, whilst land outside of Stafford in the rural area of Burton was chosen for British Reinforced Concrete., who specialised in the design of products made of reinforced concrete.
- 4.6 At both locations the Halls constructed model communities to house their workforce. In Chatwood Village in Shrewsbury the scheme was originally to comprise 120 houses together with on site sporting facilities. At Burton Manor Village, however, the scheme was more ambitious, originally intended to comprise over 200 houses designed to accommodate all grades of workers from manual through to managerial. The plans initially proposed a church, cinema and company school, in addition to sporting facilities, although only 70 of the dwellings were ever built.

5. HISTORICAL DEVELOPMENT

- 5.1 When British Reinforced Concrete relocated to the fringes of Stafford, the plot at Burton Manor was a purely rural area, surrounded by open fields, pools and the Rising Brook stream.
- 5.2 The name “Burton Manor” derived from the Hall half a mile to the southwest, where a former medieval manor house had been replaced in 1855 with a gothic revival house, designed by Edward Welby Pugin for Francis Whitgrave.

- 5.3 The Halls adopted the principles of social housing and town planning introduced in the early years of the 20th century, notably by Ebenezer Howard, the pioneer of 'Garden City' ideals. This rural location was an ideal setting to put these ideas into practice.
- 5.4 They employed Birmingham Architect William G. Green, who designed a largely self-contained village, including sports facilities, church, cinema and company school, as well as over 200 houses. Following an initial phase of 70 houses, the remainder of the scheme was never completed. It is thought that the scheme was curtailed when the Corporation asked for the planned school to be open to pupils outside of the Estate and not just those within the new village.
- 5.5 The houses were well-designed in an Arts and Crafts style, and set in extensive gardens. Escaping the traditional pattern of terraced and linear development, houses were arranged around more intimate yet spacious squares behind the main Burton Manor Road. A consistent pattern book of house types was drawn up, ranging from modest 2-bedroomed bungalows to large detached or semi-detached houses. Some 17 house types were originally drawn up. At Harlescott, only 2 house types were ever built, but at Burton Manor a range of 4 bungalow and 9 house types were constructed between 1924 and 1926.
- 5.6 It seems that the more ambitious scheme incorporating a full range of social facilities was abandoned at an early date. Instead the Halls acquired Burton Manor House for use as a sports and recreational facility for their workers, known as the BRC Club. The full complement of facilities, lying just ¼ mile from the model Village, eventually included cricket, football and hockey pitches, tennis courts and a bowling green, whilst the hall itself was extended for a dance hall, and in 1956 a bar was added.
- 5.7 The BRC factory itself was constructed between 1924 and 1926 including offices, drawing offices and a large four-bay factory, and was located on Silkmore Lane in Queensville. As business declined in the 1980s, the factory eventually closed in 1990 and was demolished in October 1991.
- 5.8 The BRC Club was sold in the late 1980s and became part of the Stafford Independent Grammar School.
- 5.9 Although the Burton Manor Village has gradually become surrounded by later 20th century development, and various alterations have been made to the houses over the years, the distinctive plan form, generous spaces and harmony of the architecture remains very much in evidence to this day.



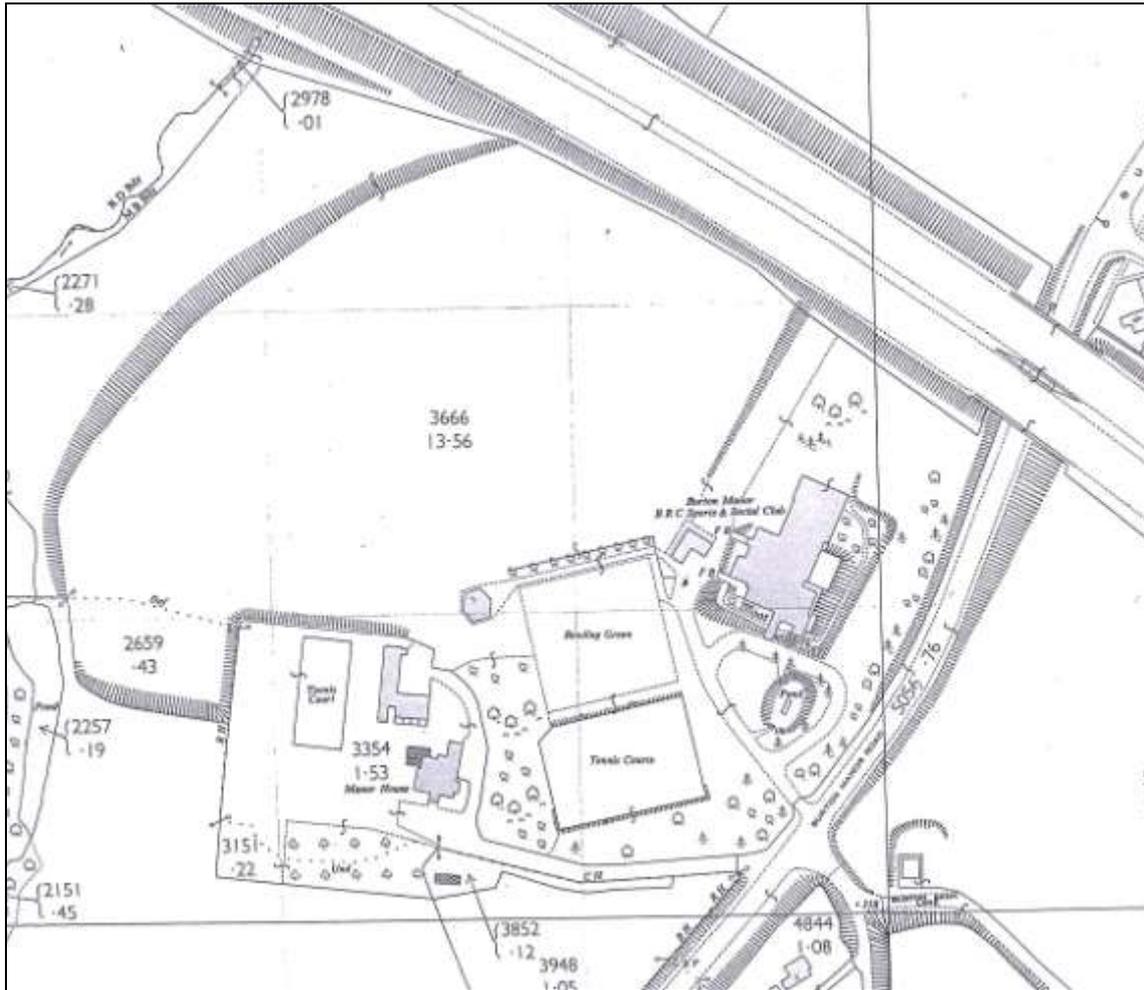
Burton Manor Hall, designed in 1855 for John Whitgreave by E.W. Pugin, was the Social Club for British Reinforced Concrete from the 1930s until the late 1980s.



