



The Devisdale Conservation Area Appraisal Consultation Draft June 2015



**The Devisdale Conservation Area
Bowdon
Conservation Area Appraisal
Draft: June 2015**

Contents

| | |
|--|-----------|
| 1. Introduction | 1 |
| 1.1 Designation and Extensions of The Devisdale Conservation Area | 1 |
| 1.2 Definition of a Conservation Area | 1 |
| 1.3 Value of Conservation Area Appraisals | 1 |
| 1.4 Scope of the Appraisal | 3 |
| 2. Planning Policy Context | 5 |
| 2.1 National and Local Planning Policies | 5 |
| 2.2 Conservation Area Policy Guidance | 6 |
| 2.3 Control Measures Brought about by Designation | 7 |
| 3. The Summary of Special Interest | 9 |
| 4. Assessment of Special Interest | 11 |
| 4.1 Introduction | 11 |
| 4.2 Historic Development of The Devisdale | 16 |
| 4.3 Architectural Quality and Built Form | 30 |
| 5. Audit of Heritage Assets | 76 |
| 5.1 Introduction | 76 |
| 5.2 Listed Buildings | 76 |
| 6. Assessment of Condition | 77 |
| 6.1 General Condition | 77 |
| 6.2 Intrusion and Negative Factors | 77 |
| 6.3 Problems, Pressures and Capacity for Change | 85 |
| 7. Identifying the Boundary | 87 |
| 8. A Plan for Further Action | 89 |

Appendix 1: Listed Buildings, Positive Contributors

Appendix 2: Historic Development of Bowdon

Appendix 3: Contacts and Sources

1. Introduction

1.1 Designation and Extensions of The Devisdale Conservation Area

1.1.1 The Devisdale Conservation Area was designated as a Conservation Area by Trafford Council on the 4th of July 1974. This is a predominantly residential area with a few public or commercial properties including several churches, a golf club, a lawn tennis club and residential care homes. There have been no extensions since designation. However since designation there has been significant infill development within the Conservation Area, and the similarities and differences of the designated Sub Areas have been reassessed. As a result there are now four character zones proposed for the existing Conservation Area and proposed extensions to the Conservation Area.

1.2 Definition of a Conservation Area

1.2.1 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”.¹ Designation takes place primarily by local planning authorities under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Local planning authorities also have a duty from time to time to review the extent of designation and to designate further areas if appropriate.²

1.2.2 Section 71 of the Act imposes a duty on the local planning authority to formulate and publish proposals for the preservation and enhancement of conservation areas. Proposals should be publicised and incorporate public comment. Conservation area designation recognises the unique quality of an area as a whole. It is not just the contribution of individual buildings and monuments, but also that of features such as topography, layout of roads, pathways, street furniture, open spaces and hard and soft landscaping which assist in defining the character and appearance of an area. Conservation areas identify the familiar and cherished local scene that creates a sense of place, community, distinctiveness and environment.

1.2.3 The extent to which a building positively shapes the character of a conservation area depends not just on their street elevations, but also on their integrity as historic structures and the impact they have in three dimensions, perhaps in an interesting roofscape, or skyline. Back elevations can be important, as can side views from alleys and yards³.

1.3 Value of Conservation Area Appraisals

1.3.1 The National Planning Policy Framework stresses the need for local planning authorities to set out a positive strategy for the conservation and enjoyment of the historic

¹ Section 69 (1) (a) Planning (Listed Buildings and Conservation Areas) Act 1990

² Section 69 (2) Planning (Listed Buildings and Conservation Areas) Act 1990

³ English Heritage, *Understanding Place: Conservation Area Designation, Appraisal and Management*. (London: English Heritage, 2011) para 2.2.21

environment. Local planning authorities are required to define and record the special characteristics of heritage assets within their area. This appraisal fulfills the statutory duty placed on the local planning authority “to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas”.⁴

- 1.3.2 Conservation areas may be affected by direct physical change or by changes in their setting. A clear definition of those elements which contribute to the special architectural or historic interest of a place will enable the development of a robust policy framework for the future management of that area, against which applications can be considered⁵.
- 1.3.3 The purpose of the Appraisal is, in accordance with the methodology recommended by English Heritage,⁶ to define and record the special architectural and historic interest of The Devisdale Conservation Area. This Appraisal has been used to prepare a Management Plan which sets out suggested actions to maintain and enhance the special character of the area. These documents will support the active management of the Conservation Area through the development control process, including support for appeals.
- 1.3.4 The undertaking of an appraisal will lead to a better understanding of the development of the Conservation Area, in terms of its local distinctiveness, setting and condition, which together contribute to the place it is today. This will enable the basis for positive management of the Conservation Area.
- 1.3.5 An adopted conservation area appraisal is a material consideration to appeal decisions and also relevant to decisions made by the Secretary of State when considering urgent works to preserve an unlisted building in a Conservation Area. An appraisal can inform those considering investment in the area, help guide the form and content of new development⁷ and result in an educational and informative document for the local community.⁸
- 1.3.6 The Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) sets out permitted development rights for certain minor forms of development - i.e. development that may be legitimately undertaken without the need for planning permission. An appraisal can assess whether or not permitted development rights are having an adverse impact on the special interest of a conservation area and whether or not the use of an Article 4 direction is appropriate.
- 1.3.7 This appraisal will provide a character assessment of the present Conservation Area and those areas under consideration for extension. The document will seek to identify those factors resulting in adverse harm to the special interest of the Conservation Area, identify

⁴ Section 71(1) Planning (Listed Buildings and Conservation Areas) Act 1990.

⁵ English Heritage, *Guidance on Conservation Area Appraisals*. (London: English Heritage, 2006) para 2.8.

⁶ English Heritage, *Guidance on Conservation Area Appraisals*. (London: English Heritage, 2005).

⁷ English Heritage, *Understanding Place: Conservation Area Designation, Appraisal and Management*. (London: English Heritage, 2011) para 1.7

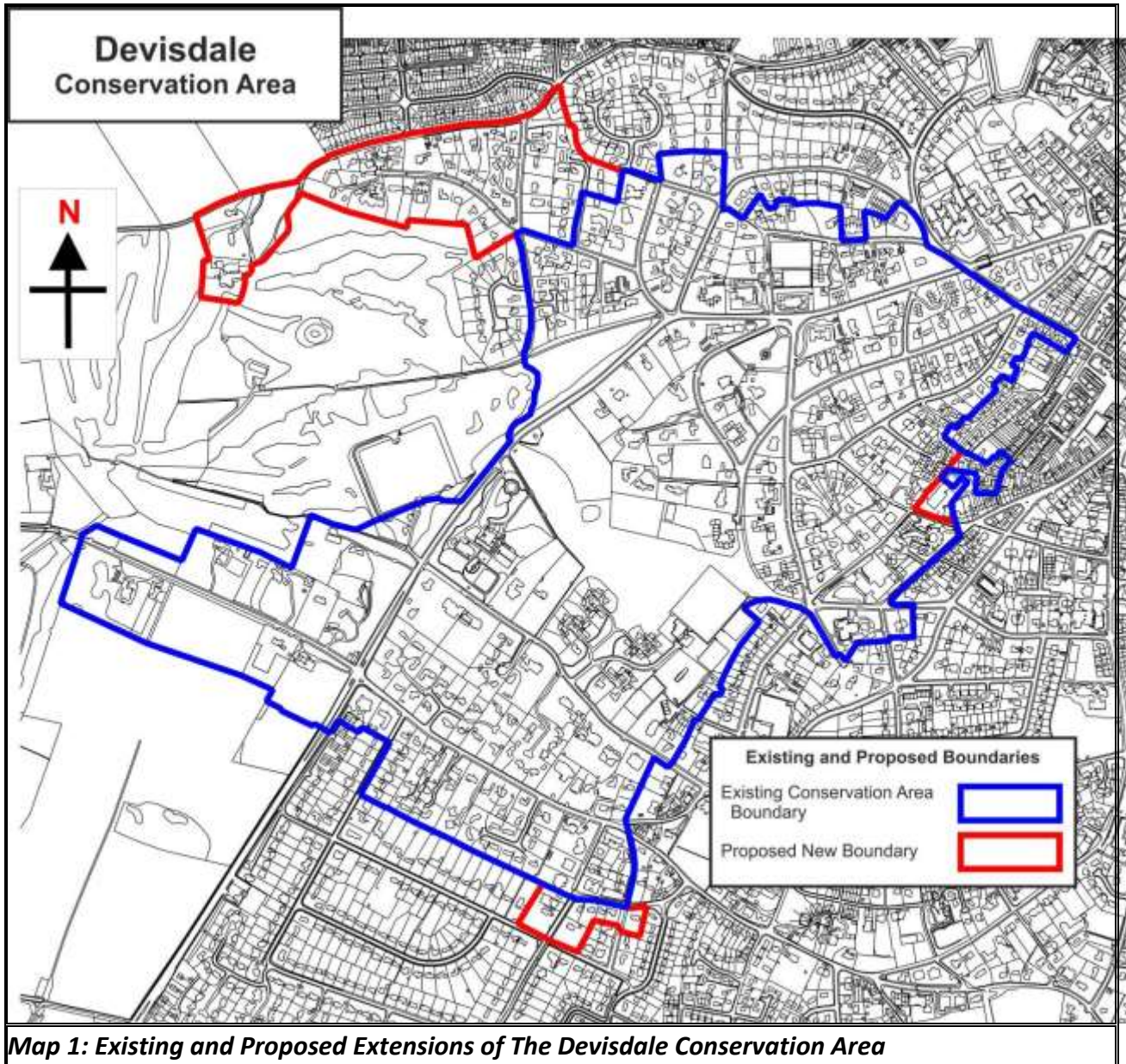
⁸ English Heritage, *Understanding Place: Conservation Area Designation, Appraisal and Management*. (London: English Heritage, 2011) para 1.9

whether cumulative change can be addressed through Article 4 directions and assess if statutory action is required to safeguard significant buildings at risk.

- 1.3.8 A review of existing boundaries has also been undertaken to determine if areas should be included or removed from the designation; this discussion is found in Section 7 and the proposed extensions are also shown in Map 1. Consequentially the document will provide background evidence for assessing the acceptability of development proposals.
- 1.3.9 Further guidance and proposals are detailed in the corresponding The Devisdale Conservation Area Management Plan which should be considered in conjunction with this appraisal.

1.4 Scope of the Appraisal

- 1.4.1 This document is not intended to be comprehensive in its scope and content. Omission of any specific building, structure, site, landscape, space, feature or aspect located in or adjoining The Devisdale Conservation Area should not be taken to imply that it does not hold significance and positively contribute to the character and appearance of the designated heritage asset.
- 1.4.2 As an area evolves evidence may emerge which provides a greater understanding of a heritage asset(s) and the contribution made to the special interest of The Devisdale Conservation Area. Such information should be considered in conjunction with the appraisal during the course of decision making by the local planning authority.
- 1.4.3 The positive characteristics as defined by this document should be the starting point for further discussion with the local planning authority where alterations are being considered to or will affect a heritage asset(s). Each site will be judged on its own merits and there are bound to be variations in the quality of individual developments. It will not be acceptable merely to emulate the least successful or highest density of these or to use such sites as an excuse for making matters worse. Instead regard should be paid to those elements which make The Devisdale Conservation Area significant.
- 1.4.4 This conservation area appraisal has been produced by the Council following the submission of an initial draft by Kathryn Sather Associates.



2 Planning Policy Context

2.1 National and Local Planning Policies

2.1.1 Policy Framework provides the legislative and national policy framework for conservation area appraisals and management plans.

2.1.2 The NPPF (paragraph 126) states:

2.1.3 'Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account;

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness;
- and opportunities to draw on the contribution made by the historic environment to the character of a place.'⁹

2.1.4 The NPPF (Annex 2) defines a heritage asset as: 'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and non-designated heritage assets identified by the local planning authority (including local listing).' The guidance also states that a designated heritage asset is one that is classed as: 'A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park or Garden, Registered Battlefield or Conservation Area designated as such under the relevant legislation.'¹⁰ A non-designated heritage asset is a building, monument, site, place, area or landscape identified as having a degree of significance that is not protected under legislative framework.

2.1.5 This document must be considered alongside the Council's policies concerning development and the use of land as set out in the Trafford Core Strategy formally adopted on 25th January 2012. Of particular relevance are:

⁹ Department of Communities and Local Government, *National Planning Policy Framework*. (2012) para. 126

¹⁰ Department of Communities and Local Government, *National Planning Policy Framework*, (2012) Annex 2.

- Policy R1 - Historic Environment relating to designated and non-designated heritage assets;
- Policy R5 - Open Space Sport and Recreation;
- Policy R6 – Culture and Tourism;
- Policy L7 – Design and Policy; and
- W2 - Town Centres and Retail.

2.1.6 A number of policies and proposals of the Revised Unitary Development Plan adopted in 2006 are currently 'saved', such as ENV21 Conservation Areas and ENV22 Conservation Area Designation, until they are replaced by the Land Allocations Development Plan Document.

2.2 Conservation Area Policy Guidance

2.2.1 This appraisal has taken into consideration methodologies and advice outlined by English Heritage in the following publications:

- Measuring and Assessing Change in Conservation Areas, (2005);
- Guidance on Conservation Area Appraisals, (2006);
- Guidance on the Management of Conservation Areas, (2006);
- Understanding Place: An Introduction, (2010);
- Understanding Place: Historic Area Assessments in a Planning and Development Context, (2010);
- Understanding Place: Historic Area Assessments: Principles and Practice, (2010);
- Understanding Place: Conservation Area Designation, Appraisal and Management, (2011);
- Understanding Place: Character and Context in Local Planning, (2011);
- Streets for All: North West, (2006); and
- Conservation Principles Policies and Guidance, (2008).

2.2.2 The English Heritage document *Conservation Principles* provides policies and guidance for identifying significance. Four heritage values are assigned through which a site or place can be interpreted: evidential, historical, communal and aesthetic.

2.2.3 Further guidance has been issued by English Heritage in the suite of documents *Understanding Place* with a view to setting out approaches to undertake assessments of historic areas allowing a greater understanding of the character of a place and its capacity for change. In particular *Understanding Place - Historic Area Assessments: Principles and Practice* stresses the importance in 'identifying and understanding particular qualities, and what these add to our lives, is central to our engagement with our history and culture'. As referenced in *Understanding Place - Historic Area Assessments: Principles and Practice*, *Power of Place* published by English Heritage, 'stressed the positive impact of local and 'ordinary' heritage – what might be termed the buildings and spaces in between 'monuments' – on the quality of people's lives and its central role in constructing local identity'.

2.2.4 In addition, consultation of the Historic Environment Record maintained by the Greater Manchester Archaeological Advisory Service (GMAAS) has been undertaken and also an assessment of the Trafford Urban Historic Landscape Characterisation Project 2008.

2.2.5 The proposals set out by this appraisal shall undergo a period of public consultation and will be submitted for consideration at a public meeting in the area to which they relate.¹¹ The local planning authority shall have regard to any views concerning the proposals expressed by persons attending the meeting or during the period of consultation.¹²

2.3 Control Measures Brought About By Designation

2.3.1 In determining applications for development in conservation areas, local planning authorities must pay special attention 'to the desirability of preserving or enhancing the character or appearance of that area'.¹³ This requirement, as set out in legislation, is also reflected in national and local policy.

2.3.2 In order to protect and enhance conservation areas any changes that take place must do so in a way that encourages positive conservation and management. Statutory control measures are designed to prevent development that may have a negative or cumulative effect on the character and appearance of an area and include the following:

- Planning Permission is usually required to totally or substantially demolish buildings or structures including walls, gate piers, gates, chimneys, fence or railings within a conservation area.
- The extent of 'permitted' development is reduced for commercial and residential properties restricting such things as cladding, extensions to the side of the original dwelling or the installation of satellite dishes. Further control measures such as Article 4 directions may be placed upon an area. These may be served to further restrict permitted development rights, for example, elements or alterations such as windows, doors, chimneys, boundary walls and gate posts and restrict certain types of extensions.
- Trees with a stem diameter of 75mm or greater, measured at 1.5 metres from soil level, enjoy a measure of protection if they stand in a designated conservation area. The Council requires six weeks written notice of any proposed felling or pruning of such trees, other than the removal of dead wood and the felling of dead and/or dangerous trees, which do not require notification. In the case of the removal of undesirable trees to allow superior trees to flourish, known as 'selective thinning', the requirement is relaxed to allow the removal of trees of stem diameter up to 100mm to be removed without giving the Council prior notice.
- Should the notified tree work be unacceptable to the Council, the latter will make a Tree Preservation Order during the six week notification period, thus ensuring continuity of protection. Local Authorities cannot insist upon a replacement for a

¹¹ Section 71 (2) Planning (Listed Buildings and Conservation Areas) Act 1990

¹² Section 71 (3) Planning (Listed Buildings and Conservation Areas) Act 1990

¹³ Section 72 (1) Planning (Listed Buildings and Conservation Areas) Act 1990.

tree lawfully felled within a conservation area, unless the tree is also protected by a Tree Preservation Order.

- Certain categories of advertisement which have deemed consent under the Advertisement Regulations are restricted in areas of special control.

3 The Summary of Special Interest

3.1 The special character of The Devisdale Conservation Area derives from the following elements:

- The Conservation Area is named after The Devisdale, an historic area of unenclosed flat land on the summit of Bowdon Hill, although this name does not appear on maps until 1971. The Conservation Area includes the steeper, more wooded north slope of Bowdon Hill and the gentler west slope descending towards Dunham Massey. The area was located within the township of Dunham Massey and its identity can be seen as an extension of Dunham Park.
- The planning of the area was closely controlled by the Earl of Stamford to create an appropriate social neighbourhood to nearby Dunham Park. Its development in the second half of the 19th century was characterised by houses on a grand scale, set in large plots at a low density with magnificent gardens, sweeping drives and coach houses for the ‘Cottontots’. This development was a consequence of the advent of the railway, prosperity in Manchester and the desire to move to healthier surroundings among those who could afford to.
- There are many large, fine, individual residences in the area, in a variety of architectural styles. Some of the houses are the work of renowned architects.
- The creation of a new parish; it is named after the Earl of Stamford’s sister.
- The area was from Victorian times characterised by a lively and vigorous social, sporting, intellectual and artistic community life. While there was extensive social mixing between Bowdon and Dunham, social events would have taken place in the large houses. The spacious grounds often included croquet lawns, later tennis courts – apparently at one time there were over 70 private croquet lawns in Bowdon. Bowdon Lawn Tennis Club was founded in 1877.
- While some of the roads and paths date back to earlier periods, many of the roads were laid down at the time of the Victorian development and bear the names of local people of influence. Although it overlays the earlier Turf Lane, St Margaret’s Road is an example of Victorian suburban planning, with its curved length lined with trees. The area is bisected by Dunham Road, including the section historically known as Shepherd’s Brow.
- The area is characterised by its gradients and associated views. There are important views out to the north across the Mersey Basin. Similarly St. Margaret’s Church Tower is a landmark from outside and inside the area. The wide tree lined roads within the Conservation Area, such as St. Margaret’s Road and Green Walk, also offer important views.
- Names of houses and local roads refer to “Racefield” suggesting there was horse racing on The Devisdale (Tithe map/1831 map). From the 1860s The Devisdale was used for

the annual Altrincham Show, one of the largest agricultural shows in England. Some animals would arrive by train to Hale Station and be driven up Stamford Road. Altrincham Show was only discontinued in the 1960s.

- A much valued open space, The Devisdale was gifted by the Earl of Stamford to the people of Altrincham in the 1930s. Since then it has been sadly reduced in size but it is now a heavily used venue for dog walking, pedestrians and joggers, and accommodates sports pitches as well as community events, such as Diamond Jubilee celebrations. The Devisdale is also on a popular pedestrian route to Dunham Massey.
- The area is characterised by the boundary treatment of the properties and the mature trees both on the roads and in the spacious gardens of the houses. Streets are lined with low garden walls of large stone blocks, with hedges of various species above and trees along the boundary.
- The Conservation Area provides numerous and varied habitats for wildlife.

4 Assessment of Special Interest

4.1 Introduction

- 4.1.1 The main section of the appraisal comprises a detailed analysis of the special interest of The Devisdale Conservation Area with regard to its location and setting, historic development and archaeology, architectural quality and built form, open space, parks, gardens and trees.

Location and Setting

- 4.1.2 The Devisdale Conservation Area is situated within the Townships of Bowdon and Dunham Massey. Bowdon is located approximately 9 miles (14.4km) southwest of [Manchester city centre](#), 4 miles (6.4 km) south-southwest of [Sale](#), 9 miles (14.4 km) east of [Warrington](#) and 1 mile south west of Altrincham town centre (1.6 km).
- 4.1.3 Historically, the area named The Devisdale was open land that was gifted to the people of Altrincham in the 1930s by the Earl of Stamford. After this time it was slowly developed until the only piece remaining as open land is the previously identified Sub Area D of the Conservation Area. Currently much of the area is overwhelmingly residential in nature.

Geology

- 4.1.4 The geology of the area consists of the Permian and Triassic sandstones and mudstones of the north Cheshire Basin. The rock below Altrincham is Keuper Waterstone, whereas beneath Bowdon and Hale it is Lower Keuper Marl.¹⁴ Surface exposures of these rocks are mainly limited to river valleys due to great thickness of the overlying Quaternary deposits.¹⁵ The ridge upon which Bowdon is sited in part reflects the solid rock structure which under lies it but is obscured by the significant Quaternary deposits. These deposits are largely responsible for the minor landforms and soils of the area (glacially deposited sands with occasional clay lenses),¹⁶ thus the farming potential.¹⁷ The Helsby Sandstone Formation (formerly the Lower Keuper Sandstone) appears on the surface at Timperley, where it was quarried prior to 1900. It is this stone which was probably used for stone plinths for timber-framed and brick houses in the locality, as well as in the striking boundary walls within the Victorian and Edwardian 'villa suburbs' of Altrincham, Bowdon and Hale.¹⁸ The Building Stone Atlas of Greater Manchester describes this rock type as harder than the others in the Permian-Triassic succession, due to the localised presence of silica cement matrix, hence it is a more durable building material. It is often red or pink from the coating of iron oxide over the sand grains and often contains many 'millet seed'

¹⁴Michael Nevell, *The Archaeology of Trafford* (Chester: Trafford Metropolitan Council and Greater Manchester Archaeological Unit, 1997) 3.

¹⁵ English Heritage, *Strategic Stone Study – A Building Stone Atlas of Greater Manchester, Introduction*. (London: English Heritage, 2011).