The British Reinforced Concrete factory on Silkmore Lane in the 1930s.



First edition OS 1884 showing Burton Manor and the future site of the Burton Manor model village (OS 25 inch 44.3, 1884, not copied to scale)



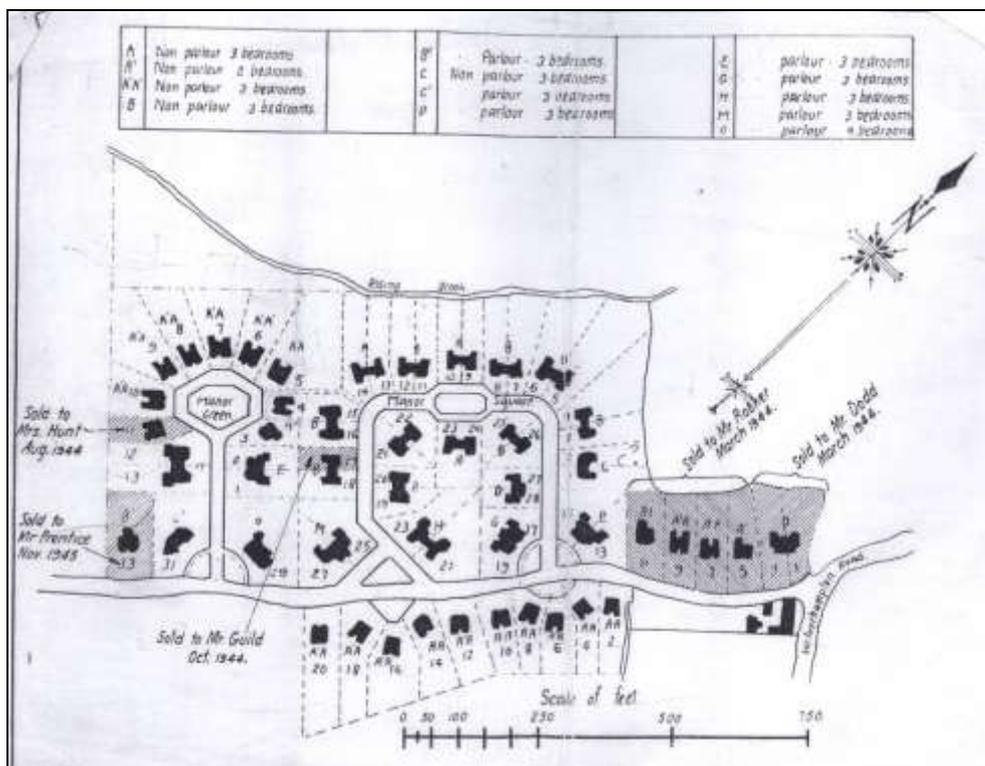
Burton Manor House in use as the British Reinforced Concrete Sports and Social Club, 1965 (OS 25 inch SJ9020-9120 1965, not copied to scale)

6 CONSERVATION AREA CHARACTER

BUILT CHARACTER

Plan Form

- 6.1 The model village philosophy took a very conscious move away from the simple linear forms and terraces of the Victorian and Edwardian era, providing more enclosed and intimate spaces. There was still a strict sense of order though, with the ideal being a strictly symmetrically street plan. Green would never achieve this ideal at Burton Manor, where the plan had to respond to an asymmetric site, bounded informally by the Rising Brook to the west and with odd strips of land to the north and to the east of Manor Road. Green instead experimented with different geometrical plan forms across the site; Manor Green and Manor Square being the forerunners of mid-20th century closes and cul-de-sacs, Burton Manor Road being a simple avenue.
- 6.2 Imposed on the basic formal plan is a deliberate sense of variety, provided by the use of splayed frontages and the addition of grassed spaces to break down the road frontage. Nevertheless this variety is a meticulously ordered one, with houses regimentally spaced, and frontages carefully set to a building line.



Plan of the Burton Manor Estate from c.1950, from BRC offices



Manor Square on completion in 1926

Houses and Bungalows

- 6.3 W. J. Green's design formula incorporates traditional forms and materials and carefully considers both the massing of the buildings and varying surface qualities to the exteriors. The house types were composed to reflect the respectability of a skilled tradesman's profession whilst incorporating an approach to work-life balance that was well ahead of its time.
- 6.4 Of the 13 house or bungalow designs at Burton Manor, all elevations are finely proportioned and exhibit a classical articulation of doors, windows and contrasting materials. A clear unity is provided by combining a limited palette of materials, house plans and details in a variety of combinations. Not surprisingly, much use is made of the concrete, but used to form picturesque moulded details to an otherwise traditional palette of arts and crafts materials, thereby challenging the typical reputation of concrete as a bland and monolithic material.
- 6.5 Thanks to surviving architectural drawings, saved from BRC's architectural offices, it has been possible to match each house type at Burton Manor with the original designs. Illustrations of the house types are contained in Appendix 1



Uniform line of pyramidal roof forms to bungalows on Burton Manor Road

- 6.6 Both houses and bungalows are always strictly symmetrical around the front elevation, either as individual units, or as paired semi-detached dwellings.
- 6.7 External elevations are faced with dark brown bricks and roughcast render, variously used uniformly or defining upper and lower storeys. Originally the render, as the window surrounds, were left untreated, which has weathered to a rather dour appearance. Painted render in off-white or cream is now common and returns the buildings to a fresher 'as-built' appearance.



- 6.8 Roof forms are distinctive and varied, favouring hipped roof forms, which are embellished variously with sweeping asymmetrical gables, hipped gables porches, bays and chimney stacks. The type A bungalows have distinctive pyramidal formed roofs rising to a central stack. All roofs are covered with plain red clay tiles, and have oversailing corbelled eaves.



1926

- 6.9 Window surrounds of concrete, with label mouldings and vertically divided by mullions in a Jacobean style, survive throughout the conservation area. Few original window frames survive. Original windows were of steel construction, with fixed and side opening casements, each subdivided by glazing bars into eight. The original finish appears to have been painted black or off-white.

- 6.10 Many windows have been replaced in hardwood or upvc. Where replacements are of a suitable profile and are coloured white, this has generally protected the overall character of the building.



1926

- 6.11 Vertical boarded oak doors with studded edges and elaborate iron hinges survive in their original condition throughout the conservation area, and are set under integral tiled porches or projecting concrete canopies.



- 6.12 Bargeboarding and applied timber-framing was originally left untreated, but have since been universally painted black.



Outbuildings

- 6.13 Burton Manor contains a number of garages that were integral to the original design. The inclusion of garaging into workers housing in 1926 was aspirational and ahead of its time. There are two distinct 'village' designs, these often survive unaltered with original timber doors typical of their age.



The hipped roof and timber framed garage variants

Key characteristics: buildings

- Stretcher bond brickwork in a dark red-brown set in white lime mortar
- Roughcast render, across some total elevations, but typically to upper floors above brick
- Red-brown clay plain tiles
- Symmetry either as a semi-detached pair, or around the central axis of detached bungalows or houses
- Distinctive pyramidal roof form to bungalows
- Use of gabled or hipped projections to higher status properties
- Brick chimney stacks with oversailing courses on shallow corbels
- Well defined window surrounds featuring granolithic concrete cills, heads and mullions
- Straight-headed canopies to front doors
- Oak frame and plank front doors with elaborate wrought iron strap hinges, knockers and studs
- Metal side opening casement windows divided into 8 panes.
- Exposed rafters to eaves
- Half hipped roof and gabled timber framed garages with timber doors

Boundaries

- 6.14 The uniform frontage boundary walls and fences to the houses of Burton Manor Village are a key positive characteristic within the conservation area, and identify the group as a designed unity. The original dwarf walls have a high rate of survival, although the curved vertical boarding has often been replaced with panels of a straight headed profile or infilled with alternative materials such as railings or bricks, and entrances have often been widened and gates lost.
- 6.15 Originally there were low fences between the gardens, but there is now a variety of boundary treatments, often including traditional domestic hedging. To the northwest adjacent to the Rising Brook, gardens are bounded by a continuous boundary of mature trees.



Original oak gate and rusticated brick piers



Burton Manor Green in 1926



Original brick wall with piers and concave elliptical curve to top of riven oak infill

Key characteristics: boundaries

- Dark brown brick dwarf walls with regularly spaced rusticated brick piers and panel infills of riven oak with elliptical profiles to heads
- Rustic untreated oak gates within front boundary walls
- Dense tree belt adjacent to Rising Brook

Focal Buildings

- 6.16 Although there is a general unity to the design and plan form of the houses at Burton Manor Village, the larger detached houses are generally set nearest to the main road, with a splayed orientation creating gateway features to Manor Square and Manor Green. Despite the uniformity of plan form and house types, it is clear that along the west side of Burton Manor Road, an almost full range of 10 house or bungalow types are used to create a less formal impression.

SURFACES AND STREET FURNITURE

- 6.17 The lawns at Manor Square, Manor Green, and at the junctions with Burton Manor Road, were originally bounded by moulded concrete bollards made by BRC with cast iron lion heads holding chains. The chains are rumoured to have been removed for the war effort, although some of the posts and chains were relocated to Victoria Park in Stafford town centre, where they have now been reproduced in a cast iron form. However, a few of the originals have been salvaged and retained within the garden of a house within the Conservation Area.