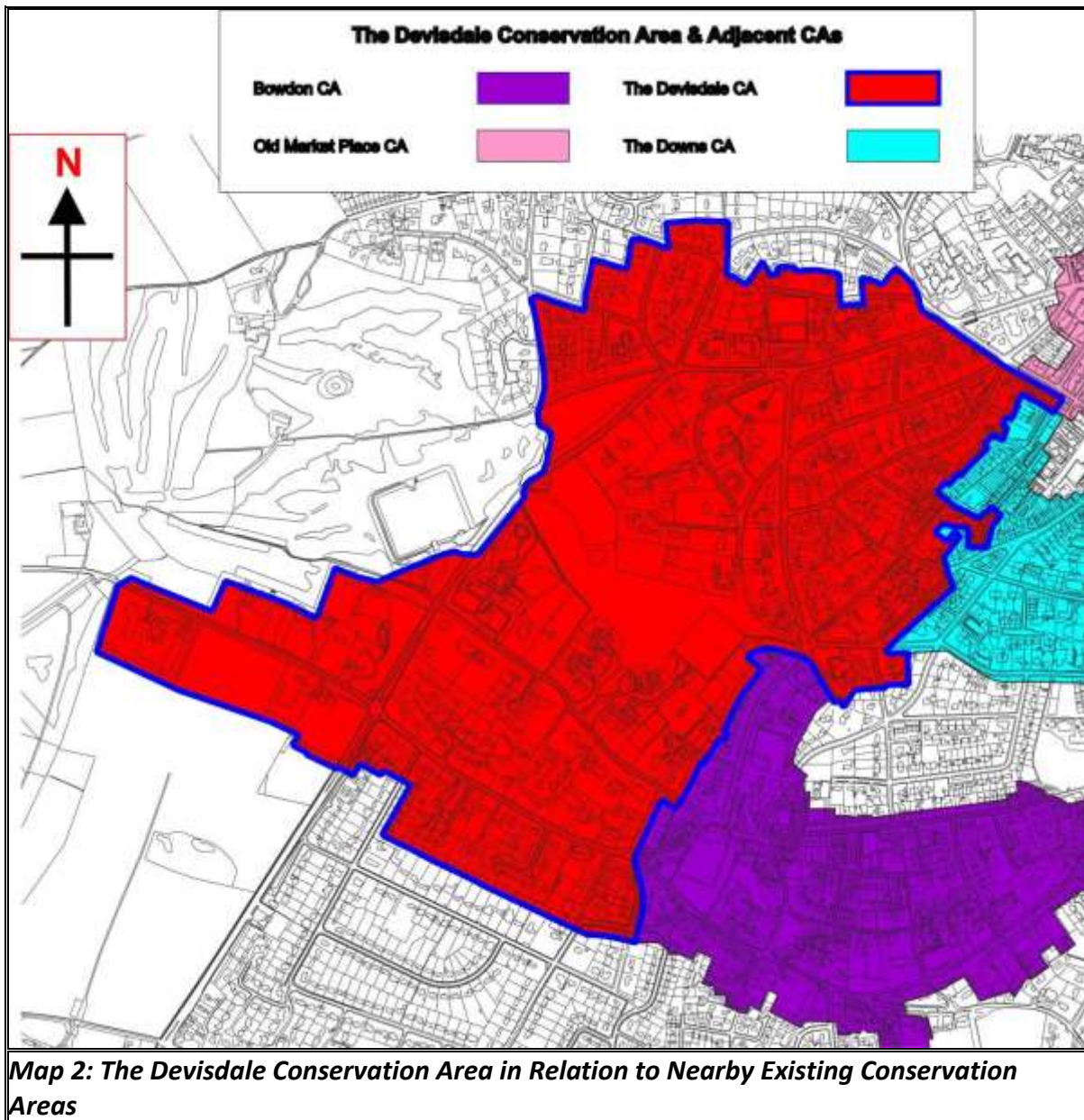
¹⁶Michael Nevell, *Archaeology North West Vol 5 (Issue 15 for 2000)*.

¹⁷Don Bayliss et al., *Altrincham in 1841 – A Cheshire Market Town in Victorian Times*. (Altrincham: Historical Society, 1994) 5.

¹⁸English Heritage, *Strategic Stone Study – A Building Stone Atlas of Greater Manchester*. (London: English Heritage, 2011) 12.

grains, with a spherical shape, indicative of an Aeolian origin within a desert environment. It contains white or purplish quartz pebbles up to 20mm across; and pebbles of red silt and red clay, which when weathered out leave ovoid cavities.¹⁹

- 4.1.5 The Devisdale Conservation Area is one of the four conservation areas situated to the south of Altrincham. These are The Devisdale, Bowdon, Ashley Heath and South Hale Conservation Areas. The Conservation Area lies to the west of the Bowdon and The Downs Conservation Areas as shown on Map 2.



¹⁹ English Heritage, *Strategic Stone Study – A Building Stone Atlas of Greater Manchester*. (London: English Heritage, 2011) 12.

General Description, Character and Plan Form

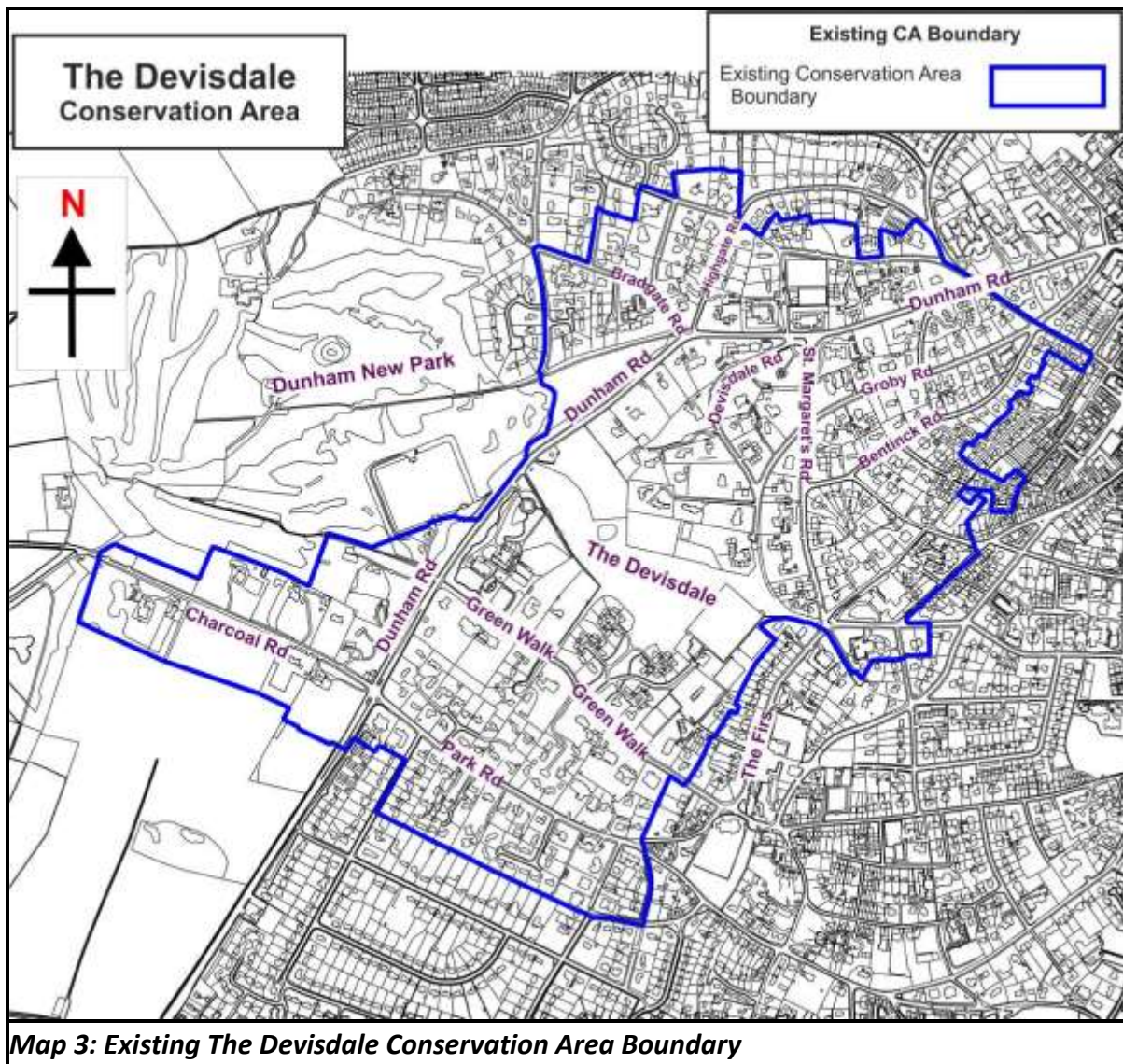
- 4.1.6 The Devisdale Conservation Area is centred around The Devisdale, an historic piece of open land formerly belonging to the Earl of Stamford. The area is now a residential settlement with a variety of properties that range in age and style. The majority of the historic properties within the Conservation Area are Victorian in date, set on substantial plots, often to the back of the plot and off centre. Many of these properties have boundary treatments of low stone walls with planting above, which give the area an historic character. There are very few examples of Georgian architecture within the Conservation Area, those that remain are in general on a smaller scale than the later Victorian development and have less architectural details. There is also a substantial amount of varied modern residential development within the Conservation Area. This is often in the form of large single residences laid out as cul de sac developments or small gated communities, with some examples of infill development as well. There are also examples of modern extensions to historic properties to form apartment complexes, with further modern development within the grounds of the original house. The main body of the Conservation Area is roughly rectangular in plan with arms extending to the west into Green Belt land. Due to the varied character of the properties and street scenes within the Conservation Area, it has been divided into four character zones.
- 4.1.7 The site of the Conservation Area was initially open land used for a variety of agricultural purposes. The area was developed in earnest in the 19th century, but cartographic evidence indicates that there was some settlement in this area by the 1830s. These were Bowdon Lodge, on the site of the later Altrincham Girls Grammar School, The Beeches and Downs Cottage on Woodville Road, a few buildings on the curve of Gorsey Lane and at its junction with Oldfield Road, as well as towards the west end of Oldfield Road, the site of the hamlet of Oldfield. An influx of wealthy merchants and cotton traders from Manchester who wanted to live in a “healthier” climate spurred on the development of the Victorian residential villas along tree lined streets that characterize the Conservation Area.
- 4.1.8 There are eleven listed buildings within the Conservation Area, a listed war memorial and mile post. The listed buildings date to the 19th century, and the majority are Victorian in date. With the exception of the three listed churches and associated buildings, the listed buildings are all residential in nature. Denzell House, Erlesdene, Oakley and Hilston House are all elaborate Victorian villas built during the period of development to accommodate wealthy residents. The Downs Cottage on Woodville Road is much more modest, and appears to be late Georgian. Nursery Cottage is a small Cottage Orné property, rendered brick with a slate roof. It is thought to also be early 19th century.
- 4.1.9 Many of properties within the Conservation Area are obscured from view as they are either set back from the street line or concealed from view by boundary treatments such as low stone walls with planting above, mature trees and shrubbery. There are a variety of boundary treatments throughout the area such as low stone walls with planting or railings, modern railings, modern brick walls, stone slabs with planting above, a variety of timber post fencing and timber panelled fencing. Historic photographs indicate that since its development, the area has been characterized by stone walls with planting above, and

in some areas timber fencing and chestnut paling. The effect of the mature trees and boundary treatments is one of seclusion, and visually the trees and planting have a more prominent effect on the street scene than many of the properties. The majority of the properties within the Conservation Area are detached and many are set within large plots with mature trees and shrubs. In-between St Margaret's Road and Park Road the plot sizes are larger than the areas to the north of St Margaret's Road and the south of Park Road. The rhythm of the street scenes within the Conservation Area has been eroded by modern development which is established on a much denser grain.

4.1.10 Bowdon is situated on a ridge, with the Cheshire Plain to the south and east and the lowland of the Mersey valley to the north; the parish church of St. Mary's has been located on the highest point of the ridge since the Saxon period. The ridge has a northward facing shallow slope, while the steeper, southward facing slope overlooks the Bollin valley.²⁰ To the south east lay heathland (including Ashley Heath, now better known for South Downs Road) and to the east Hale Moss. The ridge rises to a height of over 60 metres above sea level and runs from Dunham Park in the west to Hale and beyond in the southeast. The Conservation Area is topographically set over two levels. To the north of St Margaret's Church the land gently slopes away to the north to a lower level. To the south, the land again slopes away to a lower level, descending along Church Brow to Park Road, and then from Park Road it falls again towards Stanhope Street.

4.1.11 The roads and pavements are predominantly tarmac, although there are areas of cobbles. Bow Green Road, for example, is lined with three or four courses of cobbles along the road side, and the kerb is made up of elongated cobble stones. Throughout the Conservation Area there are examples of both stone and concrete kerb stones. In Character Zone D there are areas of dirt track as opposed to tarmac pavement, and the historic passageways throughout the Conservation Area are also dirt track with rubble or areas of cobbles. There are grass verges in some areas instead of pavements, but these are sporadically placed throughout the Conservation Area, and are not a commonly recurring feature of the streetscape. The street furniture varies throughout the area. Street lighting is of a combination of styles, ranging from Victorian style street lanterns to modern metal and concrete lampposts. Traffic management signage is of a modern design.

²⁰ Don Bayliss et al., *Altrincham in 1841: A Cheshire Market Town in Victorian Times*. (Altrincham: History Society, 1994) 4.



Map 3: Existing The Devisdale Conservation Area Boundary

4.2 Historic Development of The Devisdale Conservation Area

- 4.2.1 Until the 17th century, the area was known as Bowdon Downs. The name “Devisdale”, first appears in the early 18th century, and is thought to be either a reference to a local family name or a reference to the charitable purpose of Common land, “dole”, similar to unemployment benefit today.²¹ This suggests that the land was largely unenclosed, supported by references to Bowdon Downs being used for both military purposes and the Bowdon Wakes, as well as to its being heathland. Up until the 19th century much of this area lay within Dunham Town rather than the Parish of Bowdon, although there was no other place of worship than St. Mary’s, Bowdon. The Bowdon Tithe Map dates from 1838, that of Dunham Massey from 1839. These show the land to have been largely agricultural, laid out in fields, with some woodland on the fringes of Dunham Park to the west and a few small belts of trees within the area, particularly in the northwest corner. Much of the land was owned by the Earl of Stamford and this was consolidated in the 1840s, when he together with the two other major local landlords, the Church and the Assheton-Smiths, “swapped” various parcels of land to create more cohesive holdings. The few buildings that existed were Bowdon Lodge, on the site of the later Altrincham Girls Grammar School, two houses on Woodville Road (The Beeches, later incorporated into St. Anne’s Hospital, and Downs Cottage), a few buildings on the curve of Gorse Lane and at its junction with Oldfield Road, as well as towards the west end of Oldfield Road, the site of the hamlet of Oldfield.
- 4.2.2 The combination of three crucial factors led to the enormous changes that were seen by 1899. Amongst the wealthy entrepreneurs of Manchester there were both the financial resources and the inclination to move to a healthier environment creating a market for appropriate housing. Thanks to the improvements in transport (water, road and rail), including regular commuter services and cabs from the railway stations, for the first time it was feasible for people with money to live at a distance from their work. Finally there was land available for development following the consolidation of property holdings between the three main landholders, and the willingness of first the Assheton-Smiths and, after his coming of age, the 7th Earl of Stamford to sell. Thus the road layout that still exists today was complete, with the exception of roads south of Park Road, such as Stanhope Road and Bow Green Road. There are houses to the south of Charcoal Road (Parklands, Park Lane House) but not on the north apart from Shepherd’s Cottage. Roads were characterized by their width, the trees planted on either side of many of them and their planned curving form with wide irregular junctions, such as the junction of St. Margaret’s, Devisdale and Dunham Road. The 1899 map shows the large plots sizes which predominated along Green Walk, Dunham Road, Devisdale Road, Bradgate Road and Bonville Road with low building density. Only in a few areas, such as the southeast section of St. Margaret’s Road and lower Bentinck Road (more distanced from Dunham Park) were the plots smaller. The predominant building form was the detached house surrounded by its grounds; many plots appear to have had smaller buildings adjacent which were likely to be coach houses. The greater distance from the station and the size of plot/house point to the desirability of facilities for carriages, unlike in much of the Bowdon Conservation Area.

²¹ *Friends of Denzell House and The Devisdale*. Web. May 2013.

- 4.2.3 St. Margaret's Church is shown with its adjacent Vicarage and a large field to the north, allowing grand views of the church from this direction. St. Mary's Vicarage is shown on Park Road. Denzell House is shown with its lodge stables to the rear. The positioning of houses within the plots generally reflects the topography and the availability of views – thus those houses on the south of Green Walk have the majority of their garden to the south, where they can take advantage the views south towards the Cheshire plain. Many of the houses are cited by name – indeed even today on some roads there is still an absence of numbering. Within Dunham Park the drives and rides are clearly marked, with one gate at the corner of Bradgate and Dunham Road, another opposite the entrance to Denzell House and one opposite Green Walk; there are no gates on to Oldfield Road. The most densely developed plots are those of St. Anne's Home, marked as the Hospital and the nearby Chapel of Bowdon Downs.
- 4.2.4 By 1910 in the south of the Conservation Area, Stanhope Road and Barry Rise had been laid out but there are no buildings on the large plots. However all the plots along Park Road were developed, as was the north side of Charcoal Road, and Tirbracken is shown in the woods west of Woodleigh on Oldfield Lane. These new plots were on a similar scale to the 19th century development. St. Vincent's Church occupies the corner site between Bentinck and Groby Roads. Stamford Nursery is still shown on The Devisdale. Within Dunham New Park, the drive from Green Walk across the park is shown as a road, with trees planted along its side. Photograph 3 shows the width and open quality of this route. Otherwise it is the lack of change which is the most noticeable aspect of this map.
- 4.2.5 In 1937 changes are evident on The Devisdale, with the expansion of the Tennis Grounds, showing the pavilion surrounded by courts and the hard courts to their southwest. A cricket ground with Pavilion is shown north of Green Walk and although the Stamford Nursery is no longer labelled it is still present as it appears in 1954. However, the 1937 map documents a tank on the site of the recently created wildlife pond. A building appears on the edge of the field behind St. Margaret's Church – it is not labelled but this may be a pavilion for the church cricket club. The Secondary School (now Altrincham Girls Grammar School) appears on the corner of St. Margaret's Road and Cavendish Road (earlier Warrington Road) and there are new buildings down the southwest side of Bowdon Road at the rear of the Secondary School site. Two further houses, Byeways and Westacre have been built north of Tirbracken on Oldfield Lane and north of Oldfield Road (outside of the Conservation Area). The dense inter-war housing development demonstrates how very large the plots sizes within The Devisdale Conservation Area are. There are more buildings both on Charcoal Lane and to the north of them. Two houses appear on the south side of Stanhope Road. There are also a few examples of what may be garden infill, eg at Woodend at the western end of Bradgate Road. Yet on the whole the low density and even some empty sites remain, such as on the lower half of Groby Road, Gorsey Lane and Dorset Road.
- 4.2.6 By 1954 the grounds of Woodside on Green Walk had been divided and a second house built to the east of the earlier mansion. Although it is not within the Conservation Area, there are lines of huts in the New Park, presumably relating to the prisoner of war camp.

There is a little more development along Stanhope Road and Bow Green Road but overall the degree of change is small.

- 4.2.7 The 1971 map shows the New Park as Dunham Forest Golf Course and the new clubhouse on the site of Tirbracken. On Gorsey Lane, the lower part of Highgate Road, Dorset Road, Bonville Road and Bradgate Road there are many new houses, through a combination of development of empty plots and subdivision. This tendency can also be seen on Devisdale Road. This is also the case of Stanhope Road and Barry Rise. However St. Margaret's Vicarage is still intact and the land undeveloped and apart from the relocation of The Devisdale Cricket Club, the open quality of The Devisdale is still apparent.
- 4.2.8 Since 1971 there has been significant change to The Devisdale, the core of the Conservation Area, with two sections having been carved out for playing fields and the sixth form centre of AGGS, the building of Green Courts to the south, Devisdale Grange to the northeast and garden infill with three houses to the rear of Dunham Knoll, which overlook The Devisdale. In the northwest the Cricket ground has become part of the open area. Denzell Lodge has been lost and there has been building within the curtilage of Denzell House.
- 4.2.9 On Park Road there has been significant development in the lower grounds of the Green Walk properties, creating Bucklow Rise and its houses. Devisdale House on St. Margaret's Road, the home of Dr Ransome, has been redeveloped into a cul-de-sac of small houses and many of the other houses along the west side of the road have been converted to flats and had large extensions or supplementary buildings added, as has occurred on Devisdale Road. The field behind St. Margaret's Church has been developed as Loreto School's sports field and further buildings, both permanent and temporary, have been added to the grounds of Altrincham Girls Grammar School, including Fairlie on the corner of Catherine Road and Cavendish Road. The northwest corner of the Conservation Area has also been more intensely developed through infill and replacement of existing buildings with more dense development.



Photographs 1 & 2: St. Margaret's as built (Altrincham Area Image Archive, BM0250) and after

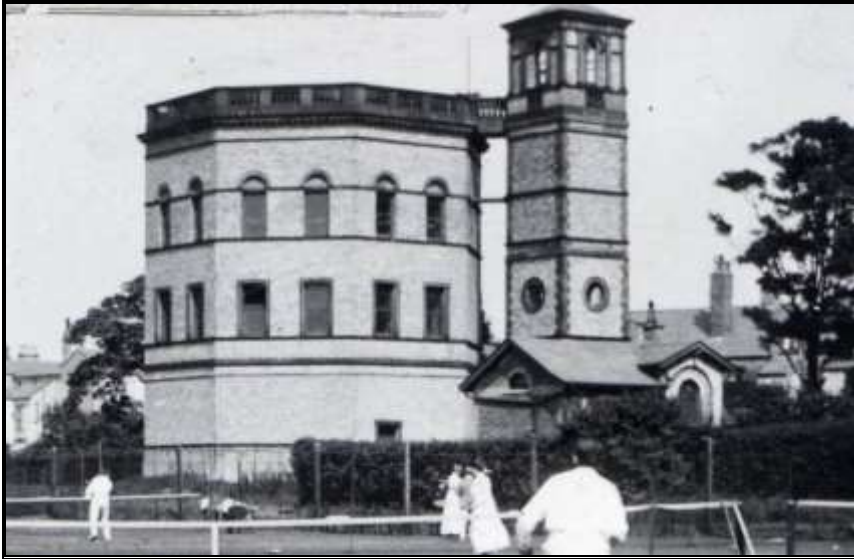
1927 with War Memorial (Trafford Lifetimes, TL8815)



Photograph 3: Green Walk viewed from inside the gate of Dunham Park (Trafford Lifetimes, TL8048a)



Photograph 4: St. Anne's Home (Consumption Hospital) (Altrincham Area Image Archive, SN0071)



Photograph 5: Water Reservoir and Tower with Bowdon Lawn Tennis Club in Foreground. (Altrincham Area Image Archive, BM 0414)

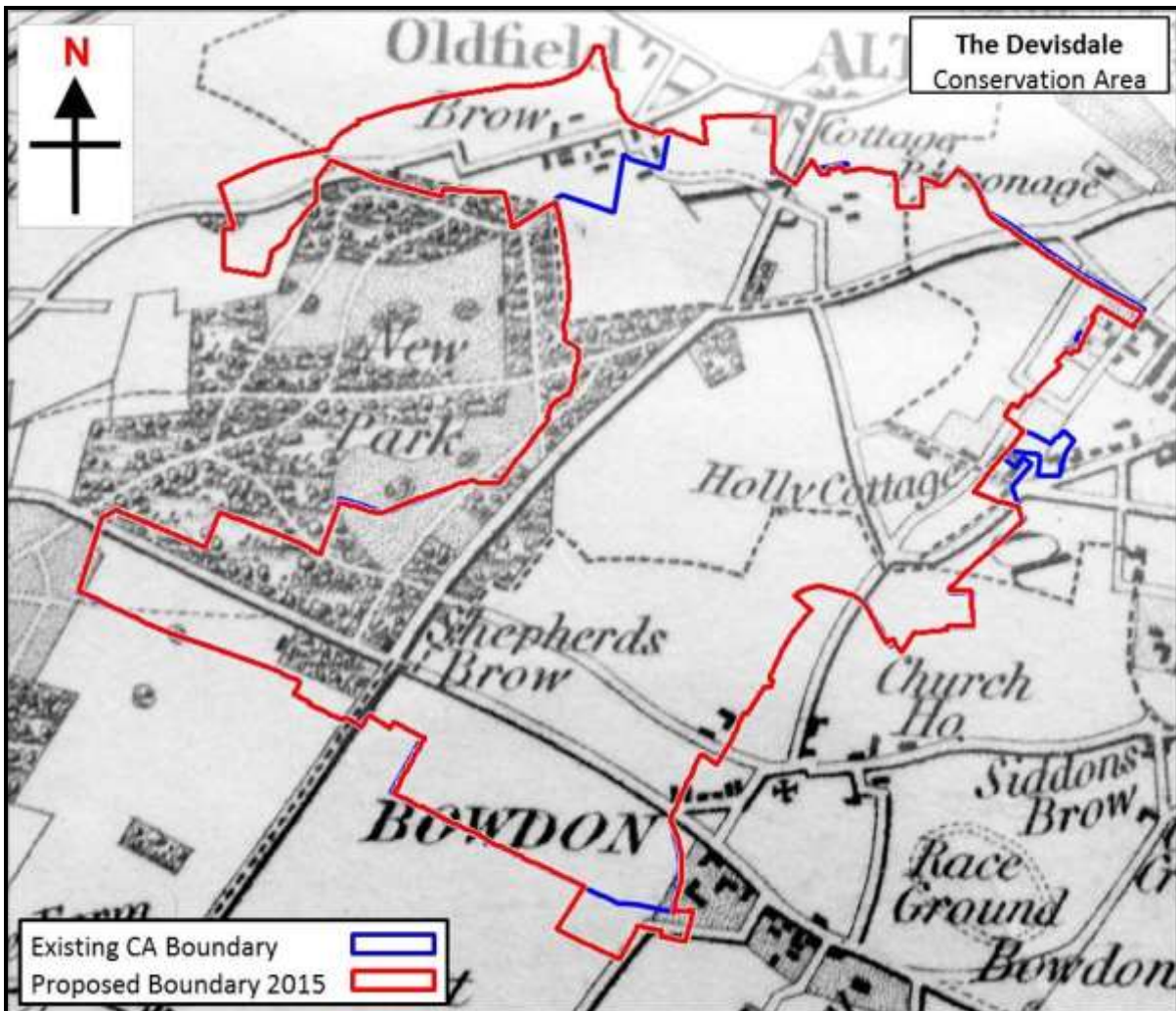


Photograph 6: Shepherd's Brow, Dunham Road, (Altrincham Area Image Archive, BM0255)