Concrete bollards and chains to Manor Square in 1926

- 6.18 Distinctive concrete finger posts still survive at the entrance to Manor Square and Manor Green, with three branches holding a cast iron name plate and arrow.
- 6.19 Pavements have always been of tarmac with concrete kerbs, and services to the houses were contained beneath them; at the time a new initiative. The roads, however, were of concrete. A unique example survives at Burton Manor Square, but otherwise roads have been replaced in the ubiquitous blacktop tarmac. Grass verges within the pavement were provided along Burton Manor Road

Key Characteristics: Surfaces and street furniture

- Concrete finger posts to Manor Square and Manor Green
- Concrete road surface to Manor Square



Concrete fingerpost, road surface and kerbs at Manor Square

OPEN SPACES AND GARDENS

- 6.20 The inclusion of open spaces, both public and private, was a key principle of the model village philosophy. Greens at Manor Square and Manor Green are of particular importance to the planned street scene, and the junctions with Burton Manor Road were made deliberately wide and splayed to allow further green areas to be incorporated. Grass verges were incorporated along Burton Manor Road.
- 6.21 The private areas were likewise considered, with generous front gardens enhancing the feeling of space in public views, and extensive private gardens to the rear.
- 6.22 To the northwest of Manor Square and Manor Green the sense of space continues beyond the domestic gardens over the Rising Brook to the public playing fields and allotments beyond.



Planned open space and wide grass verges to Burton Manor Road

- 6.23 Part of the garden of No. 9 Manor Green was incorporated into the gardens of later development at Hambridge Close. Although the plan form of the original scheme has been somewhat compromised by this, the gardens

remain in domestic garden use and so the general character of green space has not been harmed.

Key characteristics: open spaces

- Designed greens at Manor Square and Manor Green and splays from Burton Manor Road.
- Extensive rear gardens
- Generous front gardens

TREES

6.24 A location within a rural setting was a fundamental part of the original design concept of the model village at Burton Manor, and mature trees were retained from the start. New tenants were provided by BRC with fruit trees, many of which survive. Subsequent private and highways plantings have reinforced the mature leafy character of the area, and a number of formal 'tree preservation orders' protect trees of particular amenity value.



The model village was built around existing mature trees (1926)

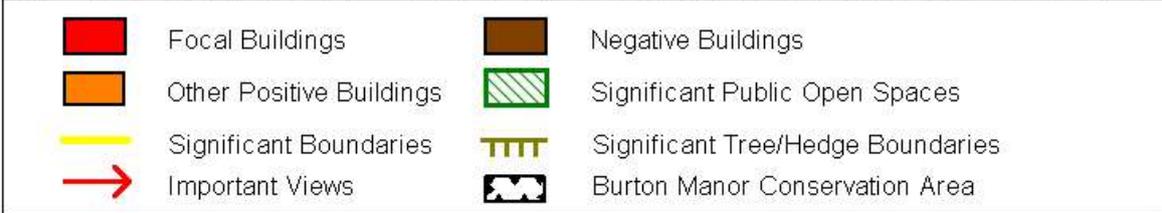


Trees continue to make a major contribution to the street scene.



ARCHAEOLOGY

6.25 No archaeological sites are registered with the Burton Manor Village Conservation Area.



7 POSITIVE AND NEGATIVE AREAS AND FEATURES

- 7.1 Although conservation areas are designated to protect an existing area of high historic character and appearance, there are usually some areas of loss, intrusion or damage, and the quality of the historic environment will vary throughout the area. Identifying positive and negative areas helps to identify areas in need of enhancement and those that it is essential to protect.

Areas

- 7.2 All of the original buildings and spaces survive at Burton Manor Village. Although the survival of architectural detail varies across the conservation area, all original buildings are considered positive as they are part of the original planned scheme.
- 7.3 However, there are three later buildings that disrupt the designed unity and plan form of the Village.
- 7.4 No.15 Manor Green was built circa 1980 within the garden of No.31. It interrupts the symmetry of plan form either side of the Green, and is also out of character with the established architectural style. However, it is recognised that planning permission for the dwelling was granted prior to the Conservation Area designation.
- 7.5 The rear garden of No.4 Manor Square has recently been subdivided and two detached houses have been built. Although they quite closely adhere to the materials and details of the Conservation Area, the location disrupts the plan form and sense of space of the model village, whilst the paired detached form does not follow the symmetry evident elsewhere. The principle of development of this site had again been established through planning permission prior to the designation of the Conservation Area.



No.15 Manor Green



Rear of No.4 Manor Square

Features

- 7.6 In addition to the areas of negative character, there are certain *categories* of feature that class as Positive or Negative. All the features identified in Section 6 above as Key characteristics, are positive features within the Conservation Area.

NEGATIVE FEATURES

- *Road surfaces:* The majority of roads have had the original concrete surface removed and replaced in black top tarmac.
- *Street furniture:* Street lamps are of galvanised steel designs which have a harsh appearance against the textures and colours of the conservation area.
- *Boundaries:* The historic boundaries have been identified as an important characteristic of significance to the Conservation Area. Nevertheless, there has been a degree of loss and replacement with alternative materials and designs which disrupts the visual unity of the area.
- *Colours:* The village was designed using a palette of only two facing materials; the dark brown brick and a buff pebbledash render. Painting the render in alternative colours can detract from the unity of the area.
- *Windows:* Very few of the original timber and steel casement windows have been retained and many have been replaced in UPVC. Varying styles and colours of replacements have had more or less harmful impacts on the significance of the Conservation Area.
- *Doors:* Very few of the oak front doors have been replaced, and where they have are strikingly at odds with the established character.
- *Garages :* Modern prefabricated sectional garages in concrete or timber, with flat or low pitched roofs, do not reflect the form or materials of the conservation area.
- *Extensions:* Strict pattern book designs and symmetry with semi-detached neighbours, make sympathetic extensions particularly difficult to achieve without harming the character of the conservation area. The bungalows are particularly sensitive to roof extensions, which harm their compact form and distinctive pyramidal roofs.



Railings and fences varying from the original style interrupt the sense of unity of the model village.