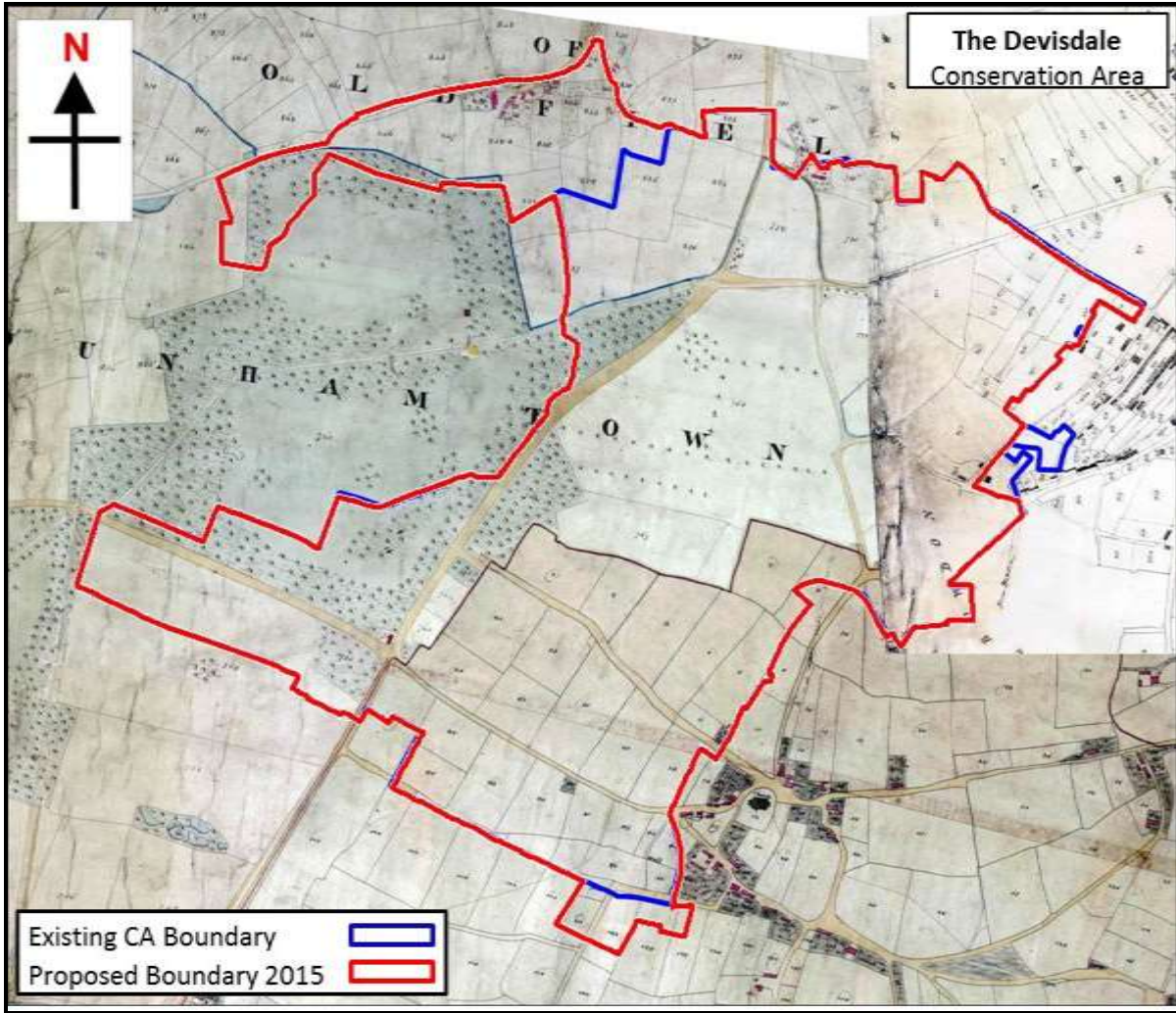


Photograph 7: Altrincham Agricultural Show (Altrincham Area Image Archive, BH5550)

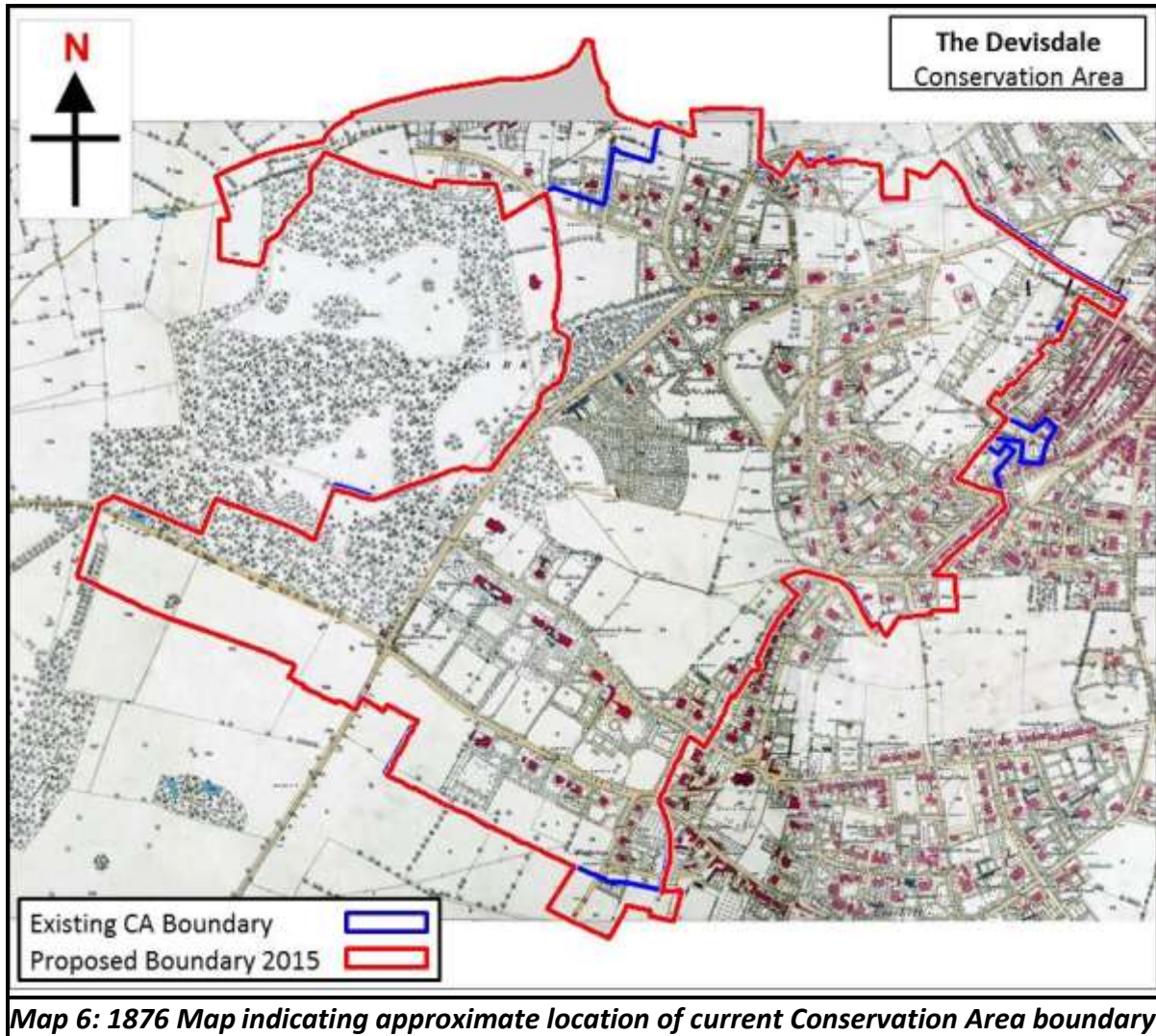
Sequence of Maps Showing Development of The Devisdale Conservation Area

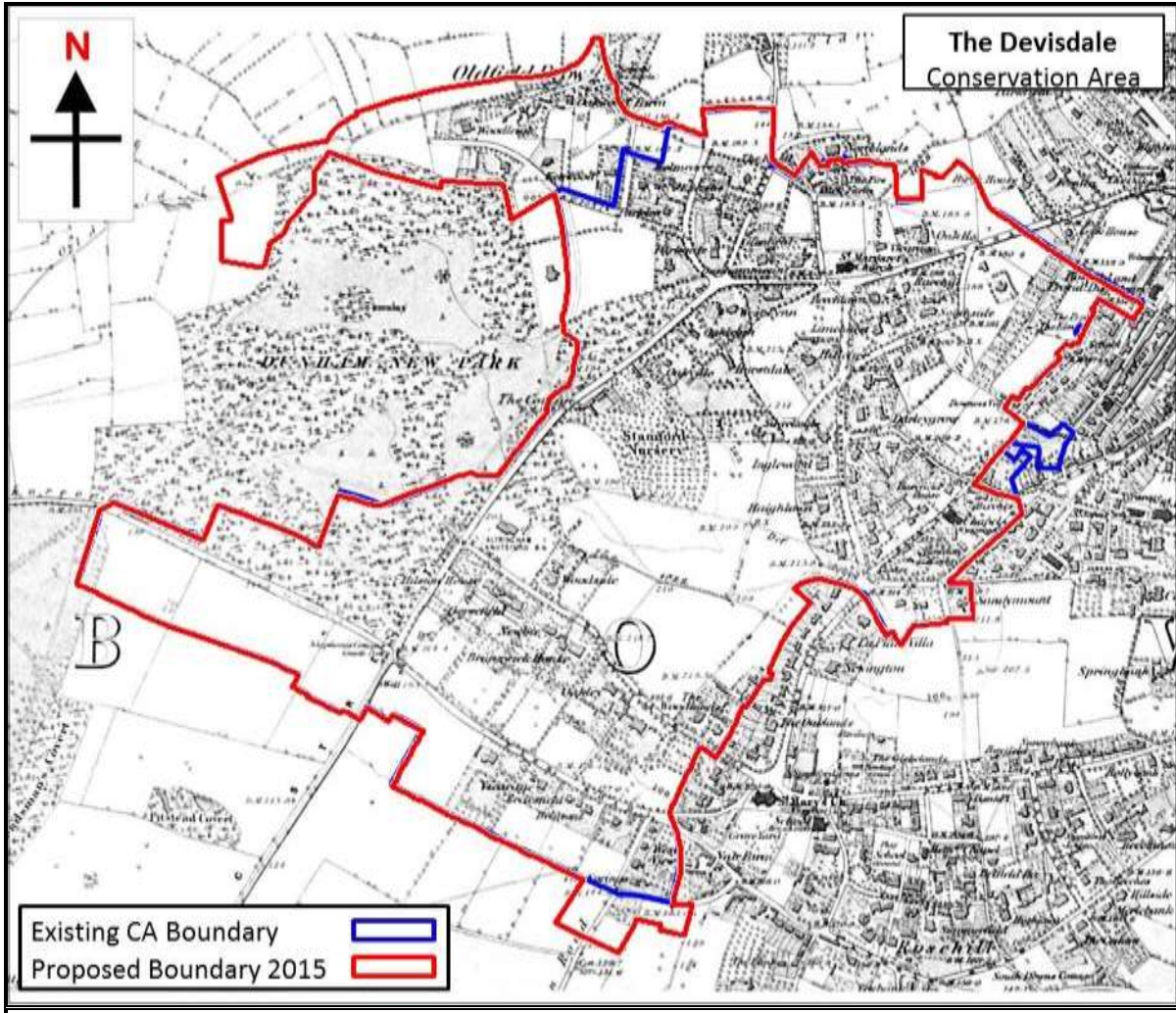


Map 4: 1831 Map indicating approximate location of current Conservation Area boundary

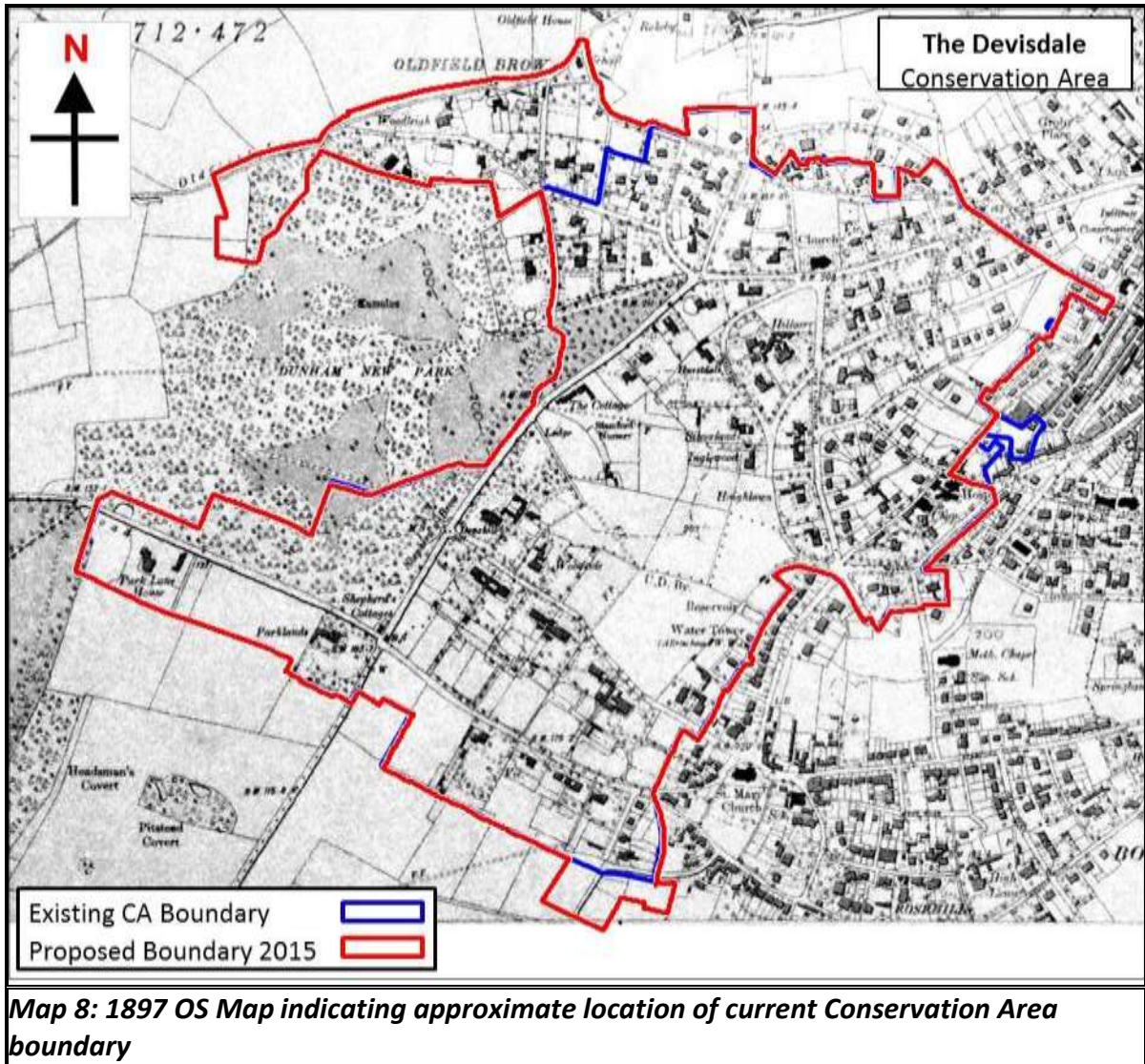


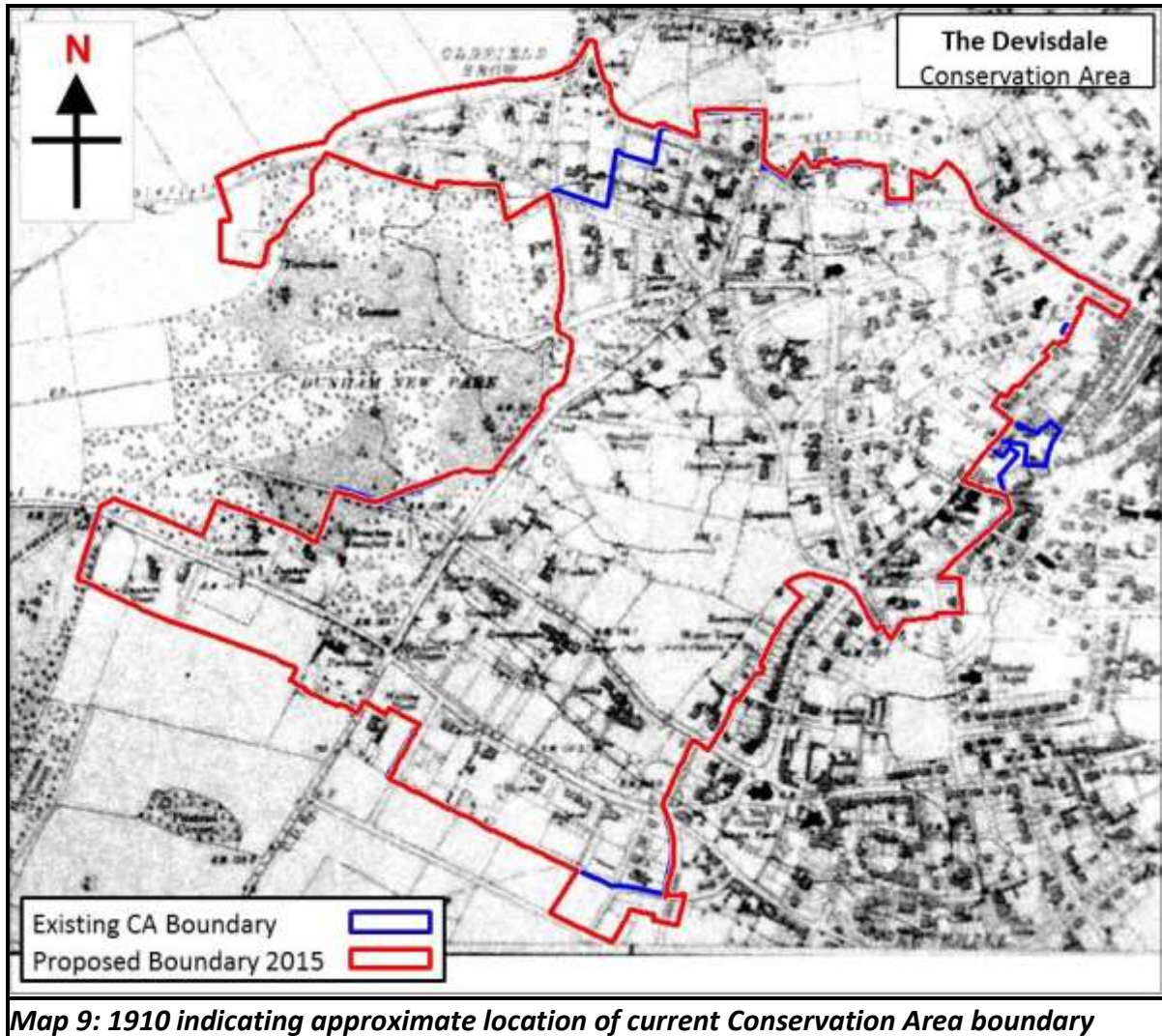
Map 5: 1838 Tithe Map indicating approximate location of current Conservation Area boundary

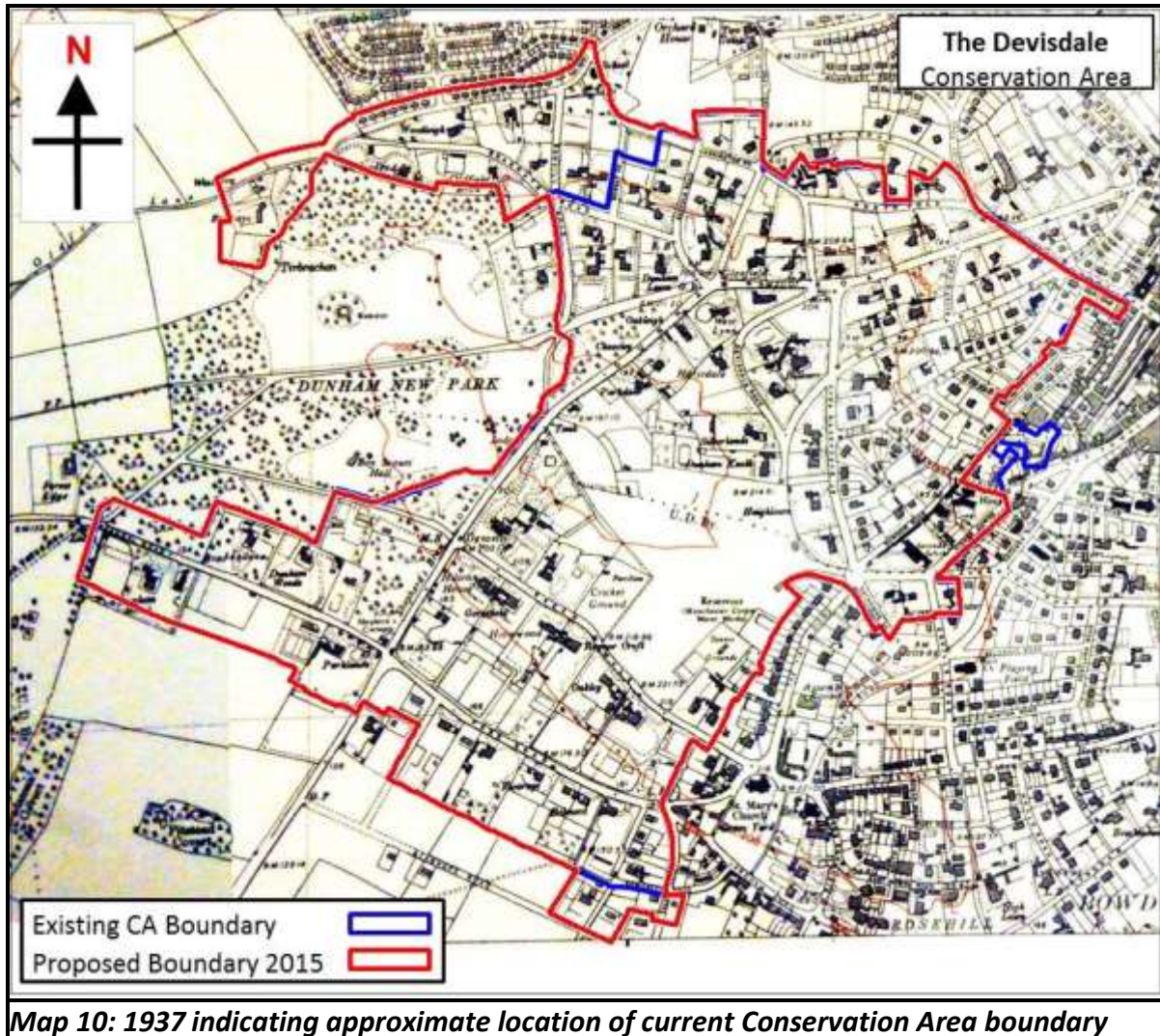


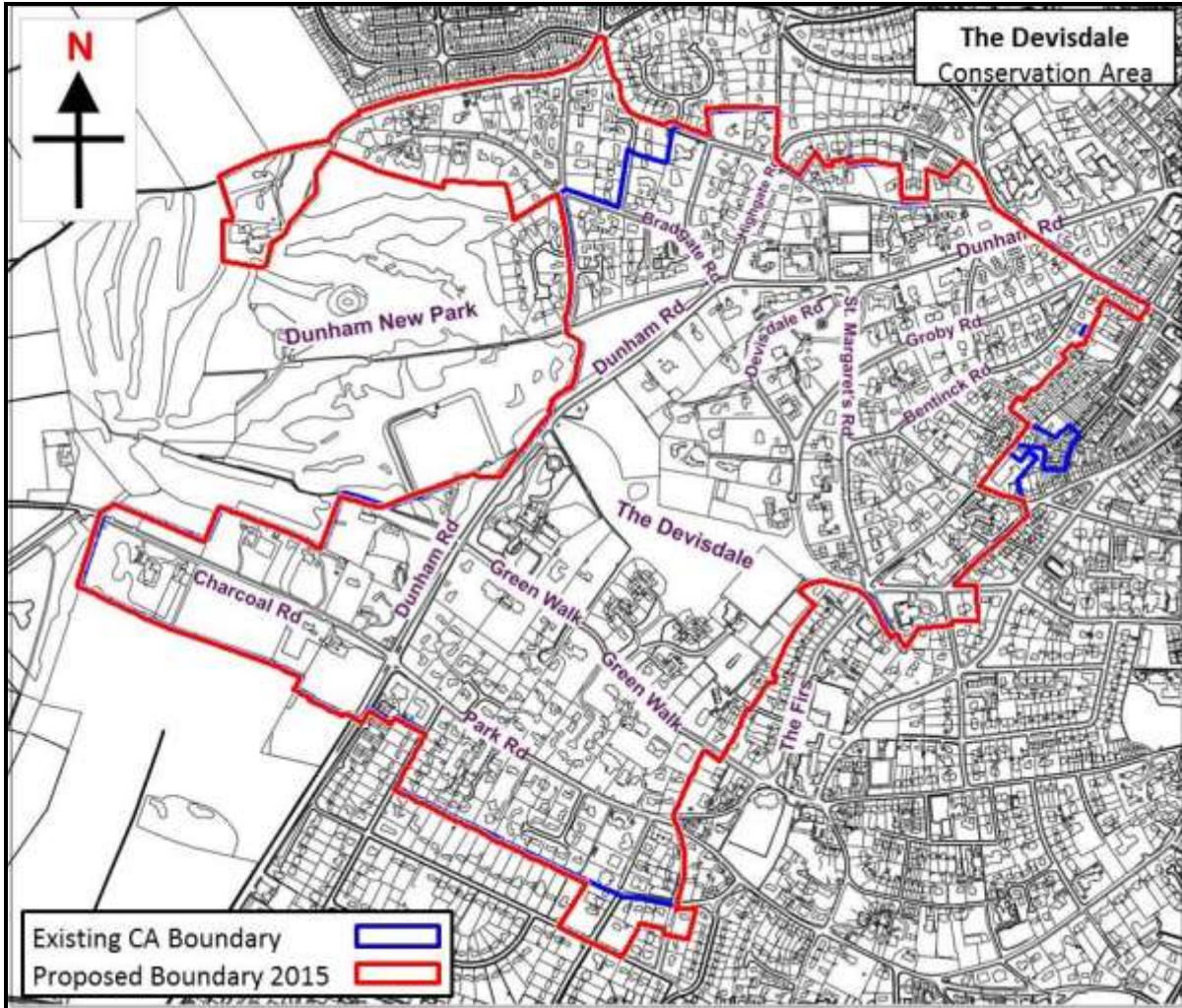


Map 7: 1882 OS Map indicating approximate location of current Conservation Area boundary









Map 11: 2012 indicating approximate location of current Conservation Area boundary

Archaeology

Previous Archaeological Work

4.2.10 Previous archaeological work within Bowdon has included:

- 1993 - Bow Green - Excavations were undertaken by GMAU in the summer of 1993 on the site of a possible settlement site. The excavations were undertaken in advance of housing development proposed for the site. The site was located to the back of Street Head Cottages. The only features identified related to agricultural activity and natural landscape features.
- 1981- Moss Farm Barn Survey - A survey was undertaken of a cruck framed structure on Moss Farm by STAG. The structure is thought to date to the late 15th or early 16th century.

Sites of Archaeological Interest/ Visible Archaeological Remains

4.2.11 There are 58 sites registered as being of archaeological interest within the Township of Bowdon²². Within the Conservation Area of The Devisdale there are three monuments registered on the HER that are not listed buildings. Two fields named Eye Brooks and Wan Butt are the site of a medieval field system with evidence of ridge and furrow, which have now been built over. On Elcho Road there was previously the site of a water tower that was extant on the 1911 OS map, but was not present on the 1980 OS map. There are two rectangular crop marks in a field west of "The Firs", it has been suggested that they are pre-historic in origin, but it is also possible that they are later earthworks associated with recreation activities of a school. The site is currently covered by Altrincham Girls Grammar School playing field.

Potential for Underground Remains

4.2.12 The area was settled during the medieval period and as stated above there have been medieval earthworks within the area. The geology of the area provided favourable conditions for prehistoric settlement. It is the opinion of GMAAS that the township as a whole should be considered as having some potential for prehistoric activity. The earthworks to the west of The Firs could be associated with prehistoric settlement.

4.3 Architectural Quality and Built Form

Identification of Character Zones

4.3.1 The Supplementary Planning Guidelines produced in 1992 identified five Sub Areas within The Devisdale Conservation Area. Sub Areas A, B and C are described together. Sub Areas A and B comprised the northern section of the Conservation Area and were described as having gently curving roads with low stone wall boundary treatments and a variety of

²² Trafford SMR Updated. GMAU. 1995

planting above. The buildings in all three Sub Areas were simply described as “substantial” and mainly Victorian, built in individual styles. The guidance also notes the use of cream brick and local details such as the steeply pitched slate roofs and the variety of rooflines, gables and bays throughout the area. The character of these Sub Areas was assessed as, spaciousness, informality and relaxed affluence. As many of the buildings are concealed from view behind boundary treatments and mature planting the Planning Guidance also identifies the landscaping as the dominant feature in the Sub Areas. The guidance does draw a distinction between the plot sizes in Sub Areas A and B, stating that those in Area B are considerably smaller and that there are more semi detached properties.

- 4.3.2 Sub Area C was situated to the south of the Conservation Area, forming the southernmost section. It was transacted by Green Walk and Park Road, with smaller streets leading from each of these main roads. The Guidance recognised that there was more modern development in Sub Area C, but that the views along the main roads in this sub area remained.
- 4.3.3 The former Sub Area D included the recreation ground of The Devisdale, and the Altrincham Girls 6th form and Hockey Pitch. It is describes simply as “Open space with sweeping views surrounded by trees”. The character of this area is one of community amenity and open green space. Development may have taken place on the land to the south of The Devisdale, but the area still has views across green open space (Green Court) and this reflects the character of The Devisdale.
- 4.3.4 Sub Area E was identified in the Guidance as an area with low density development of Victorian, Edwardian and Modern buildings, situated within the Green Belt area of the Conservation Area. The buildings are described as being set back from the road line and obscured by trees. The significant views out over the open countryside are also identified.
- 4.3.5 It is the recommendation of this appraisal that the boundaries of these Sub Areas be re-drawn to reflect the current character of the Conservation Area. Four character zones have been identified within the current Conservation Area. The former Sub Areas A and B are currently of a very similar character due to 21st century infill development and reduction of plot size. It is recommended that these be combined to form the new Character Zone A with a proposed extension. Character Zone B will be comprised of the former Sub Area D as well as some properties to the north side of Green Walk (Denzell House and surrounding gardens, the two properties to the east of Denzell House, Green Court and the Bowdon Tennis Club). Character Zone C will remain as it was together with a proposed extension to the south boundary and with the exception of the removal of the properties to the north side of Green Walk. Character Zone D will be comprised of the former Sub Area E, which will remain as it was identified in the former Planning Guidance. Map 12 sets out more detail on the boundaries.

Character Zone A: Northern Residential Zone:

- 4.3.6 Formerly Sub Areas A and B. This character zone is comprised of residential properties from the Victorian, Edwardian post war and mid 20th too early 21st centuries. There are a

variety of architectural styles, scale, massing and plot size throughout the area. The character of this zone is one of an affluent residential suburb. Some areas feel more secluded than others due to the properties being set back from the street, but the prevalence of low stone walls with mature planting above unifies the entire zone. The Victorian and Edwardian properties are more commonly sited on larger plots, away from the street line at the end of winding drives. This gives these properties a sense of privacy somewhat lacking in the more modern development. Mid 20th century to early 21st century development tends to be further forwards on the plot and more central, but shielded from view by taller boundary treatments such as railings or stone walls.

Character Zone B: The Devisdale:

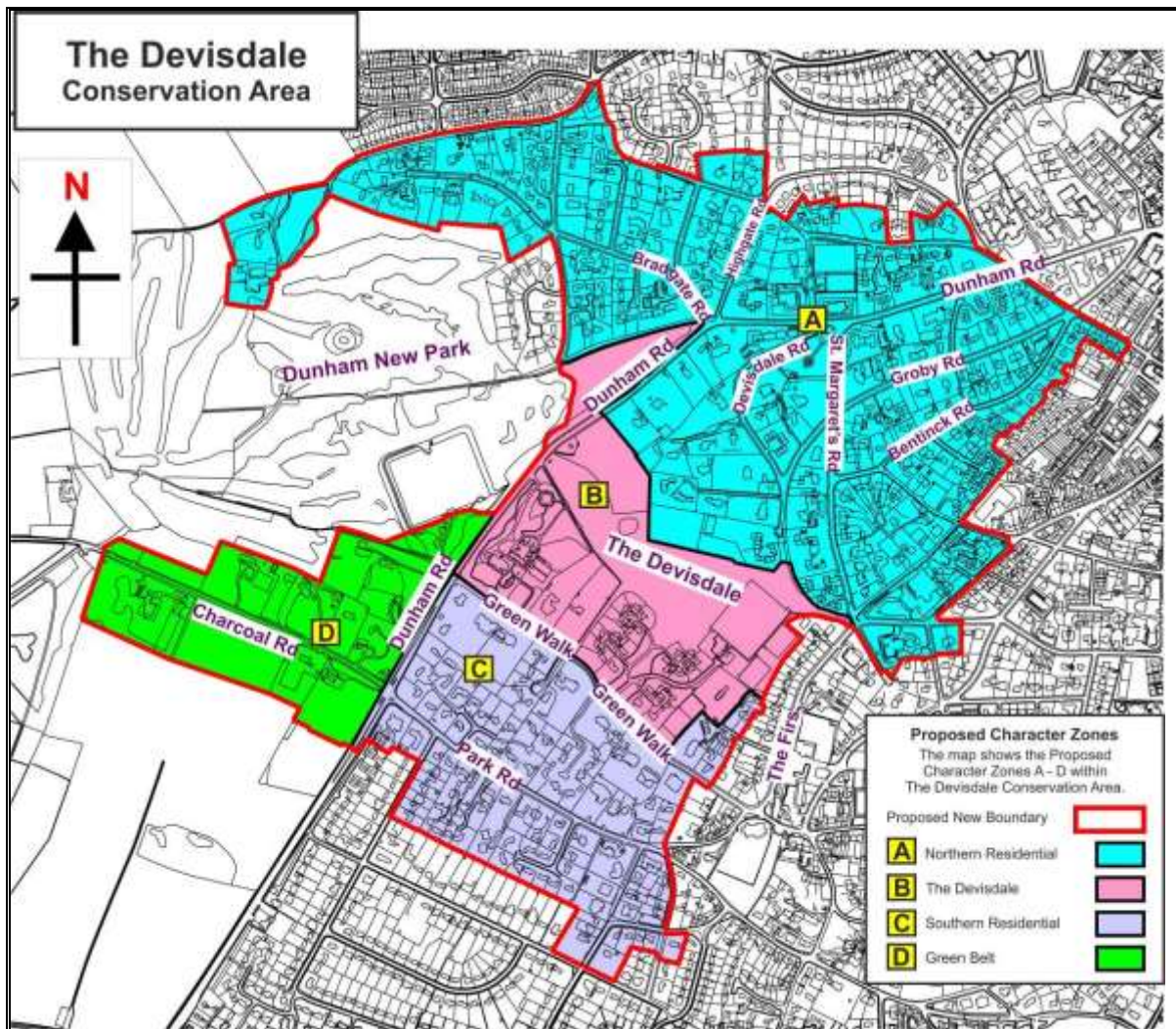
- 4.3.7 This is comprised of The Devisdale and the properties and Tennis Club to the north of Green Walk, with the exception of the properties to the east of the Tennis Club. The character of this zone is one of community amenity and open green space, with sweeping views surrounded by trees. There is a strong historic and social significance to the area, as the land of The Devisdale has been used by the local community since the 19th century for events such as the Altrincham Agricultural Show. The properties to the south of what is left of The Devisdale are included as they too reflect the open green nature

Character Zone C: Southern Residential Area:

- 4.3.8 This character zone is the former Sub Area C with the omission of the properties to the north of Green Walk. There are some historic properties throughout the character zone, but the zone is much more modern in character than the northern residential zone. The zone is characterised by two main streets, Park Road and Green Walk, with roads and developments leading off these roads that were developed in the late 20th – early 21st century. Green Walk has a more historic character, with mature planting, very little traffic, a higher proportion of historic properties, although there are some modern cul de sac developments in this area. Park Road is quite a busy thoroughfare with less historic properties and more mid 20th- early 21st century development visible from the roadside.

Character Zone D: Green Belt Land:

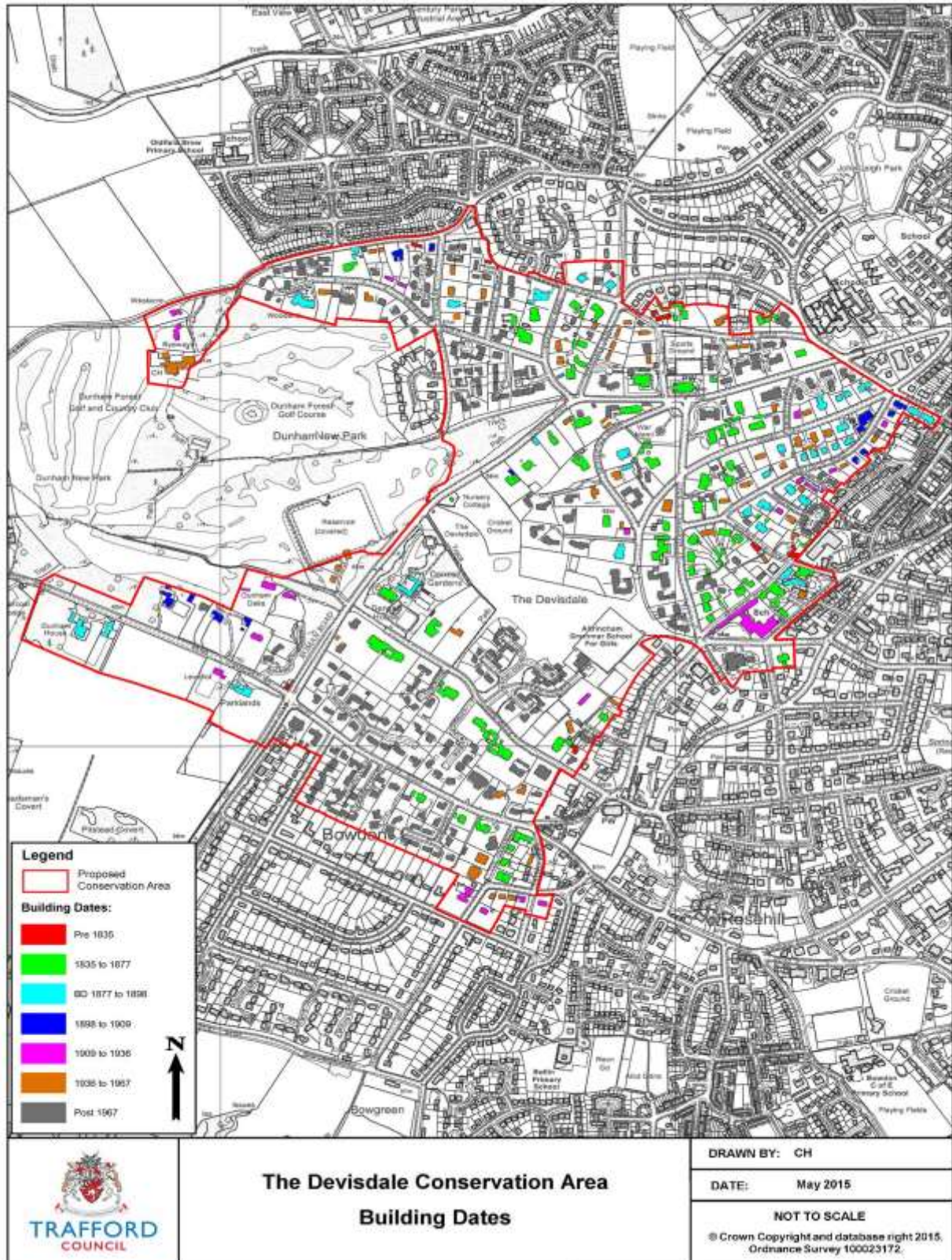
- 4.3.9 Is the former Character Zone E, which is comprised of land within the Green Belt and is sparsely developed, with Victorian, Edwardian and mid 20th – early 21st century properties situated on large plots sited well back from the roads with mature planting to the front of the plot. There are key views across the open land to the south of Charcoal Road that give the area a very rural character.



Map 12: Proposed Character Zones of The Devisdale Conservation Area

Ages of Buildings

- 4.3.10 The ages of buildings within the Conservation Area have been identified through both a basic visual inspection and map regression (see Map 13). Buildings have been dated to the earliest known part of the building evident from the aforementioned research, although many may have later extensions, or in some cases later facades or conceal earlier origins. The buildings have been allocated into general date ranges based upon available maps which provide sufficient detail to allow assessment. Maps assessed include the Cheshire tithe map (dated 1835) 1852 Board of Health Plan, Ordnance Survey plans surveyed in 1876 (published in 1878) and subsequent Ordnance Survey maps. Whilst this analysis attempts to provide an approximate date to buildings and properties, it is not in lieu of a comprehensive building survey which should be undertaken using appropriate expertise.



Map 13: The Devisdale Conservation Area Building Dates

Character Zone A: Northern Residential Zone

- 4.3.11 This character zone is comprised of the former Sub Areas A and B. It forms the northern section of the Conservation Area. The northern boundary is one property boundary to the north of Harrington Road and it extends as far south as Character Zone D. The eastern limit of the area is along the western side of Higher Downs Road and a new extension to the former Sub Area A extends as far west as the Dunham Forest Golf Club on Oldfield Lane. An extension has been proposed to the northwestern section of the character zone. This will extend to include Bradgate Road, Oldfield Road and Oldfield Lane. This area contains properties that reflect the historic character of the Conservation Area and early properties such as 325- 331 Oldfield Road that chart the historic development of the character zone.

Qualities of the Buildings

- 4.3.12 There are five listed buildings within this character zone of the Conservation Area and one monument. These are Suffolk House, St Margaret's Church, The Church of St Vincent, Bowdon Downs Church, schoolroom and lecture hall, South Downs Cottage and the War Memorial. Further details on these can be Found in Appendix 1
- 4.3.13 The majority of the historic properties within the character zone are Victorian or Edwardian, but 325-327 Oldfield Road date to the early 1700s, and Peartree , also on Oldfield Road, bears a date stone on 1737. Other buildings that were in existence in this character zone by the early 1800s include Bowdon Lodge, The Beeches (later part of St. Anne's Hospital) and Downs Cottage on Woodville Road, and a few buildings on the curve of Gorsey Lane and at its junction with Oldfield Road.
- 4.3.14 The properties within this character zone are predominantly residential in use and character, of a variety of ages and architectural styles. The only non-residential properties within the character zone are the Dunham Forest Golf Club and the retirement home on Highgate Road. There is a combination of large detached Victorian Villas, more modest 20th – 21st century properties, semi detached properties and apartment buildings; both new and conversions of historic structures. Many properties are set back from the street, off centre and towards the back of the plot, accessed via a winding drive way. This gives the area a very residential and private character. There are numerous examples of original features throughout the character zone such as polychromatic brickwork, decorative black and white timber detailing, windows, doors, string courses, hood moulds to window and door openings, decorative eaves brackets and dentilated cornices, decorative ridge tiles, terracotta finials, decorative brick chimney stacks, spires, date inscriptions and boundary walls (photographs 8 and 9).



Building Materials

- 4.3.15 The predominant building materials throughout this character zone are sandstone and brick. There are a variety of colours of brick used; red, various tones of brown and the pale cream/white Bowdon Brick. A variety of bonds are used throughout the area, these include English Garden Bond, Header Bond (photograph 10), Flemish and variants of Flemish stretcher bond. Polychromatic brick detailing is a recurrent feature throughout the character zones, and the proposed boundary extension. An excellent example is Blakeswood (photograph 11) on the corner of Oldfield Road. Some properties are partially rendered with areas of black timber detailing. There are also examples of fully rendered buildings and painted brick; Westlind, Parkfield (photograph 12), Harthill Cottage). Sandstone is used for construction and decoration, with some properties displaying stone quoins and window and door surrounds (22 Gorsey Lane and Hillcarr, St Margaret's Road for example). There are original stained glass windows throughout the character zone; excellent examples include the Edwardian property Birchdale on Bonville Road (photograph 13). Roofs are a combination of Welsh slate and tile; there are examples of terracotta ridge tiles and decorative finials and chimney pots. In some instances, such as on Northlea, the slates are arranged in a decorative pattern.



Photograph 10: Polychromatic Brickwork and Header Bond



Photograph 11: Polychromatic Brickwork to Blakeswood in Extension to Character Zone A



Photograph 12: Painted Brickwork, Parkfield Woodville Road



Photograph 13: Stained Glass Windows to Birchdale on Bonville Road

- 4.3.16 Windows are generally of timber but many 20th- 21st century properties have UPVC units. There are some examples of historic properties with unsympathetic UPVC window replacements, such as Grove House Cottage and Harthill on Woodville Road (photographs 14 and 15).