Replacement windows and porches, and alterations to the render colour can harm the character of the conservation area.



The stained effect UPVC windows do not reflect the materials and style of the originals and harm the symmetry of the semi-detached pair. Carefully designed UPVC windows in the same colour and subdivisions of the original windows can have a less harmful effect on the character of the conservation area.



The low pitched roof and materials of modern sectional garages do not tie in with the architectural themes of the historic buildings



Extensions, particularly to front elevations can have a harmful impact on the designed form and symmetry of the building, and the unity of the street scene. Roof extensions on the bungalows can be especially harmful.

8 PROTECTING THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA

General Design Advice

- 8.1 The local planning authority has a commitment to preserve or enhance the special character or appearance of its conservation areas.
- 8.2 To achieve this aim within the Burton Manor Village Conservation Area, new development, including extensions and alterations, will be expected to:
- Protect all buildings, structures and natural features defined as being of positive character within the conservation area.
 - Enhance areas or features defined as being of negative character.
 - Protect all existing Key Characteristics.
 - Protect open spaces, including back gardens, from subdivision and substantial new development.
 - Use the Key Characteristics of the area to guide new development in terms of its location, form and detailed design.

Article 4 Direction

- 8.3 The distinctive character and appearance of the Burton Manor Village Conservation Area is very much dependent upon its uniformity and the high quality of built detail. Minor alterations could therefore have a significantly harmful impact on the character and appearance of the area, many of which are normally classed as 'permitted development', i.e. not requiring planning permission. An Article 4(2) Direction was made in 2008 across the whole of the Burton Manor Village Conservation Area to remove some of these permitted development rights, to ensure that proposals for minor change are assessed under the planning process to protect the special character of the area.
- 8.4 Alterations that currently need planning permission under the Article 4 (2) Direction include:
- Alterations to window or door joinery, sills, lintels and other external detail such as render or cladding;
 - Alterations to the roof including changes in roof materials, alterations or removal of chimneys, insertion of skylights or windows;
 - Demolition, alteration or construction of porches;
 - Demolition or construction of detached outbuildings;
 - The erection, alteration or demolition of a wall, fence or gate;
 - Painting the external wall of the house, bungalow, or outbuilding.

The Article 4 Direction therefore applies to the specific items identified in this Appraisal as Key Characteristics of the conservation area, to ensure that

historic detail is protected, and new development takes into account the existing historic character and appearance of the area.

- 8.5 The items in the schedule apply only where the alteration would 'front a highway'. This usually applies just to the front of the house or a garage, but where a building is in a corner location or on a splayed plan, may apply to side elevations too. The rules apply in addition to those items that would normally require planning permission.

The installation of solar panels

- 8.6 Due to recent changes in national planning legislation, certain works relating to 'microgeneration', for example installing solar panels or domestic wind turbines, are now 'permitted development' in certain locations on domestic properties. It is currently permitted to install solar panels anywhere on a roof, including the front pitch.
- 8.7 Solar panels have extensive reflective surfaces in contrast to the subtle weathered clay tiles of the historic buildings, and can dominate views within the conservation area.



Solar panels can dominate the appearance of roofs

- 8.8 It is therefore recommended that the Article 4 Direction is amended to ensure that the installation of solar panels is subject to planning permission, so that the potential impact of each individual case can be assessed.
- 8.9 The proposed revised Article 4 Direction can be found at Appendix 2.

Design Guide

- 8.10 The Borough Council will seek to retain and protect existing historic features and encourage reinstatement of features of the original design where they have been lost. In new work the Council will seek to prevent further erosion of the special architectural and historic character and appearance of the conservation area.

New buildings

- 8.11 The sense of spaciousness within back gardens, and the formal layout of the estate are two of the key characteristics of the Burton Manor Village Conservation Area. Subdivision of garden plots can disrupt the plan form, and new dwellings within gardens will seriously harm both the planned layout and sense of space. New dwellings will not be supported within rear gardens, and outbuildings should usually be confined to garages of suitable domestic proportions.

Extensions

- 8.12 Extensions to the front and side will not normally be permitted as this will interrupt the strict symmetry of the historic building. This includes to roofs. An exception may be where a lost historic feature is to be reinstated.
- 8.13 To the rear, extensions should not obscure the basic form of the original building, and harmonise with it in terms of form and materials.

Changes to Windows and Doors

- 8.14 Where the original window frames and casements survive, these should be retained and if necessary repaired.
- 8.15 Where there is no historic fabric surviving the replacement should reproduce the basic eight pane outline and be of side opening or fixed casements. The frame may be of metal, timber or upvc, and may be double-glazed, provided it is carefully detailed to closely replicate the originals. Glazing bars should be applied externally and appear integral to the outer frame. Upvc strips within a double-glazed unit will not be accepted. The colour should be white, or black, to reflect original finishes. Stained timber or stained timber effect upvc will not be accepted.
- 8.16 Where the original front doors survive, these should be retained, and where necessary repaired. They should not be painted but left in the varnished oak finish.
- 8.17 Replacement front doors should replicate the historic, including appropriate ironmongery.
- 8.18 Where window or door openings have been altered in size or detail, reinstatement of the original, including any concrete mullions or other detail, will be encouraged.

Sills, lintels, render and other external detail

- 8.13 All the architectural detail, including applied timbers, rendering and other detail should be retained as existing, including colours and finishes.
- 8.14 Where accurate reinstatement of lost features is proposed this will be supported.