Photograph 14: UPVC Replacement Windows to Grove Cottage

Photograph 15: UPVC Windows to Harthill, Woodville Road

Dominant Architectural Styles

- 4.3.17 There is no dominant architectural style within this character zone, rather it successfully combines a cross-section of styles, reflecting the different ages of the buildings. The scale and massing of the properties within this character zone of the Conservation Area also varies. The Victorian properties are of two and sometimes three storeys, often with attics or basements. Many are of a grand scale and are set within substantial grounds with mature planting to the front of the plot. There are examples of Victorian and Edwardian Tudor Revival properties with areas of black and white timber detailing to upper floors and decorative chimney stacks (Harrington House on Harrington Road and Carnagh and Stramore on Woodville Road).
- 4.3.18 The windows in these properties vary; there are examples of timber casements with leaded lights, timber casements with stained glass and various bay windows. Doors to properties are a mixture of original timber designs and modern replacements. Along St Mary's Road, Groby Road, Bowdon Road and Woodville Road there are numerous examples of Victorian Villas that are of a classical Italianate design, with arched openings, decorative eaves cornices, multiple pitched roofs presenting portico style gable ends, verandas with balustrades and porches with pediments. Some of these have been painted or rendered and are usually painted in white and cream. Further forms of Victorian design include examples of large Victorian Gothic houses. These are located throughout the character zone; they are of a combination of brick and stone and display details such as stone window surrounds with tracery, steeply pitched, sometimes multi-pitched roofs presenting gable ends, decorative ridge tiles and finials, spires and arched openings to windows and doors (photographs 16 and 17).



- 4.3.19 There are also examples of Arts and Crafts properties throughout the Conservation Area that retain a variety of architectural detail. There are examples of brick properties that are half rendered with black timbered detailing. Byways, Westacre and Parkfield on Woodville Road are good examples of the Arts and Crafts half timbered houses. The roof structures display multiple gables interrupting roof lines and low pitched roofs. The window styles are varied including timber casement windows with leaded lights, timber sashes, timber bay windows and oriel windows.
- 4.3.20 The mid 20th to early 21st century properties within the Conservation Area vary in scale, massing and design (photographs 18 to 21). Within the grounds of historic houses, modern development has been added to form larger residential complexes. These are sometimes in the form of extensions to an historic property, or separate properties sited within the grounds of the house. As well as new development, there are numerous conversions of outbuildings, such as stables, into accommodation. These are found throughout the character zone, but include examples such as The Stables on Woodville Road (next to Parkfield) and The Coach House in the grounds of Northlea. There are also 20th- 21st century large residences and apartment blocks facing onto St Mary's Road and Groby Road that have been erected in architectural styles that clearly reflect the historic architecture in the area. In addition, examples of small cul de sac developments of more modest properties are found throughout the character zone (Longcroft Drive, Parkfield Court).
- 4.3.21 Gated communities of varying sizes are another type of late 20th century to early 20th century development found in the character zone. Stylistically the recent developments display a combination of architectural styles that reflect Gothic, Arts and Craft and Georgian architecture. Many of the properties set within the grounds of historic houses have aimed to reflect the architectural style and building materials of the main house. However, in some cases the scale and massing of new development changes the character of the building and overcrowds a substantial plot.



Photograph 18: 19-25 Bonville Road, Recent Arts & Crafts Style Properties



Photograph 19: St Margaret's Road, Apartment Development With Victorian Details



Photograph 20: Westwood, St Margaret's Road



Photograph 21: Parkfield Court, Modern Design With Georgian Details

Public Realm

- 4.3.22 The pavements in the character zone are of a variety of materials. There are examples of tarmac, concrete paving slabs and cobbles. There are some areas where all three materials are used in one space (photograph 22). The roads are of tarmac, kerb stones are a combination of stone or concrete. There is evidence of past patch repairs in many of pavements and roads, throughout the entire character zone, including along Groby Road, St Margaret's Road, Bradgate Road and Bonville Road. Along Devisdale Road there are areas where tree roots are causing the tarmac on pavements to rupture. There are some areas of cobbles lining roads, such as along Groby Road and Catherine Road. The area of Harrington Road that runs alongside the converted school building, Blakeswood, is entirely cobblestone.
- 4.3.23 Historic passageways are found throughout the character zone. These are either laid with cobble stones or are dirt tracks with gravel. They are lined with a variety of boundary treatments (stone wall, timber fences, concrete fences) that usually form a residential property boundary, so there is also often planting. Examples of these

passageways include one leading from Bonville onto Harington Road; this is a dirt track with areas of cobble stone. Another links Bentinck Road and Groby Road (photograph 23). The latter is currently affected by graffiti.



Photograph 22: Variety of Paving Materials Along Groby Road



Photograph 23: Passageway Linking Bentinck and Groby Road

4.3.24 The streetlamps in the character zone are varied in style. There are examples of modern metal lampposts that have been painted black, concrete lamp posts and metal swan neck lamp posts along Highgate Road and Devisdale Road that are historic in character and contribute to the character of the area (photograph 24). There are very few examples of signage; traffic management signage is of a modern design. Along Devisdale Road there is an excellent example of an historic street sign (photograph 25). Other elements of street furniture include the services cabinets and electricity substation on Booth Road (photograph 26 and 27). The services cabinets are of a modern design, painted dark green and the substation is of brick with painted doors and modern metal railings to the front.



Photograph 24: Historic Lamp Post With Later Light Fitting, Devisdale Road



Photograph 25: Historic Street Sign, Devisdale Road



Photograph 26: Services Cabinets, Booth Road



Photograph 27: Electricity Substation, Booth Road

4.3.25 There are a wide variety of boundary treatments throughout this character zone of the Conservation Area. These include stone walls, of 4-5 courses, with planting or timber fencing and planting, low brick walls with metal railings and hedgerows, brick walls with decorative brickwork, modern timber fences and modern brick walls (photographs 28-31). A feature of the higher historic stone boundary treatments are arched stone doorways. Examples of these are seen on Devisdale Road, Breen Walk and Bradgate Road. There are many examples of historic gate piers, most commonly of stone. In many cases these have been retained even when the historic property has been demolished and replaced. There are areas of metal fencing on the corner of Bradgate Road and Longcroft Drive, presumably to deter against intruders and vandals trying to gain access to the vacant property situated there.



Photograph 28: Stone Wall with Planting, Groby Road



Photograph 29: Stone Wall with Fencing Above, Woodhale Road



Local Details

- 4.3.26 Details such as the use of black and white timber detailing, polychromatic brick work, roof lines interrupted by multiple gables, arched stone and cambered brick openings to windows and doors, semi circular arches to windows in contrasting brick, stone window surrounds with elements of tracery, leaded or stained glass window lights, terracotta ridge tiles, finials and decorative chimney stacks are used throughout the Conservation Area and the wider areas of Bowdon and Altrincham. The mature gardens to the fronts of the properties, the low stone walls with planting above and the location of the houses away from the street line are also characteristics of the wider area. Arched stone doorways in boundary walls are also a local detail; these are also repeated throughout the Conservation Area and the surrounding area.

Uses/Formal Uses

- 4.3.27 The area was formerly largely an area of undeveloped land. There are some pre-Victorian properties in the proposed extension to this character zone along Oldfield Lane. Ivy Cottage for example dates to the early 1700s, and South Downs Cottage dates to the early 19th century. It developed as a residential settlement in the late 19th century and has remained as such. The former St. Ann's hospital is located on the corner of Bowdon Road and Woodville Road; this is now in use as apartments. There are currently no shops within the character zone, and the only non-residential properties are care homes and the golf club. Some of the larger properties have been sub-divided, but the residential use has continued unchanged.

Open Space, Parks and Gardens and Trees

- 4.3.28 The War Memorial garden (photograph 32) is situated within the character zone, on the corner of St Margaret's Road. This garden has a high level of social significance, it has a positive effect on the public realm in this area and it provides a positive setting for the St. Margaret's Church which is located across the road from the garden. Other areas of open space include the sports ground along Booth Road, which belongs to Loreto Grammar

School (photograph 33). There is also a wooded area to the west side of Dunham Road and another wooded area to the north of the Dunham Forest Golf Club car park. Back gardens are secluded and hidden from view, but many of the properties within the area are situated on substantial plots. As well as mature planting in front gardens, there are examples of trees lining streets within the character zone, especially along Devisdale Road, Suffolk Road and Bradgate Road.



Photograph 32: War Memorial Garden, Dunham Road



Photograph 33: Sports Pitch, Booth Road

Key Views and Vistas

- 4.3.29 There are attractive linear views along St Margaret's Road looking in both directions towards the north and south, encompassing both sides of the street. There are attractive views along Suffolk Road in both directions taking in historic properties and tree lines streets and also in both directions along Groby Road. Attractive tree lines views are also to be found looking in both directions along Bonville Road, northwest along Bradgate Road, southeast along Catherine Street, southwest along Devisdale Road and southeast along Parkfield Road (photographs 34 and 35). These linear views incorporate sandstone boundary walls, tree canopies and abundant foliage. Views in both directions along Dunham Road, although a busy thoroughfare, show the rises and falls in the landscape. To the south, there are views out over the Cheshire landscape, including chestnut paling fencing and mature trees and shrubbery. From the corner of St Margaret's Road there is an attractive vista facing St Margaret's Church to the north and the entrance to the War Memorial garden to the west. There are also attractive views within the War Memorial Gardens facing to the south. In the proposed extension to Character Zone A there is an attractive vista looking north from the car park of the golf club, out across a small wooded area. Another attractive view is along Oldfield Road, looking southwest. This view incorporates the rise in the landscape and the historic school building on the corner of Oldfield Road and Harrington Road.



Development Opportunities

- 4.3.30 There are examples of mid-20th to early 21st century properties which do not make a positive contribution to the Conservation Area that could be considered for demolition and redevelopment. Additional development opportunities include the larger historic houses that may be subdivided to offer apartment accommodation, as long as the exterior of the structure is not negatively altered or additions in the grounds respect the conservation area – e.g. car parking, bin and cycle stores.

Character Zone B: The Devisdale

- 4.3.31 The boundaries of this character area are: to the north and northwest, the southern property boundaries of Dunham Knoll and the new houses built in its grounds, the boundary on The Devisdale and Parkdale and other buildings on Devisdale Road; to the southeast, the property boundary between The Firs and the sports grounds of Altrincham Girls Grammar School (AGGS) and that of Bowdon Lawn Tennis Club to Green Walk; to the southwest, the inside of the property boundary line of Green Walk; to the north, the inside of the property boundary of Denzell House and, to its northwest, where the public footpath crosses from The Devisdale across Dunham Road, into the New Park along the Dunham Forest Golf Club boundary to the footpath leading to Bradgate Road; and the section of Dunham Road, including property boundaries of the four properties on the southwest side of Dunham Road between The Devisdale and the junction with Bradgate Road.
- 4.3.32 The essential qualities of this character zone relate to: its community amenity as a place of historic and contemporary recreation; the quality of the open space with its mature trees, including many large woodland species, and the quality of planting and landscape design of Denzell Gardens; and the biodiversity of the various habitats it includes, from woodland to meadow, and from natural to formal gardens. Whilst the heart of The

Devisdale Conservation Area may be associated with the development around the building of St. Margaret's Church, the name of the Conservation Area relates to this space. It was the home of the Bowdon Wakes in the 18th century and of the Altrincham Agricultural Show from 1896-1966, at one time the largest one-day show in the country. Sports clubs flourished on its fringes: Bowdon Lawn Tennis Club from the end of the 19th century until today and a cricket club until the 1980s.

- 4.3.33 Part of the area – the area of land to the south of charcoal road and west of Dunham Road is "Green Belt"; the undeveloped area which was to become Green Courts was excluded and subsequently developed. Furthermore this has not prevented significant sections of the protected space being lost between 1974 and 2000. Green belt land was lost to the north with the construction of Devisdale Grange and part of the open Devisdale was fenced off to form a grass hockey pitch for AGGS. To the southeast, there is an area for tennis courts and a large all-weather sports facility for AGGS which is heavily screened by planting.
- 4.3.34 Denzell House and Gardens have been in public ownership since 1936 with the house being at various times an adult education centre, part of Altrincham Hospital, a retirement home and now offices. The gardens have been a public park since 1938. The area is championed by the Friends of the Denzell House and The Devisdale. The Devisdale has also the status of a Site of Biological Importance (Grade C) and a Local Nature Conservation Site. North of Dunham Road is an area of woodland, part of Dunham New Park.

Qualities of the Buildings

- 4.3.35 This character zone of the Conservation Area contains two listed buildings: Denzell House (Grade II*) and Nursery Cottage (Grade II). Further information on these can be found in Appendix 1



Photograph 36: Denzell House



Photograph 37: Nursery Cottage

- 4.3.36 There are relatively few buildings within this character zone and in addition to the listed buildings and the Denzell House ancillary buildings, only one was built before 1971. There is considerable variety in the scale and massing of the later buildings. There are

two non-residential buildings: the clubhouse of Bowdon Lawn Tennis Club which was rebuilt in the early 21st century, retaining the style and proportions of the previous building with the characteristic small clock tower, and the Sixth Form Centre of Altrincham Girls Grammar School (photograph 38). This large building dates from the late 20th century; its scale, massing and institutional character jar with the residential character of other buildings, including their higher level of architectural detail.

- 4.3.37 There are two developments of greater density: Green Courts is a 1970s development of just under 30 detached homes in small plots built around four cul-de-sacs separated open grass and trees while Devisdale Grange dates from 1994. The two houses on Green Walk to the south of Denzell House are large-scale, detached properties set in very large plots; one is 21st century, replacing the previous house Woodside, (photograph 39). The other house, now named Woodside, dates from the 1937-1954, and was built in the former garden of the former Woodside.



Photograph 38: Sixth Form Centre, Altrincham Girls Grammar School



Photograph 39: Four Beeches, A Modern House on Green Walk

- 4.3.38 Whilst the listed buildings have a high degree of architectural detail (photograph 40), the architectural quality of the buildings on the fringe of the central open area of The Devisdale is varied. Devisdale Grange is designed as a large house, although it contains a number of townhouses. The buildings have a high level of architectural detailing and individuality and are set in large grounds with mature trees. Although modern, they do reflect the character of the Conservation Area. The houses in Green Courts, with their small gardens are functional in style with little architectural detailing and unsympathetic materials (photograph 41); nevertheless the area does retain many of the mature trees and more have been planted and the development of green courts demonstrated a cohesive design that was considered to be a positive contribution to the CA rather than its piecemeal erosion that would have been harmful to the CA..
- 4.3.39 The clubhouse of Bowdon Lawn Tennis Club is designed in a traditional style with a pitched tile roof with a clock tower and is a single storey with extensive windows on three sides. In scale and character the clubhouse almost feels domestic.
- 4.3.40 The AGGS 6th form centre differs from other buildings in its larger scale, flatter rooflines and massing but the modern architectural style with horizontal bands of windows and

absence of architectural detailing is similar to other late 20th century houses in the character zone (photograph 38).



Building Materials

- 4.3.41 The most common building material is brick; the brick comes in a variety of colours but there are no houses of the traditional “Bowdon” white brick. However Denzell House is of rock-faced stone, while its ancillary buildings are of coursed stone, both with ashlar dressings; Four Beeches, the new house built in the grounds of the former Woodside, is also of sandstone but of a lighter colour. Woodside is of a reddish brick, and the houses of Green Court are a brown brick. Devisdale Grange is of a light yellow brick with decoration in red and black stock and a slate roof. AGGS 6th form centre is of mottled yellow and brown brick. Only Nursery Cottage is rendered. The tile roof of Denzell House has polychromatic patterns, and many other houses also have tile roofs, but there are examples of slate roofs as well. The older houses generally have timber window frames but the more recent houses often have Upvc frames.

Dominant Architectural Styles

- 4.3.42 As the buildings in the character zone date from the 1840s to the 21st century, there is considerable variety in architectural style. Combined with the fact of their small number, and with the 20th century developments there is arguably no dominant architectural style. Nevertheless the variation in styles is detrimental to the character of the zone. The Queen Anne style Denzell House is in keeping with its mid-Victorian date and the quality of its decoration reflects the aspirations of the textile magnate who built it for his family, with its port-cochere, oriel window with spire and conservatory (photographs 42 & 43). Despite its transition to public ownership, the main house has generally fared well; the

conservatory was rebuilt in the original style, although it lacks some of the architectural detailing of the original conservatory.



Photograph 42: Denzell House with Original Conservatory (AAIA, BM0229r)



Photograph 43: Port-Cochere of Denzell House

- 4.3.43 Echoes of this style can be seen in Four Beeches, the 21st century house built in the grounds of an earlier house, Woodside, with its circular tower, similar scale and grandeur. Nursery Cottage is quite different in scale, but its architectural detailing is also high quality.

Public Realm

- 4.3.44 There are no significant roads within the character zone, only the cul-de-sacs leading to AGGS 6th Form Centre and those of Green Courts. These roads are tarmac with concrete kerbs and tarmac pavements, as is the drive up to Denzell House, the car park and some of the footpaths. The paths across The Devisdale are a mixture of tarmac (from St. Margaret's Road to the AGGS sports facilities), cinder/bark and earth. There are timber "kissing" gates to The Devisdale from Groby Road (photograph 44) and on to the footpath along the northwest boundary of Denzell House. A timber post and rail fence is located along part of the boundary between Green Courts open space and The Devisdale and as a boundary between the footpath and The Devisdale, from the kissing gate to Dunham Road. There are a number of bins within and on the boundaries of the area. The rubbish bins are of two designs, black and green (photograph 45). The bins for dog litter are red.



Photograph 44: Fence, Kissing Gate and Cinder Path at Groby Road Entrance



Photograph 45: Litter Bin on The Devisdale

- 4.3.45 The fencing around the AGGS sports ground is high heavy duty wire mesh fencing (photograph 46); to the northeast and northwest it is largely screened by dense planting.
- 4.3.46 Streetlamps also vary in style and frequency. The tarmac path leading from St. Margaret's Road past the AGGS sports ground to the 6th form centre has a series of steel poles with lamps (photograph 47). Their design is very urban in character.



Photograph 46: Wire Fence to All-Weather Pitch



Photograph 47: Steel Streetlamps

- 4.3.47 There are a number of timber benches on The Devisdale (photograph 48), generally donated in memory of a local person. These are positioned to enjoy views and some have a base of concrete flagstones. There are also a number of notice boards (photograph 49) which vary in design. The Friends of Denzell House and The Devisdale have erected two general information boards on The Devisdale as well as information boards relating to the wildlife of the new pond in the northeast corner and to the species in the sunken garden of Denzell House. In addition, Trafford Council have erected a number of boards relating to acceptable behaviour in the various areas, some of which are duplicated, for example near the St. Margaret's Road entrance.

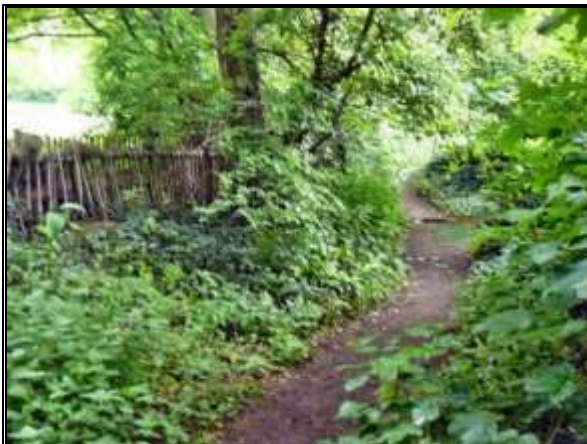


Photograph 48: Memorial Timber Bench on The Devisdale



Photograph 49: Friends Notice Board on Public Footpath

- 4.3.48 The wooded area north of Dunham Road differs in that the fencing is simple chestnut paling fencing, much of it heavily overgrown with ivy and in poor condition (photographs 50 and 51). There is a wooden signpost marking the footpath but the opening in the fence is not obvious. The paths are of earth and do not follow a consistent direction; historic maps show a carriageway along the northern path, whose timber gate is still there but heavily overgrown. The 1971 OS map shows paths around the perimeter. There are no bins, benches or street lighting in this area.



Photograph 50: Path and Chestnut Paling in Woodland North of Dunham Road



Photograph 51: Gate and Gateposts (under Ivy) of Former Carriageway

Local Details

- 4.3.49 This area is unusual, even unique within the area, due to its diversity of habitats. There is a high level of architectural detail on many of the historic buildings in this character zone but the buildings are too few and too diverse to identify specific details. An additional local detail is the quality and variety of the trees, including their size and maturity, which is both an aesthetic feature and contributes to the prevalence of birdsong and wildlife.

Uses/Former Uses

- 4.3.50 The area was historically part of Bowdon Downs. During the 18th century the annual Bowdon Wakes were held here over a three-day period – a combination of horse and donkey racing, drinking and other challenges.
- 4.3.51 The 1838 Map shows the area as grassland or cultivated and part of the area was certainly used for plant nurseries in the 19th century. At this time, the triangle of land northwest of Dunham Road is shown as woodland with a carriageway along its northern edge leading to the New Park.
- 4.3.52 Later in the 19th century housing developed on the fringes – Denzell House and Woodside on Green Walk, on Devisdale Road to the northeast and Dunham Road to the northwest. Bowdon Lawn Tennis Club was founded in 1877, with only four courts southeast of the clubhouse.
- 4.3.53 The central area of The Devisdale was used for the annual 1-day Altrincham Agricultural Show from 1896 (photograph 52) and a water tower and reservoir were built to the southeast of the area. During the early 20th century a cricket club was also founded, originally on the land south of Woodside and later in the northeast corner where it survived until the 1980s. The private house and grounds of Denzell House were turned into a hospital and a park. The area on both sides of Dunham Road is now used primarily for recreation (photograph 53), picnics, dog walking and running, particularly as it connects into a network of paths leading across the New Park/Golf Course to Dunham Massey and the Bridgewater Canal.



Photograph 52: Altrincham Agricultural Show
(Altrincham Area Image Archive, BHS550)



Photograph 53: Recreational Use of
The Devisdale

Open Space, Parks and Gardens and Trees

- 4.3.54 The majority of the character zone is made of up open space, park, gardens and woodland, combining considerable variety of habitat and thereby encouraging bio-diversity. Denzell House Gardens has formal gardens (photograph 54) with very varied planting, lawns edged by mature trees of a wide variety of species and borders of flowering shrubs, a sunken garden which has been recently extensively restored and

replanted by Friends of Denzell House, what might have been the old croquet lawn and the drive is in a designed landscape including a pond. To the rear of the ancillary buildings is an area of heavily overgrown woodland, including some form of tower (photograph 55), so thickly covered in ivy that no further details could be discerned.



Photograph 54: Denzell House Formal Gardens Border with Shrub and Mature Trees



Photograph 55: Overgrown Woodland and Tower Feature in Denzell Gardens

- 4.3.55 The area around Green Courts is open grass with a number of trees, in the style of parkland (photograph 56). It is now distinct in character from the main area of The Devisdale, although physically connected to it. The adjacent Bowdon Lawn Tennis Club (photograph 57) combines a car park screened by trees along the Green Walk boundary, with herbaceous borders in front of the courts and within the car park. Beyond this are five Astroturf courts surrounded by high green netting with a thick beech hedge separating them into two sections. Further north, the clubhouse is located in the middle of the grass courts, which are surrounded by a well-maintained leylandii hedge and timber fence on two sides. Although a private club, and part of a long history of local sporting clubs, it is also used by local schools and coaching camps are open to all children.



Photograph 56: Open Space of Green Courts



Photograph 57: Bowdon Lawn Tennis Club

- 4.3.56 The triangular area north of Dunham Road is an area of woodland, including large rhododendrons. Once containing a carriage drive into the New Park of Dunham Massey, this would have been carefully planted, evidenced by many mature oak trees and the presence of rhododendrons. However the latter have all reverted from their earlier varieties to the common root graft stock, the purple ponticum. Furthermore, the predominant oaks are being threatened by self-seeding sycamores and many of the trees and undergrowth are heavily overgrown by ivy. This area includes both woodland glades which are quite open, with felled logs left to encourage bio-diversity, and densely overgrown areas (photographs 58 and 59).



Photograph 58: Open Glade with Mature Oaks and Ponticum Rhododendron



Photograph 59: Ivy Taking over Woodland

- 4.3.57 Within the main area of The Devisdale are the sports grounds of AGGS, with their astroturf hockey pitches and separate groups of asphalt tennis/netball courts, surrounded by metal mesh fencing (photograph 60). The separate grass hockey pitch, surrounded by black metal fencing, lies north of this area. There is also a tarmac car park adjacent to the 6th Form Centre. This area contrasts with the almost rural undulating open meadowland of the central Devisdale. The grass is left to grow quite high, so the appearance varies over the year. The fringe of the open area is planted with a variety of plants and trees – this is growing thicker and more overgrown by the year, resulting in a potential risk to the original open space which is the historic character (photograph 61).



Photograph 60: Astroturf Pitch of AGGS with Planted Screening in Distance



Photograph 61: Central Open Area of The Devisdale, Looking towards Green Courts

4.3.58 To the west, the habitat includes a recently created wildlife pond and further dense planting of trees (photographs 62 and 63). Some of those trees surrounding Nursery Cottage have been cleared, freeing up views of this attractive building. The grounds of Nursery Cottage are a work in progress; the storage container is a temporary installation until an appropriate garage is agreed. The trees include a number of pines planted in the late 20th century as isolated trees to increase the species diversity. The northwest corner now feels more like a wood than a meadow or parkland with occasional trees.



Photograph 62: Wildlife Pond



Photograph 63: Growth of Recently Planted Pines

Key Views and Vistas

4.3.59 One of the characteristics of this character zone is its sense of privacy. People from the immediate area value it highly and use it regularly but it is not well known further afield. This is partly because there is only limited road signage of Denzell House as a public park and The Devisdale is not easily visible from the roads. The views of The Devisdale open up as one enters, whether from Groby Road, St. Margaret's Road or Green Walk. There are views into and across the area from a number of vantage points, combining open spaces with the mature trees, particularly in summer; these views are enhanced by the topography with the slight downhill slope from east to west (photograph 64). In addition there are views of the designed garden landscapes within the grounds of Denzell House, up and down the drive on the northeast of the house where the pond lies and from the house to the gardens, including the sunken gardens on the southwest (photograph 65). There is also a view from Green Walk looking northeast into Green Courts.



Development Opportunities

- 4.3.60 There is one large site with a vacant house (Woodside on Green Walk) where both the house and grounds are falling into dereliction. The house is of no particular architectural merit, being an early – mid 20th century example of garden infill. The owners are not developers and are seeking to develop a family home in keeping with the character of the Conservation Area. Within the grounds of Denzell House (Grade II*) Tower Cottage and some of the other historic ancillary buildings and garages are vacant and in very poor condition, heavily overgrown with ivy and other growth and apparently unstable walls, whilst there are also more recent buildings of no merit which could be replaced/ refurbished with higher quality contextual structures (photographs 66 and 67).



- 4.3.61 There are other areas within the character zone which are heavily overgrown and being lost to nettles, brambles, ivy and other invasive plants, including Japanese Knotweed. There is a buffer area between the fences of the houses on St. Margaret’s Road and the boundary line of The Devisdale which appears to be an overgrown unmanaged area (photograph 68). These areas are protected open space however so should not represent a development opportunity.



Photograph 68: Unused Land between The Devisdale and St. Margaret's Road Gardens



Photograph 69: Unused AGGS Hockey Pitch

Character Zone C: Southern Residential Area

4.3.62 This character zone consists of the residential area from the south of Character Zone B and to the east of Character Zone D. The zone is dominated by two main streets, Park Road and Green Walk, with smaller roads that are lined by a combination of modern development, modern cul de sac development, several historic properties and modern apartment buildings. The highest proportion of historic properties is along Green Walk; Park Road has some properties of a more modern character.

Qualities of the Buildings

4.3.63 These are four listed buildings within this character zone of the Conservation Area. These are Erlesdene (Grade II), Oakley (Grade II), Hilston House (Grade II) and Denehill and the Old Vicarage (Grade II). More details can be found in Appendix 1

4.3.64 The properties within this character zone are predominantly residential in use and of a variety of ages, character and styles. There are no commercial premises, but there are examples of care homes. There is a combination of historic and modern properties, both individual residences and apartment buildings (photographs 70 & 71). Numerous properties to the south of Green Walk are set within substantial grounds, set back from the street line, off centre within the plot. Along Park Road the grain of the development is much denser. Many buildings have retained original features such as decorative stone work, windows, doors, string courses, decorative ridge tiles, terracotta finials, decorative brick chimney stacks and boundary walls. There are more 20th century properties than historic properties within this character zone of the conservation area.



Photograph 70: Modern Property, Park Road



Photograph 71: Apartment Building Green Walk

Building Materials

- 4.3.65 The predominant building materials throughout this character zone of the Conservation Area are brick and stone (photograph 72). There are a variety of colours of brick, red, various tones of brown and the cream “Bowdon Brick”. The Italianate Victorian villas are generally of brick, many use polychromatic brickwork for architectural decoration. A variety of bonds are used throughout the area, these include English Garden Bond, Header Bond, Flemish and variants of Flemish stretcher bond. The Victorian Gothic buildings are a combination of brick and sandstone. Some of the Edwardian buildings are partially rendered (photograph 73). Roofs are a combination of Welsh slate and tile; there are examples of terracotta ridge tiles and decorative finials and chimney pots.



Dominant Architectural Styles

- 4.3.66 There is no dominant architectural style within this character zone, rather it successfully combines a cross-section of styles, reflecting the different ages of the buildings. The scale and massing of the properties within this zone of the Conservation Area also varies; from three storey Victorian villas to more modest two storey mid to late 20th century properties. There are examples of Victorian Italianate Villas and substantial Victorian Gothic properties with arched openings to windows and doors, stone window surrounds and tracery, spires and decorative chimney stacks. There are also some examples of properties that incorporate stylistic elements of both Gothic and Italianate design (photographs 74 and 75). Other architectural details that feature through the area include the use of polychromatic brickwork, cambered header arches to openings, multi pitched roof lines presenting gable ends, partially rendered facades, receding orders to door openings and decorative stone work such as key stones and quoins.
- 4.3.67 The windows in these properties vary; there are examples of timber sashes, timber and UPVC casements, oriel windows with timber framed casements and various bay windows. Doors and windows to properties are a mixture of original timber and replacement.



Photograph 74: Victorian Italianate Villa, Bowdon Croft, Green Walk



Photograph 75: Combination of Gothic and Italianate Style, Erlesdene Green Walk

4.3.68 The mid 20th to early 21st century properties in the area again range in scale, massing and design. There are examples of modern developments within the grounds of larger historic properties. In many cases the designs of the modern development are positive and do not have a negative effect on the character of the historic property or the Conservation Area (photograph 76). There are also examples of large stone developments that are heavily influenced by historic architectural styles (photograph 77).



Photograph 76: Late 20th Century Development within the Grounds of Erlesdene, Green Walk



Photograph 77: Recent Development Inspired by Historic Architecture

4.3.69 Within the grounds of historic houses modern development has been added to form larger residential complexes, in the forms of extensions to existing properties and new apartment buildings or single residences. Coach houses and stables have also been converted to provide further accommodation. Some of the 20th - 21st century large residences and apartment blocks facing onto Park Road and Green Walk have been erected in architectural styles that clearly reflect the historic architecture in the area. There are also examples of cul de sac developments of more modest properties that are set around roads leading off Park Road and Green Walk (such as Bucklow View, off Park Road and Holmwood, off Green Walk). Stylistically, the modern developments display a

combination of styles that reflect Classical, Georgian, Victorian Gothic, and Arts and Craft architecture (photographs 78 and 79). Some of the properties set within the grounds of historic houses mimic the architectural style and building materials of the main house, as with Erlsdene Court in the grounds of Erlsdene house (photograph 76).

- 4.3.70 There are a variety of boundary treatments to the modern properties; these include stone walls with planting above, stone walls with black metal railings, black metal railings, laurel hedges, fir trees, timber panelled fencing and modern brick walls. Some of the properties retain stone gate piers from former properties.



Photograph 78: Modern Development, Holmewood.



Photograph 79: Modern Development, Bucklow View

Public Realm

- 4.3.71 The pavements along Green Walk, Park Road and the associated smaller roads are also of tarmac. The only exception is an area on the corner of Park Road and Church Brow that is landscaped with areas of cobblestones and grass (photograph 80). Kerb stones are a combination of concrete and stone. Along Bow Green Road there are three courses of cobble stones lining the edge of the road and the kerb is comprised of elongated cobbles; similarly The Springs is also lined with three courses of cobbles (photograph 81). There is evidence of past patch repairs in some areas. The streetlamps are metal lampposts that have been painted black and there are also some examples of concrete lamp posts. There are very few examples of signage; traffic management signage is of a modern design. The only area of noticeable street furniture is on the south side of Park Road where there is a single bench, lamp post and service cabinets (photograph 82). The road markings along Park Road are highly visible and more prominent than in other zones of the Conservation Area (photograph 83).



**Photograph 80: Areas of Cobbles and Metal Bollards
Park Road and Church Brow**



**Photograph 81: Cobblestones,
Bow Green Road**



Photograph 82: Street Furniture on Park Road



**Photograph 83: Road Markings Along
Park Road**

Local Details

- 4.3.72 Details such as polychromatic brickwork, roof lines interrupted by multiple gables, stone window surrounds with tracery or key stones, arched receding orders to door openings, cambered soldier arches to windows and doors, decorative eaves brackets or dentilated detailing, terracotta ridge tiles, finials and decorative chimney stacks are used throughout the Conservation Area and within the wider area (photographs 84 and 85). The mature gardens to the fronts of the properties, the low density of the housing, the stone wall with planting boundary treatments and the siting of the houses recessed from the street line are also characteristics of the wider area.



Uses/Former Uses

- 4.3.73 The area was formerly an area of open land, owned by the Earl of Stamford. It developed as a residential settlement in the late 19th century and has remained as such. There are currently no shops within the character zone, and the only commercial property is a care home. Some of the larger properties have been sub-divided, but the use has continued unchanged.

Open Space, Parks and Gardens and Trees

- 4.3.74 There are no parks within this character zone of the Conservation Area. Back gardens are secluded and hidden from view, but the majority of properties within the area are situated on substantial plots. There is mature planting and trees along the length of Green Walk and Park Road, including numerous hedgerows of holly, laurel and fir. There is substantially less mature planting to the fronts of modern properties. This affects the character of the street scene.

Key Views and Vistas

- 4.3.75 There is an attractive view along Park Road in both directions (photograph 85). The topography of the landscape in this area is very noticeable, as the road almost dissects a slope, with roads to the north (Bucklow View and Church Brow) rising and roads to the south (The Springs, Pinewood and Barry Rise) falling to a lower level. The effects of the changes in level and the mature trees have a significant impact on the view along Park Road, masking a lot of the modern development from view. There are also significant views in both directions along Green Walk. Along these roads, the larger properties of Victorian style, mature trees, high boundary treatments and mature planting promote a secluded and historic character (photographs 86 and 87). The roads that lead off Park Road and Green Walk have less mature planting to the fronts of the properties, the grain of the development is denser and the properties are smaller in scale and display less

historic influence in their design. As a result the character of the views along these roads is more modern and residential than historic and rural.



Development Opportunities

- 4.3.76 Due to the grain of the development in this character zone there is very little room for new development. There are examples of mid 20th to early 21st century properties which do not make a positive contribution to the Conservation Area, which could be considered for demolition and redevelopment.

Character Zone D: Green Belt Land

- 4.3.77 This character zone is comprised of the properties either side of Charcoal Road to the point of Charcoal Lodge to the west. It also encompasses a section of wooded land to the north side of the road, and several properties along Dunham Road, including the reservoir buildings to the north. As this character zone is partially Green Belt land, there is a strong rural character to the area, with properties secluded behind boundaries' and extensive mature planting. The links to the Dunham estate parkland are also enhanced by the property names, the rural character that has been retained, and details like chestnut paling, carved curb stones and drain covers of historic design.

Qualities of the Buildings

- 4.3.78 There are no listed buildings within this character zone of the Conservation Area. The properties within this character zone are exclusively residential in use and character, of a variety of ages and styles. They are all detached properties set in substantial grounds, set back from Charcoal Road and Dunham Road. Many buildings have retained original features such as decorative black and white timber detailing, windows, doors, string courses, hoodmolds to window and door openings, decorative ridge tiles, terracotta finials, decorative brick chimney stacks, bellcotes and spires, date inscriptions and boundary walls (photographs 88 and 89). Due to the restricted view of many of the properties, there are no properties that are classed as having landmark quality.



Photograph 88: Brick Property, Half Rendered, Black and White Timber Detailing



Photograph 89: Victorian Property with Decorative String Courses and Hood Moulds, Charcoal Road

Building Materials

- 4.3.79 The predominant building material throughout this character zone of the Conservation Area is brick. There are various tones of red and brown used. Numerous buildings are partially rendered with areas of black timber detailing. A variety of bonds are used throughout the area, these include English Garden Bond, Header Bond, Flemish and variants of Flemish stretcher bond. Roofs are a combination of Welsh slate and tile; there

are examples of terracotta ridge tiles and decorative finials and chimney pots (photographs 90 and 91).



Dominant Architectural Styles

- 4.3.80 The scale and massing of the properties within the Conservation Area is quite consistent, however, the architectural styles vary. All of the properties are set within substantial grounds, back from the road side and obscured by with boundary treatments, mature planting or a combination of both. There are examples of Victorian and Edwardian Tudor Revival properties with areas of black and white timber detailing to upper floors and decorative chimney stacks (Summer Place, The West Wing and Dunham Woods) (photograph 92). The windows in these properties vary; there are examples of timber casements with leaded lights, dormers, oriel windows and various bay windows. Doors to properties are a mixture of original and replacement. There are also examples of Jacobean Revival properties, with terracotta hood moulds to openings, string courses, decorative chimney stacks, multi-pitched roofs presenting gable ends and Dutch gables (High Trees, Dunham Gatehouse and Dunham Belfry).
- 4.3.81 Parklands situated on the south side of Charcoal Road is a substantial red brick property, built in the Queen Anne style, with ornately carved window surrounds, stained glass windows and balustrade parapets to the bay windows (photograph 95).



**Photograph 92: Iranian consulate
Edwardian Tudor Revival,
Charcoal Road**



**Photograph 93: Jacobean Revival Property,
High Trees, Charcoal Road**



**Photograph 94: Dunham Gatehouse and
Dunham Belfry**



Photograph 95: Parklands, Charcoal Road

- 4.3.82 There are also examples of Arts and Crafts properties throughout the Conservation Area that retain a variety of architectural detail (Beech Trees, photograph 96). There are examples of brick and half rendered with black timbered detailing. One example (the former Iranian Consulate photograph 92) has fallen into a state of dereliction. The roof structures display multiple gables interrupting roof lines and low pitched roofs. There are also shallow timber lintels and sills. The windows themselves range from timber casement windows with leaded lights, timber sashes, timber bay windows with examples of stained glass and timber oriel windows. To the front of the property the gardens are being used for fly tipping, bin bags are accumulating in this area.
- 4.3.83 The mid 20th to early 21st century properties within the Conservation Area mainly adhere to the scale and massing of the historic properties in the area, with the exception of two late 20th-early 21st century bungalows situated next to the reservoir (photograph 97). These houses are smaller than other properties in the area, and the style of these properties does not reflect the historic nature of the Conservation Area. The majority of the larger modern properties along Charcoal Road and Dunham Road are set back from the street line, in substantial gardens. Stylistically there is a combination of Mock Tudor

with black and white timber detailing, styles that reflect Arts and Craft and Classical architecture. There are a variety of boundary treatments to the modern properties; these include timber panelled fencing with razor wire, stone walls with planting above and laurel hedge rows.



**Photograph 96: Arts and Crafts Property
Beech Trees, Charcoal Road**



**Photograph 97: Modern Bungalow, Next to
the Reservoir**

Public Realm

- 4.3.84 Charcoal Road and Dunham Road are both of tarmac. Curb stones are a combination of concrete and stone. Some of the stone curb stones along the south side of Dunham road are carved with a decorative symbol (photograph 98). The pavements along Charcoal and Dunham road are also of tarmac, although in some areas of Charcoal Road there are stretches of dirt track or grass verge instead of pavement (photograph 99). There are also areas of cobble stones that extend from the driveways of properties onto the pavement as far as the road line (photograph 100). Along Charcoal Road there are drain covers that appear to be of an historic design, with fan –like grates (photograph 101). There is evidence of past patch repairs in some areas of the roads and pavements. There is a passageway that extends from the west of Dunham Road, which runs alongside the area that contains the reservoir buildings. This is lined with a modern brick wall boundary treatment, which is currently affected by graffiti.



Photograph 98: Curb Stone with Decorative Symbol



Photograph 99: Charcoal Road, Footpath and Dirt Track



Photograph 100: Area of Cobbles, Charcoal Road

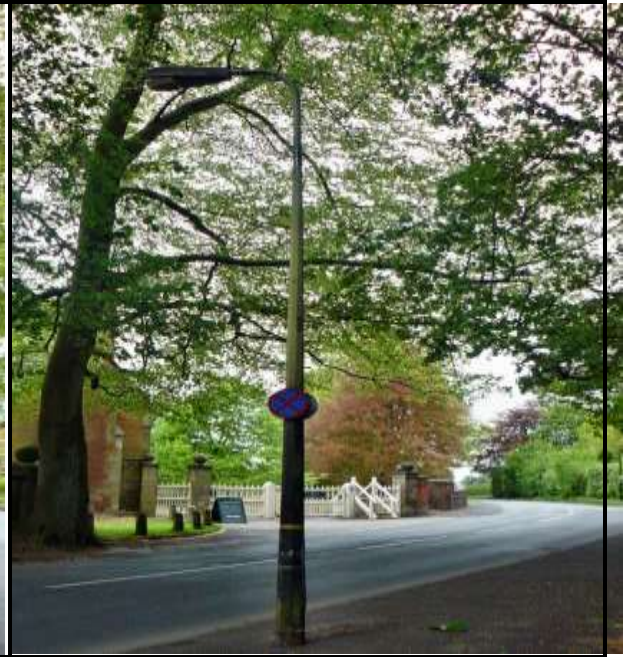


Photograph 101: Drain Cover, Charcoal Road

- 4.3.85 The streetlamps are varied in style; there are examples of modern metal lampposts that have been painted black and concrete lampposts along Charcoal Road (photographs 102 and 103). There is a bus stop along Charcoal road that is modern in style and of modern materials. There are very few examples of signage; traffic management signage is of a modern design.



Photograph 102: Metal Lamppost and Bus Stop, Charcoal Road



Photograph 103: Concrete Lamp Post Along Charcoal Road

- 4.3.86 There is a wide variety of boundary treatments throughout this character zone. These include timber post and rail fences, chestnut paling fences, low stone walls with planting, modern timber board fences, modern brick walls, low brick walls with metal railings and hedgerows (photographs 104 - 107).



Photograph 104: Timber Fencing along Charcoal Road



Photograph 105: Low Stone Wall



Local Details

- 4.3.87 Details such as the use of black and white timber detailing, roof lines interrupted by multiple gables, string courses, hood moulds to openings, leaded window lights terracotta ridge tiles, finials and decorative chimney stacks and brick detailing are used throughout the Conservation Area and the wider area of Bowdon. The mature gardens to the fronts of the properties, the low density of the housing stock, the stone walls with planting above, chestnut paling, hedgerow boundary treatments and the location of the houses away from the street line are also characteristics of the wider area of Bowdon.

Uses/Former Uses

- 4.3.88 The area was formerly part of the Dunham Massey New Park, it was open land owned by the Dunham Massey Estate. It was developed with some sporadic residential development in the late 19th century and has remained as such. There are few commercial properties within this character zone of the Conservation Area.

Open Space, Parks and Gardens and Trees

- 4.3.89 There are no parks within this character zone of the Conservation Area. Back gardens are secluded and hidden from view, but the majority of properties within the area are situated on substantial plots. As this area incorporates some Green Belt land, the open green space and wooded areas are a vital aspect of the area's character. There is a section of open space/ agricultural land to the south of Charcoal Road. Although only a small section of this large field is included in the Conservation Area, it stretches from Dunham Road in the east to the western boundary of the Conservation Area behind the property boundaries along Charcoal Road. This provides key views within the character zone and adds to the rural character of the area and reminds us that this land has a close relationship to Dunham Massey and the Park. There is also a wooded area in the northwest corner of the character zone (photograph 108) and along the western side of Dunham Road. Along Charcoal Road the pathway disappears in some area to be replaced by grass verges (photograph 109). Although you could not class this as "open space" as

such, these are still extensive areas of grass that add to the rural character of the character zone. There is mature planting and trees along the length of Dunham Road, including numerous hedgerows that further adds to the rural character of the area.



Photograph 108: Wooded Area to the North of Charcoal Road

Photograph 109: Grass Verge to the South Side of Charcoal Road

- 4.3.90 Along Dunham Road the topography of the sloping landscape, and mature trees have a significant effect on the street scene. The mature trees that line Dunham Road, give the area a rural appearance. As a result the character of this section of the Conservation Area is slightly more residential than rural as the properties are more visible.

Key Views and Vistas

- 4.3.91 There are attractive linear views along Charcoal Road looking towards both the east and the west sides and looking south, over the open space to the south of Charcoal Road (photographs 110 and 111). There are also attractive linear views along Dunham Road, especially from the north, as this rise in the land level towards the north affords views out of the area.



Photograph 110: View Charcoal Road, facing East

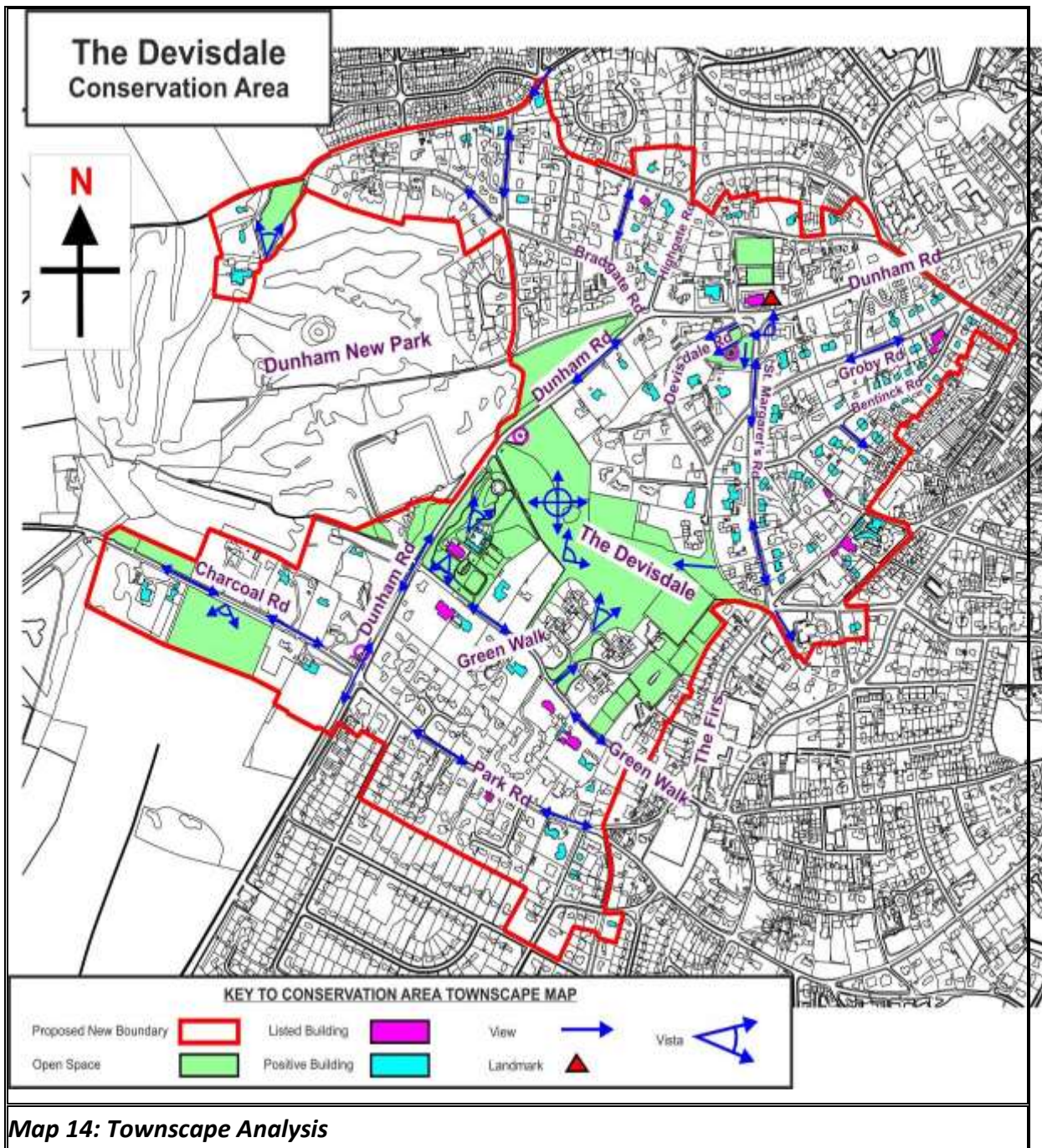
Photograph 111: Vista looking to the South from Charcoal Road

Development Opportunities

- 4.3.92 There are examples of mid 20th to early 21st century properties which do not make a positive contribution to the Conservation Area that could be considered for demolition and redevelopment. In addition the derelict Iranian Consult building is derelict. Although in Green Belt it requires considerable improvement.
- 4.3.93 The overriding character of the Conservation Area is one of tree lined streets with properties obscured from view by either planting or boundary treatments. , other than St Margaret's Church.
- 4.3.94 Positive contributors are discussed and listed under 5.4 below.