Roof alterations

- 8.15 Rooflights and dormer windows will not be permitted in the front facing slope of the roof, and dormer windows will not be permitted to side elevations. An exception may be where the design improves on an existing later alteration.
- 8.16 Where the historic tiles survive, these should be retained or repaired using tiles of the same colour, materials and type as the existing. Where the original tiles have been removed and replaced in alternative materials, reinstatement to match the existing will be supported.
- 8.17 Original chimneys should be retained, and removal of later additions, or reinstatement of lost detail, for example where a stack has been shortened, will be encouraged.

Porches

- 8.18 Front porches were integral to the design of the Burton Manor houses and bungalows. Where the original porch survives, it should be retained, and not obscured by additional structures.
- 8.19 Removal of later porches out of character with the building will be supported, and accurate reinstatement where the porch has been lost.

Outbuildings

- 8.20 Where the original garages survive they should be retained, repairing or reinstating historic materials and details where necessary.
- 8.21 Where a new garage is proposed this should be to one of the two designs identified above (section 6.11), and should be sited alongside but set back from the frontage of the house. Additional space for modern needs may be achieved by extending the form back in a 'tandem' style.
- 8.22 Sheds and other outbuildings will not be permitted in front gardens.

Boundaries

- 8.23 The historic front walls, fences and gates are a particularly important feature within the street scene and enhance the visual unity of the estate. Where these survive they should be retained, if necessary being repaired in the same style and materials.

- 8.24 Where the front boundary walls or fences are non-historic, replacements will be expected to be of the same design and materials as the historic.
- 8.25 Where a front boundary wall has been adapted for vehicles, any new gates should be designed in a similar style to the historic foot gates.

Colours

- 8.26 The estate was built with a varied but strictly ordered palette of materials and finishes. Re-rendering or redecoration of rendering should be carried out in a buff or cream colour. The timber framing should be left as untreated oak or painted in black to maintain the current uniformity. Fences and gates should not be painted and any preservative should have a natural finish. Doors should be kept to the light oak finish. Windows may be in the white that has become a uniform characteristic of the area, but black or off-white finishes as historical used would also be supported.

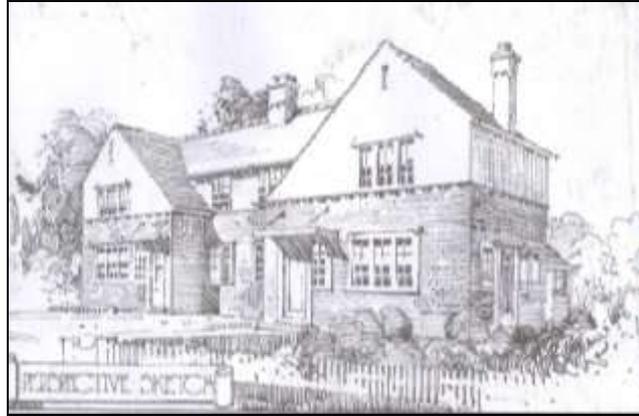
Microgeneration

- 8.27 Although the Borough Council is keen to encourage domestic microgeneration, to reduce carbon emissions, it also recognises that fixtures such as solar panels and wind turbines could have a substantially harmful impact on the historic character and appearance of the conservation area.
- 8.28 Solar panels on front roof pitches will not be permitted. Alternative locations should be considered, such as to the rear roof slope, free-standing within the back garden, or on rear outbuildings.
- 8.29 The location of domestic wind turbines should also be carefully considered, to limit their visual impact within the conservation area.

APPENDIX 1: Burton Manor Village House and Bungalow Types



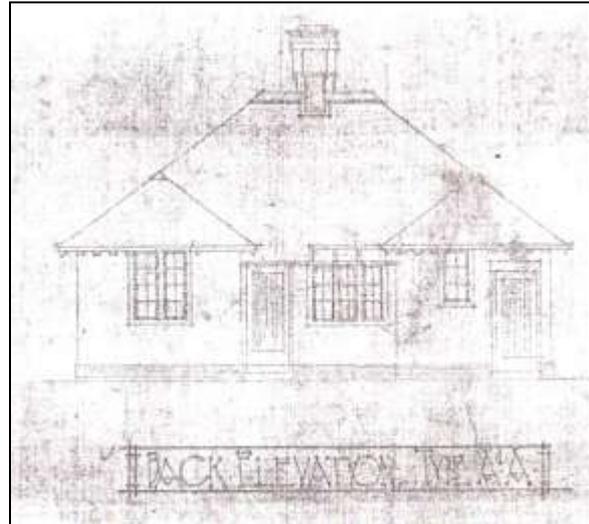
House Type A



Architect's drawing



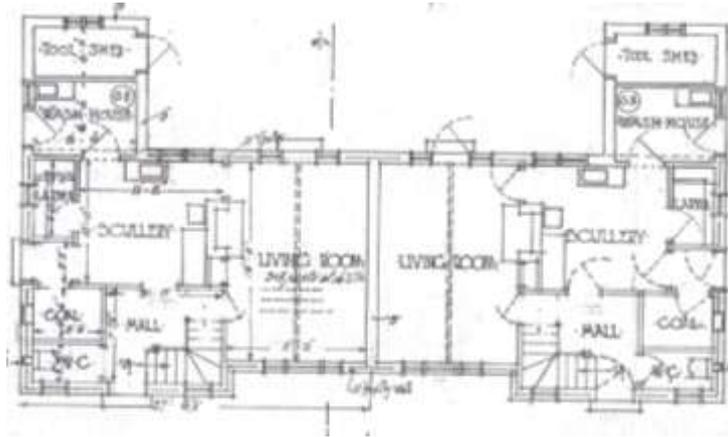
Bungalow Type A



Architects back elevation - Bungalow type A1 and type A1A



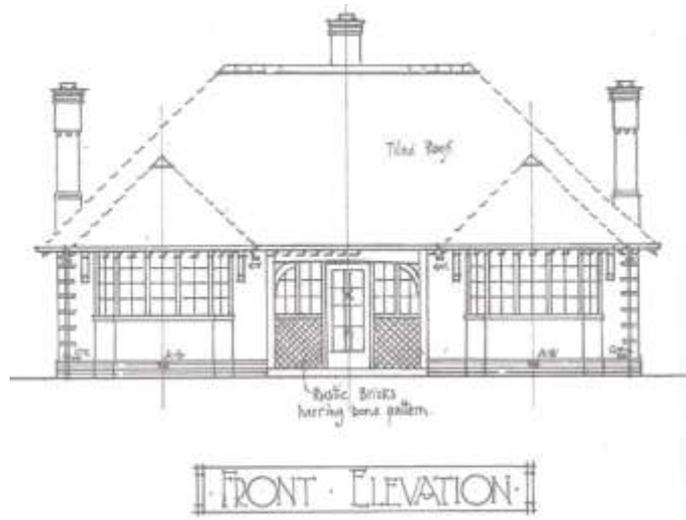
House Type B



Architect's Ground Floor Plan



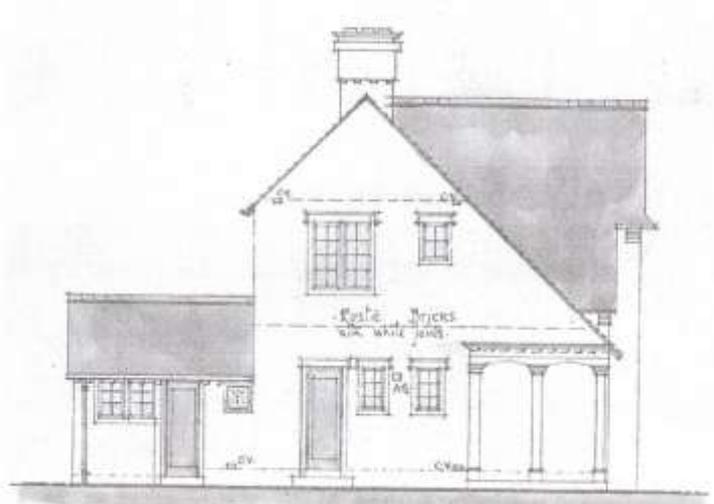
Bungalow Type B



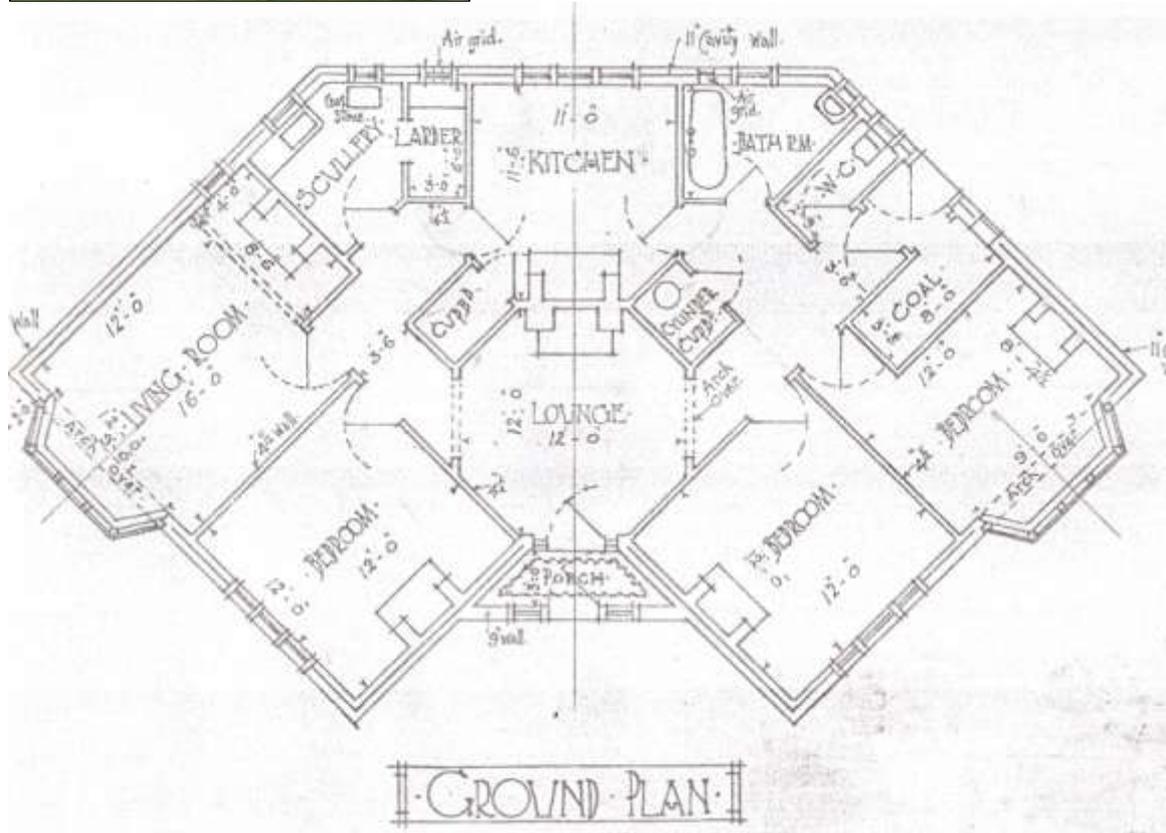
Architect's front elevation



House Type C



Architect's side elevation



Bungalow Type C1 – Architect's ground floor plan



House Type D



Architect's sketch



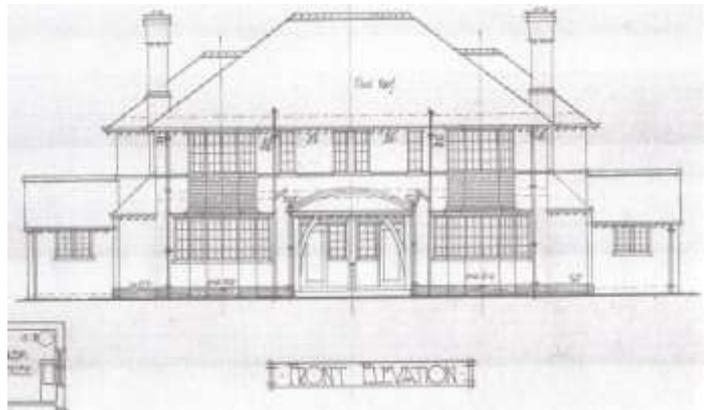
House Type E



House Type E in 1926



House Type G



Architect's front elevation



House Type H



House Type H in 1926



HouseType M



Architect's sketch



House Type O – Architect's Front Elevation

APPENDIX 2: Proposed revised Burton Manor Village Article 4(1) Direction

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 AS AMENDED

DIRECTION MADE UNDER ARTICLE 4 (1) TO WHICH ARTICLE 5 APPLIES

WHEREAS Stafford Borough Council (“the Council”) being the appropriate Local Planning Authority within the meaning of article 4 (4) of the Town and Country Planning (General Permitted Development) Order 1995, (as amended) are satisfied that it is expedient that development of the descriptions set out in the Schedule below should not be carried out on the land shown edged in red on the attached plan, which falls within the Burton Manor Village Conservation Area as designated by Stafford Borough Council on 2 October 2008, unless permission is granted on an application made under Part III of the Town and Country Planning Act 1990 as amended.

NOW THEREFORE the Council in pursuance of the power conferred on them by Article 4(1) of the Town and Country Planning (General Permitted Development) Order 1995 hereby direct that permission granted by Article 3 of the said Order shall not apply to development on the said land of the descriptions set out in the schedule below.

SCHEDULE

1. The enlargement, improvement or other alteration of a dwellinghouse, including windows, doors, sills, lintels, and external joinery, being development comprising Class A of Part 1 of Schedule 2 to the Order and not being development comprised within any other Class.
2. Alterations to the roof of a dwellinghouse, including changes to the roof material and erection, insertion, alteration or removal of chimneys, sky lights or windows, being development comprising Class C of Part 1 of Schedule 2 to the Order and not being development comprised within any other Class.
3. The demolition, alteration, erection or construction of a porch outside any external door of a dwellinghouse, being development comprised in Class D of Part 1 of Schedule 2 to the Order and not being development comprised within any other Class.