Landmarks

- 4.3.95 Within Devisdale Conservation Area due to the secluded and private character there are few buildings that have Landmark quality. One is considered to be:-
- St Margaret's Church



5 Audit of Heritage Assets

5.1 Introduction

- 5.1.1 A basic audit has been undertaken of heritage assets within the Conservation Area. These include Listed Buildings, Archaeological Sites and Monuments and Positive Contributors. These assets have been logged in tables and described. The standing properties have in most cases been assessed from the street scene to determine their current condition. Please note that the heritage asset description is principally to aid identification and is not intended to provide a comprehensive or exclusive record of all the features of significance. The amount of information varies greatly and absence of any feature external or internal does not, therefore, indicate that it is not of interest. Any evidence relating to a heritage asset, which may present itself since the time of survey will also be taken into account during the course of a planning or listed building consent application.
- 5.1.2 This assessment has been undertaken using the criteria of the English Heritage at Risk Register condition assessment.
- 5.1.3 The list of heritage assets can be found at the end of this document in Appendix 1.

5.2 Listed Buildings

- 5.2.1 A listed building is a building that has been placed on the Statutory List of Buildings of Special Architectural or Historic Interest. A brief description of every listed building located within the Devisdale Conservation Area can be found at the end of this document in Appendix 1. For a full copy of each listed building description please see the National Heritage List for England which can be accessed via English Heritage's website.
- 5.2.2 Please note that the list description provided by English Heritage is also principally to aid identification and is not intended to provide a comprehensive or exclusive record of all the features of importance. The amount of information varies greatly and absence of any feature external or internal does not, therefore, indicate that it is not of interest or that it can be removed or altered without consent.
- 5.2.3 It is a criminal offence to carry out any works either to the exterior or the interior which would affect the character of a building once it is listed unless the requisite consent has been sought. Where there is doubt please contact the Council's Planning Department.

6 Assessment of Condition

6.1 General Condition

6.1.1 In general the condition of buildings in The Devisdale Conservation Area is good. Owners of residential properties go to considerable effort and expense to maintain the properties in good condition and retain their historic character. There is little evidence of inappropriate alterations to structures, although some boundary treatments may be considered to be of an inappropriate style for the area. Change within the area has been due to modern development within the boundaries of existing plots, extensions to historic properties to provide further residential accommodation and areas of undeveloped land. The gardens in the Conservation Area contain a significant variety of mature trees, which contribute greatly to the character of the Conservation Area. The condition of some of the mature trees in this area may need to be assessed.

6.1.2 The low stone boundary walls, with hedges and shrubs planted above and behind are a characteristic of the local area, including the Conservation Area. Although this issue will be discussed below the erosion of this element through wholesale removal of stone walls and replacement with wooden fencing and the addition of modern railings and gates all negatively affect the general condition of the area. There may be some instances where a wooden fence is historically accurate.

6.2 Intrusive and Negative Factors

Individual Structures

6.2.1 In some cases although the main structure is intact, its character has been diminished through the addition of unsympathetic elements such as UPVC windows on the front facades, satellite dishes or plastic rainwater goods. In other cases original architectural details have been lost such as decorative ridge tiles, bargeboards and finials, decorative ironwork such as balcony rails or balustrades. The use of pebble dashed render to Harthill Court on Woodville Road is inappropriate for the character of the area (photograph 112). These additions and alterations can have a cumulative, detrimental effect on the character of the Conservation Area.



Photograph 112: Harthill Court, Woodville Road

6.2.2 There are four vacant properties within the Conservation Area, these are the Iranian Consulate on Charcoal Road, a large new build on Bradgate Road (currently not named and with no number), Tower Cottage and associated outbuildings in the grounds of Denzell House and Woodside on Green Walk (photograph 113-116). The Iranian Consulate is currently in a state of dereliction. The other vacant properties may also soon fall into a state of disrepair and are also susceptible to vandalism. Some of the buildings although occupied, within the grounds of Denzell House are in a state of disrepair. The terraced buildings currently in use as toilets are showing signs of decay such as damaged stone work or missing ridge tiles. The condition of Tower Cottage within the grounds of Denzell house is also very poor it would be a possible candidate for the buildings at risk register.



Photograph 113: Iranian Consulate, Charcoal Road



Photograph 114: Vacant Property, Bradgate Road



Photograph 115: Woodside, Green Walk



Photograph 116: Tower Cottage

Open Spaces and Areas

6.2.3 The boundary treatments throughout the Conservation Area are of a variety of styles and ages. Some of these boundary treatments are not of an appropriate design, such as high modern brick walls, modern timber panel fencing and tall metal railings. The piecemeal boundary treatments of different designs are having a negative effect on the character and appearance of the area as there is no sense of visual harmony. The Conservation Area is characterised historically by stone walls with hedge planting and possibly railings above. Where original railings have been lost, some of the replacements have been taller or more ornate, thus diminishing the character of the area. There are also examples of higher stone walls, along Dunham Road (photograph 117) and Bradgate Road for example. A characteristic feature of the higher boundary walls is the existence of attractive arched doorways; however where these are largely unused, they are often in poor repair.



Photograph 117: Combination of Boundary Treatments along Dunham Road.



Photograph 118: Damaged Stone Boundary Wall along Gorsey Lane

6.2.4 Every effort should be made to encourage property owners to include these in routine house maintenance, as they are easily overlooked. The integrity of the stone walls themselves is also an issue in some areas, the sandstone wall to the west side of Gorsey Lane is in a state of disrepair as the stone work has spalled (photograph 118). Stone planters on St Margaret’s Road have cracked due to the pressure from roots (photograph 119). Chestnut paling is used as a boundary treatment along Dunham Road and Charcoal Road. This is an historic boundary treatment which is today more associated with open space or wooded areas as opposed to the fronts of properties. Along Dunham Road there are areas of chestnut paling that are in need of repair (photograph 120).



Photograph 119: Cracked Stone Planter, St Marys Road



Photograph 120: Chestnut Paling on Dunham Road

6.2.5 Due to the perishable nature of timber there are further examples of timber boundary treatments that are in need of repair, these include the timber panelled fencing along Charcoal Road (photograph 121) and Bradgate Road. Along Oldfield Road within the proposed boundary extension there are areas where multiple forms of timber fencing have been used (photograph 122). This has a negative impact on the character of the Conservation Area.



Photograph 121: Timber Fence along Charcoal Road



Photograph 122: Inappropriate Boundary Treatment along Oldfield Road

6.2.6 Loss of gateposts, painting of stone gateposts or their replacement with gateposts of inappropriate height or materials is harmful to the rhythm of the streetscape (photograph 123). There are examples of gate post completely painted and one example of a stone gate post that has had the house number spray painted on (photograph 124). Most houses only had one set of gates, so it is inappropriate in such cases to introduce a second opening. Many openings have been widened to accommodate cars over the last 100 years; it is important that the openings are not excessive and are framed by gateposts to retain the areas character. Wholesale loss of the boundary wall is detrimental to the wider area.



Photograph 123: Modern Replacement Gate Post, St Margaret's Road



Photograph 124: 18 Bentinck Road

6.2.7 In some areas the planting along the boundary treatments has not been maintained and has become over grown, for example along Park Road and Parkfield Road (photograph

125 and 126); this both alters the streetscape and results in an overgrown, unusable pathway.



Photograph 125: Overgrown Planting along Park Road



Photograph 126: Boundary Wall with Overgrown Ivy, Parkfield Road

- 6.2.8 There is potential damage to boundary walls from planting too close to the boundary or lack of maintenance. In many cases the boundary walls also serve as retaining walls with earth behind and the house on higher ground. Where planting has occurred too close to the boundary (or so long ago that the root growth has been extensive, especially if the hedge has not been maintained) walls are being or will be pushed outward.
- 6.2.9 An important aspect of the open space are the trees, both within gardens and where they are planted along the roads. The area was seen by Lord Stamford as an extension of Dunham Park and he encouraged the planting of woodland species which over time have grown to mature trees. Within gardens the woodland species are complemented by exotic and ornamental species. Where those in public places are approaching the end of their natural life, a plan for replacement should be developed. On development sites there is a real risk of loss of trees and no replacement, this is why sites like 2-4 Dorset Road or Parkfield Court have a different character to the surrounding area. The quality of planting in the garden contributes to the quality of the street scene. An issue within Character Zone D is the garden belonging to the Iranian Consulate, which has become a zone for fly tipping (photograph 127). Black bin bags and other rubbish is building up in the front garden, and having a very negative effect on the character of the area.



Photograph 127: Rubbish in the Front Garden of the Iranian Consulate



Photograph 128: Inappropriate Road Markings, Park Road

- 6.2.10 There is little in the way of notice boards and advertising signage, with the exception of the Bowdon Tennis Club, Golf Club and For Sale, and To Let signs. Any potential new signage for businesses should be restrained in size, colour and use of quality materials, in order not to detract from the quality of the buildings.
- 6.2.11 There are elements of the public realm that are having a negative effect on the character of the Conservation Area. The use of coloured road markings along Park Road (photograph 128) in Character Zone C of the Conservation Area is having a negative effect on the street scene. In addition, previous unsympathetic repairs to roads and pathways, such as tarmac patch repairs (photograph 129), have negatively affected the character of the Conservation Area. There are examples of this issue throughout the entire Conservation Area, on nearly every street.
- 6.2.12 Along Devisdale Road there are areas of cracked pavement where roots from trees are affecting the tarmac. Other negative elements of the street scene include lamp posts that differ in style, some are concrete of an unsympathetic modern design and some are metal. Lamp posts on Suffolk Road, Bradgate Road and Dunham Road are particularly intrusive. There is very little street furniture within the Conservation Area, along Park Road there are black metal bollards and a black metal bin that are of an historic character, and also a modern bench (photograph 130). There appears to be no overarching theme or design to these elements of street furniture.



Photograph 129: Example of Patch Repairs, Park Road



Photograph 130: Street Furniture along Park Road

6.2.13 Graffiti is an issue within the Conservation Area. There are examples in Character Zones A and D (photograph 131 and 132). There are examples of graffiti along a modern brick boundary wall that lines a passageway that extends to the west from Dunham Road. There is also graffiti along a stone boundary wall that lines a passageway between Bentinck and Groby Road.



Photograph 131: Graffiti along Passageway in Character Zone A



Photograph 132: Graffiti along Passageway in Character Zone D

6.2.14 Parking is an issue within the Conservation Area that is negatively affecting the character of some of the character zones. This is specifically an issue in Character Zone A, along Booth Road, where parents of children attending Loreto are parking during school pick up time. The multitude of cars detracts from the quiet residential character of the Conservation Area. The increased pressure for off road parking has led some home owners to pave/tarmac over their front gardens to provide parking space. This diminishes the character of the area as mature planting is removed.

Intrusive Development

- 6.2.15 During the late 20th century there has been a rise in the development of a number of executive-style housing developments. These are in a variety of forms; small gated developments such as Allandale located on Bradgate Road and cul de sac developments of houses and apartments such as Longcroft Drive, Dorset Road, St Margarets Close, Dunham Rise (photograph 133) and Devisdale Grange. To varying extents they detract from the character of the area due to their suburban aesthetic, their higher density, and the greater proportion of hard landscaping and the absence of mature trees which is part of the skyline elsewhere in the area. Further modern development in the form of extensions to historic properties (photograph 134) and developments within their substantial grounds to form apartment complexes are intrusive. There are numerous examples of such developments; many are along St Margaret's Road and Groby Road. Many of the extensions are of an inappropriate design for the character of the Conservation Area and the scale and massing often overshadows the historic character of the original historic property.



Photograph 133: Dunham Rise



Photograph 134: Extension to Inglewood, St Margaret's Road

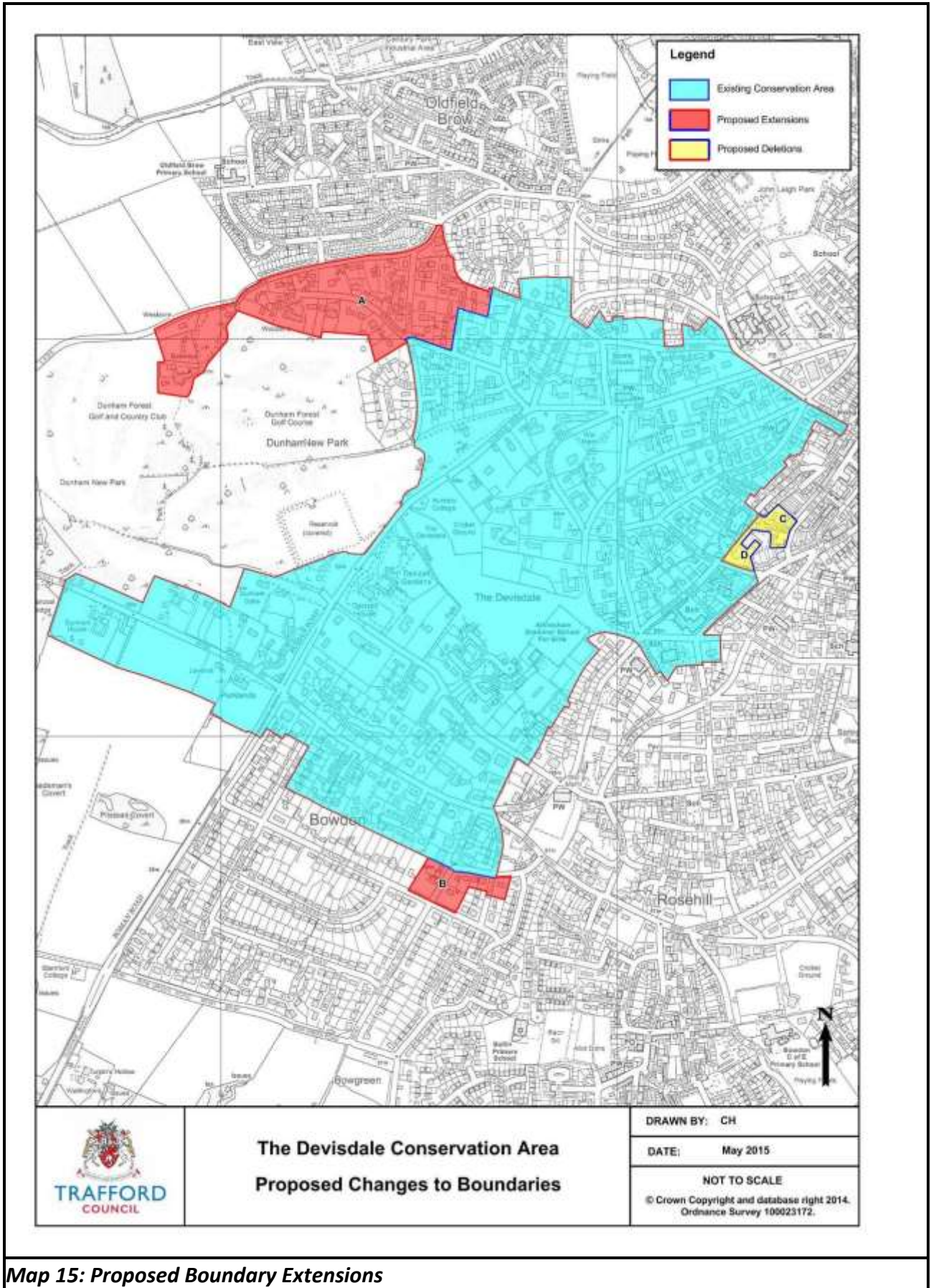
6.3 Problems, Pressures and Capacity for Change

- 6.3.1 This is a popular residential area due to the quality of the housing and its proximity to local schools. Housing in this area is therefore in high demand and there are pressures to develop more accommodation and to introduce adaptations. There is ample evidence that buildings have evolved over time, such as the division of the former Old Vicarage into two separate dwellings and conversion of the former St Annes Hospital to residential. Subdivision of large houses is not necessarily a problem as long as it is not detrimental to the overall character of the property and the Conservation Area. The pressure for the development of more residential accommodation can also be seen in the division of plots to allow for further new development, modern extensions and cul de sac developments. Subdivision of plots erodes the historic character of the area, which was traditionally one of large detached houses surrounded by substantial grounds.

- 6.3.2 Parking during school picking up and dropping off time is currently a problem. Due to the amount of the schools in the area, twice a day certain areas are very busy. This is a real issue on Booth Road, where the cars lining the pavements are obstructing pedestrian footpaths and reducing the visibility for other traffic that is passing through the area. The high volume of cars also changes the character of the area from quiet and residential to a busy, and at points dangerous, thoroughfare. Sensitive and creative solutions are needed, including an awareness of the size and design of new signage and traffic control measures.
- 6.3.3 The variety of mature trees, shrubs and hedges that line many of the roads are an attractive feature of the Conservation Area and an important part of the area's character. This does, however, create issues with traffic safety, as in stormy weather branches may fall into the road blocking routes. This level of planting may also lead to root damage to properties and footpaths. Removing the trees would have a very negative impact on the character of the area, however the condition of the trees needs to be monitored to ensure that dead or dying limbs are removed and not left to fall and obstruct the road. In Addition, hedges planted too close to stone boundary walls can damage the wall.

7 Identifying the Boundary

- 7.1.1 The NPPF and best practice guidance produced English Heritage states that the boundaries of existing Conservation Areas should be kept under review. Parts which are no longer special should be excluded. Where drawn too tightly, the Conservation Area should be extended to include more recent phases or plots associated with buildings of historic interest.
- 7.1.2 It is now recognised that Conservation Area boundaries need to be seen within a wider context of urban development. Designated areas should provide protection to buildings that were perhaps not previously considered to be of architectural merit and to the spaces between buildings, such as streets and neutral areas. It is also the case that further information can come to light about the historic importance of buildings and spaces.
- 7.1.3 Taking this into account, it is proposed that the Conservation Area boundary be amended in the following places:
- **Proposed Boundary Extension A:** To extend the northwest corner of the Conservation Area to include the historic hamlet of Oldfield Brow and the large houses that were built here in the late 19th and early 20th century. The proposed boundary would follow the north side of the footpath extending from the end of Harrington Road to Oldfield Lane (opposite St Mark's Avenue). It would then run westwards along the south side of Oldfield Road/Lane (but including the boundaries of the properties on the north side) as far as and including Westacre, Byeways and the clubhouse of Dunham Forest Golf Club (once called Tirbracken). South of the Clubhouse it would follow the footpath northeast to the rear of the properties on Foxhill/Bradgate Road, cutting in to join the existing boundary at the junction of Bradgate and Bonville Road. In addition to the roads named, this extension would also include those properties on Dorset Road which are not already included, Bonville Road and Hill Rise, the lower part of Bradgate Road (upper portion already included) and Foxhill.
 - **Proposed Boundary Extension B:** To extend the southeast corner of the Conservation Area to include 20-24 Bow Green Road and 1-9 Bow Green Road. This area is proposed for inclusion as it includes fine examples of Arts and Crafts properties and mature planting
 - **To re-draw the boundary to exclude C:** The modern development of Copperfield Court on New Street and the mid – late 20th century properties to the north and west of this development. Also, three of the terraced properties along New Street. The new boundary is proposed to run along the rear of Parkfield Court.
 - **Proposed Exclusion D:** The Pozzoni Architecture practice on the corner of Woodville Road and the modern single storey structures to the rear of this.



8 A Plan for Further Action

8.1.1 Below is a summary of the issues and pressures within the Conservation Area that will be addressed in the management plan.

- Ensuring new development reflects the historic architecture of the Conservation Area in terms of design, materials, scale and massing.
- Ensuring original plot boundaries are maintained, although division of existing large properties into smaller units may be acceptable, providing there are no detrimental effects to the exteriors of the properties. Additional new development within plot boundaries negatively alters the character of the area.
- Ensuring the retention of significant mature trees more specifically along Dunham Road, and along Charcoal Road, both within Dunham New Park, and mature trees within Denzell Gardens and The Devisdale. and encouraging the retention of significant large shrubs and hedges, especially those on boundaries. Consider a replacement planting program in areas where there are many mature trees that could die or require felling in the next 10 years.
- The need to encourage retention of existing boundary treatments especially stone walls and gate posts and where appropriate new boundary treatments need to be in the appropriate style, maintenance; and railings (where there is evidence in the stonework) need to reflect the style and dimensions of former railings.
- Encouraging a more appropriate design of street furniture and working towards a uniform style throughout the Conservation Area.
- Retain historic street lamp posts where possible and consider the design of replacement lamp posts to be appropriate to the character of the area.
- Working towards appropriate solutions to the problems with traffic within the Conservation Area, such as parking control in areas around schools. Excessive and illegal car parking along Booth Road and Hartley Road at school pick up times disrupts traffic flow and negatively affect the character of the area
- Work towards less intrusive road markings such as those on St Margrets Road. Balancing the pressure to adapt properties while retaining the historic character, including extensions to the rear of the properties.
- Addressing issues with vacancy and at risk, especially where buildings are already in a state of disrepair particularly the former Iranian Embassy and Tower Cottage

Appendix 1: Listed Buildings, Positive Contributors


Listed Buildings

Entries taken from the List of Buildings of Special Architectural or Historic Interest.

Character Zone A


Address: Church of St. Margaret

Condition: Good

| | | | |
|----------------------------|---|---------------------|--------------|
| Reference | De/03 | | |
| Site Name |  <p>Church of St. Margaret</p> | | |
| Grade | II* | | |
| Address | Dunham Road, Altrincham, Trafford, Greater Manchester | | |
| Postcode | WA14 4QG | Location | SJ 7603 8786 |
| SMR Reference | 3750.1.0 | Listed Building No. | 1325200 |
| Listing Description | | | |


Church. 1853-5. W. Hayley. Extended westward 1923-5 by W. Tapper. Rock faced stone and ashlar with slate roof. Nave, aisles, south porch, transepts, crossing tower, sanctuary with vestry and side chapel. The nave extends 2 bays further west than the aisles as part of an incomplete scheme of 1923. The 4-bay aisles have projecting plinth, weathered buttresses, sill band, eaves parapet and 3-light C14 style windows. The porch is in bay 2 and has diagonal buttresses. Clerestory has 2-light windows. Transepts have angled buttresses with gablets and crocketed pinnacles (missing on south side) and 3-light 2-tier windows. 3-bay chancel has 2-light clerestory windows, angle buttresses with crocketed pinnacles and a 7-light 2-tier rectilinear window. The 2-stage central tower, which had a steeple until 1927, has angle buttresses with offsets and gablets, a clock face, 2-light belfry openings in each face with arched ogee drip moulds, and castellations. Interior: free Perpendicular nave arcade with ornate angelic hammerbeam roof and carved musicians at the springing of the arches. Chancel has sedilia piscina, massive free-standing late C19 alabaster reredos (behind which an earlier reredos survives) and Very elaborate canted Gothic panelled ceiling. Tall crossing arches. Fittings included carved screens, organ chamber, pulpit and various stained glass. An exceptionally imposing example of that phase of the Gothic Revival which just preceded High Victorian Gothic

Altrincham & Dunham Massey War Memorial
Condition: Good

| | | | |
|----------------------------|---|----------------------------|----------------|
| Reference | De/01 | | |
| Site Name |  <p>Altrincham & Dunham Massey War Memorial</p> | | |
| Grade | II | | |
| Address | Dunham Road, Altrincham, Trafford, Greater Manchester | | |
| Postcode | WA14 2BG | Location | SJ 75967 87751 |
| SMR Reference | 15285.1.0 | Listed Building No. | 1389603 |
| Listing Description | <p>War memorial. 1920, with added inscription c.1945. Designed by G. F. Armitage. Ashlar Portland stone. Memorial comprised of a tall Celtic cross, rising from a stepped plinth set on an wide octagonal dais. On the margin of the dais, a low surrounding wall, with flights of 3 steps to the centre front and rear, each with a ramped balustrade. The surround walling forms a support for stone seating set into the inner face of the wall. The wall coping supports 2 flanking lanterns set on slender tapered shafts, and bronze plates are set into the upper face, listing the names of those who fell. The faces of the cross shaft carry carved interlaced decoration. At the foot of the shaft on the north side are 2 inscribed bronze plaques The lower plaque reads ' THEIR GLORY SHALL NOT BE BLOTTED OUT, THEIR NAME LIVETH FOR EVERMORE ' Above , a plaque moved from the south side reads ' ' ERECTED TO THE MEMORY OF THE MEN OF ALTRINCHAM AND DUNHAM MASSEY, WHO GAVE THEIR LIVES IN THE GREAT WAR 1914-1918 . SACRED ALSO TO THE NAMES OF THOSE WHO FELL IN THE SECOND WORLD WAR 1939-1945 '.</p> | | |

Bradgate, Holmacre and Suffolk House

Condition : Good

| | | | |
|----------------------------|--|----------------------------|--------------|
| Reference | De/10 | | |
| Site Name |  | | |
| | Bradgate, Holmacre and Suffolk House | | |
| Grade | II | | |
| Address | Bradgate, Harrington Road, Holmacre, Harrington Road and Suffolk House, Suffolk Road, | | |
| Postcode | WA14 4QY | Location | 1067963 |
| SMR Reference | | Listed Building No. | SJ7578088052 |
| Listing Description | <p>Includes Holmacre and Bradgate, Harrington Road. House, now 3 houses. c.1860. Yellow and pink brick used to give polychromatic effect; slate roof. Large 2-storey house (plus basement and attic) in an Italianate style which has a slightly later wing to the east and some C20 alterations both of which are in keeping. 6-bay house with 3-bay addition. Projecting brick plinth, stone bands, striated patterned and zig-zag brickwork, timber bracketed eaves, hipped roofs and several decorative chimney stacks. 2-storey canted bay window in bays 1 to 3. Elaborate timber porch to bay 5. Bays 5 and 6 are set back but given emphasis by a tall mansard roof with dormer window. All windows are sashes with either semi-circular, segmental or flat arched heads in coloured brick. The jambs use ovolo-moulded bricks and in some cases form pilasters with moulded stone capitals. Several first floor windows have small stone balconies with cast iron railings. Left elevation has small central pediment; the rear, a 3-arch recessed loggia (now door to Holmacre) and a projecting bay, canted at first floor level.</p> | | |

The Church of St. Vincent De Paul And Presbytery


Condition: Good

| | | | |
|----------------------------|--|----------------------------|--------------|
| Reference | De/11 | | |
| Site Name |  <p>The Church of St. Vincent De Paul And Presbytery</p> | | |
| Grade | II | | |
| Address | Bentinck Road, Altrincham | | |
| Postcode | WA14 2AB | Location | 1396300 |
| SMR Reference | | Listed Building No. | SJ7578088052 |
| Listing Description | <p>Roman Catholic church, 1903-5, by Edmund Kirby of Liverpool, Ruabon brick with terracotta dressings, slate roof, Early English style, attached vernacular-style presbytery in same materials also by Kirby. PLAN: Set on large triangular plot surrounded by gardens. Church aligned north-east - south-west. Nave and side aisles under separate roofs, polygonal apsidal chancel, transepts, porch to north-east (ritual west) end, presbytery attached to south corner. EXTERIOR: Church: leaded and stained glass to all windows, stringcourses, and moulded brickwork, including door and window surrounds. Tripartite north-east (ritual west) elevation with gabled porch to centre surmounted by Cercelee cross finial, contains recessed main entrance set within scalloped-arched, moulded-brick surround, three steps lead up to plain panelled double doors with tympanum above incorporating cinquefoil flanked by small trefoils. Tall gabled nave above and behind with slender, part-corbelled and gabled-butressed turrets surmounted by pinnacles. Slender lancets flank porch, three tall lancets (west window) above separated by narrower blind lancets form 7-bay arcade, relief quatrefoil frieze above, slender recessed elliptical light to gable apex. Side aisles lit by triple-light lancet windows to north-east ends with cusped heads and raised centre lights, rose window to south-west end of south aisle, octofoil window to south-west end of north aisle. Lancet windows arranged in groups of four and separated by low buttresses to each aisle's side elevation. Clerestory lit by paired lancet windows. Two low transepts lit by triple-light lancet windows with raised centre lights, north transept also incorporates doorway to left return with tall arched surround and recessed segmental-headed panelled door. Presbytery: two storeys, hipped roof, 6-over-1 sash windows with segmental arched heads to all elevations (those to ground floor are slightly taller), tall ridge and wall stacks. North-east elevation: two stringcourses between</p> | | |

ground and first floor (lower stringcourse incorporates dentil band below) containing raised, diapered brickwork frieze set in diamond pattern. Diapering in similar style to left bay on both floors. Main entrance to ground floor right with Tudor-arched doorway containing recessed 9-panel door. South-west elevation: four bays, ground floor windows to bays 2 & 4, first floor windows to bays 1, 2 & 4, former stair window to bay 3, tall wall stack between bays 3 & 4. North-west rear elevation: eight bays. Doorways to each end of ground floor; that to left has Tudor-arched head and surround and six-panel door incorporating tripartite leaded light to top, that to right has segmental arched head in same style as windows with tripartite overlight. Windows to ground floor (one with a replaced casement insert) and bays 2, 4, 5 & 7 of first floor.


The Downs Cottage

Condition: Good

| | | | |
|----------------------------|---|----------------------------|--------------|
| Reference | De/12 | | |
| Site Name |  <p>The Downs Cottage</p> | | |
| Grade | II | | |
| Address | 5 Woodville Road, Altrincham | | |
| Postcode | WA14 2AN | Location | |
| SMR Reference | | Listed Building No. | SJ7617887472 |
| Listing Description | <p>House. Early C19. Pebbledashed brickwork with graduated slate roof. Double-depth 2-storey central-staircase plan with 2 bays to either side of the central doorway. 4-bay elevation, the 4-panel door and flat canopy on slender columns being between bays 2 and 3. 3 windows on the ground floor and 4 on the first with stone sills and 16-pane sashes. 2 ridge chimney stacks.</p> | | |
| | | | |

Bowdon Downs Church ,Schoolroom and Lecture Hall

Condition: Good

| | | | |
|----------------------------|---|----------------------------|--------------|
| Reference | De/13 | | |
| Site Name |  <p>Bowdon Downs Church, Schoolroom and Lecture Hall</p> | | |
| Grade | II | | |
| Address | Bowdon Road, Altrincham | | |
| Postcode | WA14 2AH | Location | 1356476 |
| SMR Reference | | Listed Building No. | SJ7622187373 |
| Listing Description | <p>Congregational chapel now Pentecostal church. 1847, transepts and galleries added 1868, lecture hall added 1882, porch added c.1920. Dressed sandstone and Westmorland slate roof. Wide nave with (ritual) north, south and west schoolroom and vestry. The lecture hall and ancillary rooms extended along Bowdon Road. Elaborate west porch with pointed doorway and gable. Above is a 5-light Perpendicular style window under enriched ogee dripmould flanked by small canopied empty statue niches and a coped gable with ornate finial. 6-bay nave with plinth, moulded eaves and steep roof. Each bay has gabled weathered buttresses and 2-light window. Porch in bay 2. Transepts which are as high as the nave are treated similarly to the east end with 2 2-light windows on the lower level, a rose window in an enriched arched surround at the higher level and coped gables with kneelers incorporating grotesque beasts. The lecture hall etc. is of 8 bays, 1 storey and is picturesquely composed with 3 coped gables, a chimney stack with 3 octagonal shafts, weathered buttresses, cusped windows and a tall fleche to the lecture hall roof. Interior: west doors with iron daisy motif lattice. Traceried timber screens. 2-bay transepts with coupled intermediate columns with foliated heads. Arch-braced hammer beam roof. Carved frieze behind central octagonal stone pulpit designed for, but rejected by Queen Victoria. Marble statue of Mary and Martha in memory of Jesse Haworth 1930. Good stained glass throughout including lecture hall.</p> | | |

Character Zone B


Nursery Cottage

Condition : Good

| | | | |
|----------------------------|---|----------------------------|--------------|
| | De/02 | | |
| Site Name |  <p>Nursery Cottage</p> | | |
| Grade | II | | |
| Address | Dunham Road, Altrincham, Trafford, Greater Manchester | | |
| Postcode | WA14 4QG | Location | SJ 7550 8758 |
| SMR Reference | 3748.1.0 | Listed Building No. | 1107939 |
| Listing Description | <p>Cottage orné. C19, probably early. Rendered brick with slate roof. Single storey cross-shaped plan with a semi- circular bay at the head with conical roof, and hipped gables to the other three arms. The door was formerly in the semi-circular bay but has been replaced by a window, the new door being on the left wing. A total of 3 windows to semi- circular bay as well as one to each side wing and 2 to the rear wing. All are casements with 2 lights, glazing bars and small triangles of coloured glass. Overhanging eaves, steep roof and central stacks.</p> | | |

Denzell House (formerly listed as Denzell Hospital

Condition : Good

| | | | |
|----------------------------|---|----------------------------|----------------|
| Reference | De/04 | | |
| Site Name |  <p>Denzell House (formerly listed as Denzell Hospital</p> | | |
| Grade | II* | | |
| Address | Dunham Road, Altrincham, Trafford, Greater Manchester | | |
| Postcode | WA14 4AD | Location | SJ 75368 87360 |
| SMR Reference | | Listed Building No. | 1067925 |
| Listing Description | | | |

Built in 1874 for Robert Scott by Clegg & Knowles of Manchester. Rock faced stone with ashlar dressings and coloured tile roof. PLAN: Two-storey rectangular axial plan with entrance and porte-cochere to north-west and conservatory to south-east linked by a wide spine corridor, or entrance hall, with rooms to either side. 1st-floor spine corridor also. EXTERIOR: Eclectic Jacobean, Gothic and Italianate style. Stone plinth, ashlar quoins, 1st-floor band, eaves band, numerous gables, Tudor style chimney stacks and steeply pitched roofs with crested ridge tiles. Entrance façade dominated by asymmetrically placed porte-cochere with semi-circular arches, that to front containing quatrefoil tracery bars, modillion eaves and parapet with central cartouches and corner finials. Above is a three-light mullion and transom window, a cartouche dated 1874 with a strapwork surround, and an elaborate shaped gable with chimney stack projecting on either side. Five-bay garden elevation (south-west) has shaped gables to bays 1 and 5. Bay 1 has two-storey bay window, with a ground-floor bay window to bay 5. Both have mullion and transom windows on the 1st floor, cusped mullion windows on the ground floor and a pierced parapet. Bays 2 and 3 have semi-circular two storey bay windows with moulded bands, mullion windows, and smaller gablet/gable above. Bay 4 has an ornate three-sided oriel carried on a polished granite column, traceried leaded lights, three triangular pediments and a steeply pitched conical roof which turns into a spire above an arcaded timber stage. To the right (south-east) is a recessed conservatory built against a wing which projects south-east in line with the main house. The timber construction is a recent replacement of the original design, set on the original stone plinth walls. Four-bay north-east elevation of the main house has mullion windows with shaped gables to bays 1 and 2, a gablet to bay 3, and shaped gable to bay 4 with two-storey canted bay window. Attached to west side of bay 2, and projecting at a right angle, is a contemporary pedestrian gateway and screen wall of rockfaced stone with buttresses. HISTORY: In 1874 the seventh Earl of Stamford sold the ten acres of land on which Denzell stands to Robert Scott of 56 Moseley St, Manchester, a spinning manufacturer. The house, which he built in 1874 for himself and his wife, cost £18,000, though it was rumoured to be over £30,000 in all. In 1904 Denzell House was sold to Samuel Lamb, a wealthy shipper from the firm Coddington and Lamb of Peter St, Manchester, who developed the gardens. After his death in 1936, Samuel Lamb's children gave the house and its grounds to Bowdon Urban District Council. Whilst the grounds became a park, in 1938 the house became a residential Adult Education College for a short time, before becoming an evacuation centre for expectant mothers during World War II. Subsequently it opened as an annex to Altrincham General Hospital and remained in use under the regional health authority until 1979, when it became a retirement hospital for the elderly before closing in 1987. The house stood empty for a few years before being renovated into offices. At an unknown date the entrance gates, lodge, clock tower and archway to the stable yard were demolished.

Character Zone C

Hilston House

Condition: Good

| | | | |
|----------------------------|--|----------------------------|--------------|
| Reference | De/09 | | |
| Site Name |  <p>Hilston House</p> | | |
| Grade | II | | |
| Address | Green Walk | | |
| Postcode | WA14 2SN | Location | 1356506 |
| SMR Reference | | Listed Building No. | SJ7533887245 |
| Listing Description | <p>House, now old people's home. c.1880. Rock-faced stone with ashlar dressings and slate roof. 5 x 4 bays; asymmetrically planned with 2 storeys plus attic. Free Italianate style. Stone plinth, moulded bands, rusticated quoins, blocking course and projecting modillion eaves cornice. Bay 1 projects and has a bay window on the ground floor with 3- light segmental-headed keystone sash windows, 3 semi- circular headed windows to the first and 2 to the attic which has an open pedimented gable. Bays 2 and 3 have a total of 4 2-light segmental headed windows with lugged architraves. The entrance porch in bays 4 and 5 has 3 pairs of Tuscan pilasters, entablature, baluster parapet, and 2 semi-circular openings (1 now blocked) with fluted keystones. A porch has been added to the left hand opening, above which are 2 semi-circular -headed windows and a projecting pediment. The other elevations have various pediments, oriel windows, bay windows and a balcony with good cast ironwork..</p> | | |


Oakley

Condition : Good

| | | | |
|----------------------------|---|----------------------------|--------------|
| Reference | De/08 | | |
| Site Name |  <p>Oakley</p> | | |
| Grade | II | | |
| Address | Green Walk | | |
| Postcode | WA14 2SL | Location | SJ7557087056 |
| SMR Reference | | Listed Building No. | 1084310 |
| Listing Description | <p>House,unoccupied at the time of inspection. Circa 1870,and built for Henry Theodore Gaddum, J.P. (d. 1904) Squared rubble sandstone, laid in thin courses, with ashlar sandstone dressings,coped gables with moulded kneelers, and tall, slender stone stacks with moulded oversailing caps. Welsh slated roof with alternating bands of pointed and squared slates. Restrained Victorian Gothic style. Asymmetrical linear plan, of 2 storeys with attics, arranged around the main central staircase, and of 6 x 2 bays. FRONTAGE TO STREET, with advanced bay to right, in the form of a gabled entrance porch with shouldered outer arched doorway, ribbed vaulted roof and moulded surround to inner doorway. Canted first floor oriel with crenellated parapet above, flanked by slender pinnacles. Single attic window above, set within steeply-pitched gable with finial. 3-bay range to left with tall sash windows to ground floor,and single and coupled sashes above ,below cambered heads. Sill bands and a moulded storey band. 2 gabled dormers with coupled sashes. 2-bay end to service crosswing set further back to left. End bay to right with ground floor bay and shaped gable above first floor sashes. Contemporary canted timber conservatory to right hand end. GARDEN ELEVATION; Canted 2-storey corner bay to left, a principal pier extended upwards to support a gabled pinnacle which incorporates a gargoyle. Further right, a canted bay with balcony and pierced parapet above. 2-light first floor window above with quatrefoil heads below a blind pointed arch, within which are the initials 'H.G.' The house was part of a planned development of substantial houses, the proposals for which were subject to stringent conditions imposed by the landowner, The Earl of Stamford. A substantial, well-detailed and near complete-example of mid-Victorian Gothic domestic architecture within its original setting.</p> | | |

Erlesedene

Condition : Good

| | | | |
|----------------------------|--|----------------------------|--------------|
| Reference | De/07 | | |
| Site Name |  <p>Erlesedene</p> | | |
| Grade | II | | |
| Address | Green Walk | | |
| Postcode | WA14 2SL | Location | SJ7559986987 |
| SMR Reference | | Listed Building No. | 1067928 |
| Listing Description | <p>House, now flats. 1873. Mills and Murgatroyd. Rock-faced stone, ashlar and decorative slate roof. Asymmetrical plan with 2 storeys (plus attic) and 8 x 5 bays. Victorian Gothic/Elizabethan. Projecting plinth, quoins, bands, projecting stone eaves, steep roof, dormer-gables to bays 6 and 8, shaped gables to bays 2 and 4. Bays 1 to 3 have 1, 2 and 3-light mullion windows with transoms and carved overpanels on the ground floor; sash-windows and an oriel window on the first floor. Entrance porch in bay 4 has arched keystone openings on Corinthian columns, weathered angle-buttresses, cornice, parapet and finials. Above is a 2-light window and a shaped gable with a cusped-light and finials. 4-storey tower in bay 5 has 2-storey castellated oriel window supported on column with enriched capital and carved beast; modillion eaves cornice, pierced parapet and elaborate weather-vane. Bays 6, 7 and 8 have various 1, 2 and 3-light mullion windows, some with relieving arches. The east elevation has 3 gables, some traceried lights with leaded glass and a canted bay window.</p> | | |

Denehill and the Old Vicarage

Condition : Good

| | | | |
|----------------------------|--|----------------------------|--------------|
| Reference | De/06 | | |
| Site Name |  <p>Denehill and the Old Vicarage</p> | | |
| Grade | II | | |
| Address | Denehill, 11 Park Road and the Vicarage, 13 Park Road | | |
| Postcode | WA15 9JP | Location | SJ7544286875 |
| SMR Reference | | Listed Building No. | 1067934 |
| Listing Description | <p>Vicarage, now two houses. Said to be 1873. Header bond brick, stone dressings, slate roof. 4 x 3 bays with central staircase and 2 storeys plus attic. Stone quoins, first floor string, coped gables. Bay 1 has 2 pointed lights on each floor with cusped heads and polychromatic brick voussoirs and a roped gable. Bays 2 and 3 form a tower-like entrance feature with weathered buttresses, a 2-light tracery-headed window, 3 cusped lights on the first floor which is canted in plan, and a swept mansard roof which is supported on timber brackets and includes a half-hipped attic dormer window. Bay 4 is similar to 1 except that a 3- light ground floor and 2-light first floor window have flattened arch heads and the mansard gable accommodates a double attic light. The sides and rear are treated similarly the rear having 2 canted bay windows with similar Gothic lights.</p> | | |

Character Zone D

Mile Post at Shepherds Brow

Condition : Mile Post no longer extant at locations identified on either Trafford Council or English Heritage maps

| | | | |
|---|---|----------------------------|----------------|
| Reference | De/05 | | |
| Site Name | Mile Post at Shepherds Brow | | |
| Grade | II | | |
| Address | Dunham Road, Altrincham, Trafford, Greater Manchester | | |
| Postcode | WA14 4QG | Location | SJ 75274 87335 |
| SMR Reference | | Listed Building No. | 1356504 |
| Listing Description | | | |
| Mile post. Mid C19. Cast iron. Curved sign "Dunham: to Altrincham 1 Mile, to Northwich 11, Knutsford 6 Miles". circular post with hemi-spherical cap. | | | |
| | | | |

Monuments

There are no archaeological sites or scheduled monuments in the Conservation Area.

Positive Contributors

A positive contributor is a non designated heritage asset that makes a positive contribution to the surrounding area. They are classed as heritage assets as they are identified by the local authority as having a degree of significance, meriting consideration in planning decisions, because of their heritage interest.²³ They should be considered in addition to listed buildings, and buildings entered into the local list. A single building, group or landmark can be classed as a positive contributor.




These elements have been assessed with reference to English Heritage criteria set out in their document *Understanding Place: Conservation Area Designation, Appraisal and Management*, paragraph 2.2.21.²⁴ The guidance uses the following questions to assess if an element should be considered for positive contribution:



- Is it the work of a particular architect or designer of regional or local note?
- Does it have landmark quality?
- Does it reflect a substantial number of other elements in the conservation area in age, style, materials, form or other characteristics?
- Does it relate to adjacent designated heritage assets in age, materials or in any other historically significant way?
- Does it contribute positively to the setting of adjacent designated heritage assets?
- Does it contribute to the quality of recognisable spaces including exteriors or open spaces with a complex of public buildings?
- Is it associated with a designed landscape e.g. a significant wall, terracing or a garden building?
- Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?
- Does it have significant historic association with features such as the historic road layout, burgage plots, a town park or a landscape feature?
- Does it have historic associations with local people or past events?
- Does it reflect the traditional functional character or former uses in the area?
- Does its use contribute to the character or appearance of the area?

²³ Department of Communities and Local Government, *National Planning Policy Framework*. (Department of Communities and Local Government, 2012).

²⁴ English Heritage, *Understanding Place: Conservation Area Designation, Appraisal and Management*. (London: English Heritage, 2011) para 2.2.21.




Character Zone A




| Positive Contributor | Description | Condition |
|---|---|-------------|
|  | <p>Northlea, Suffolk Road</p> <p>The style and architectural form of the original building remains evident and largely complete This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands.</p> | <p>Good</p> |
|  | <p>Morningside, 15 Highgate Road</p> <p>This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands.</p> | <p>Good</p> |
|  | <p>Highgate, Highgate Road</p> <p>This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands.</p> | <p>Good</p> |

| | | |
|---|---|-------------|
|  | <p>Parkgate Cottage, Highgate Road</p> <p>This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands.</p> | <p>Good</p> |
| <p>Photograph Needed Photographic permission denied</p> | <p>Harrington House, Harrington Road</p> <p>This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands.</p> | <p>Good</p> |
|  | <p>Dunham Mount, Dunham Road</p> <p>This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands.</p> | <p>Good</p> |




| | | |
|---|---|--------------------------|
|  | <p>Oakleigh Dunham Road</p> <p>This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands.</p> | <p>Undergoing Repair</p> |
|  | <p>Chaseley, Dunham Road</p> <p>This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands.</p> | <p>Good</p> |
|  | <p>22 Gorsey Lane</p> <p>This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands.</p> | <p>Good</p> |
|  | <p>Park Farm, Booth Road</p> <p>This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands.</p> | <p>Good</p> |

| | | |
|---|--|-------------|
|  | <p>Ashleigh, Booth Road</p> <p>This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands.</p> | <p>Good</p> |
|  | <p>Sandborough, Booth Road</p> <p>This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands.</p> | <p>Good</p> |
|  | <p>Hillcarr, St Margarets Road</p> <p>This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands. The architectural interest is of sufficient quality to distinguish it from other buildings of this period.</p> | <p>Good</p> |




| | | |
|---|--|-------------|
|  | <p>Sycamore, Devisdale Road</p> <p>This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands.</