4. The demolition, alteration or erection within the curtilage of a dwellinghouse of any building or enclosure, swimming pool or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building, enclosure or pool, being development comprised in Class E of Part 1 of Schedule 2 of the Order and not being development comprised within any other Class.

5. The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure, being development comprised in Class A of Part 2 of Schedule 2 of the Order and not being development comprised within any other Class, where the gate, wall, fence or other means of enclosure would be within the curtilage of a dwellinghouse.
6. The painting of the exterior walls of any part of a dwellinghouse or of any building or enclosure within the curtilage of a dwellinghouse, being development comprised in Class C of Part 2 of Schedule 2 of the Order and not being development comprised within any other Class.
7. The demolition of the whole or any part of any gate, wall, fence or other means of enclosure, being development comprised in Class B of Part 31 of Schedule 2 of the Order and not being development comprised within any other Class.
8. The installation, alteration or replacement of solar PV or solar thermal equipment on a dwellinghouse or a block of flats, or a building situated within the curtilage of a dwellinghouse or a block of flats, being development comprised in Class A of Part 40 of Schedule 2 of the Order and not being development comprised within any other Class.

The above development rights are removed insofar as the development which would be permitted fronts a highway.

 <p>Stafford BOROUGH COUNCIL</p>	<p>Stafford Borough Council Civic Centre Riverside Stafford ST16 3AQ Tel: (01785)619000</p>	<p>Not to scale</p>	
		<p>Date: September 2013</p>	
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**Burton Manor Village Conservation Area
Article 4 (1) Direction Area**



References

English Heritage: *Understanding Place: Conservation Area Designation, Appraisal and Management* (2011)

Loughran, A.M: *A Study of the Provision of Working Class Housing within Stafford Borough: 1900-1926*. Madeley College, University of Keele (1977)

Shrewbury and Atcham Borough Council: *Conservation Area Appraisal: Chatwood Village* (2006)

Historic photographs, plans and elevations reproduced by kind permission of Mr. R. Spibey.

Further Information

Stafford Borough Council: Guidance Notes, Historic Buildings and Conservation Areas: Conservation Areas

<http://www.staffordbc.gov.uk/live/Documents/Forward%20Planning/Conservation/Conservation-Areas-guidance-note-July-2012.pdf>

Stafford Borough Council: Trees in Conservation Areas

<http://www.staffordbc.gov.uk/trees-in-conservation-areas>

Stafford Borough Local Plan 2001: <http://www.staffordbc.gov.uk/stafford-borough-local-plan-2001>

The Plan for Stafford Borough 2013: <http://www.staffordbc.gov.uk/publication>

The National Planning Policy Framework 2012:

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf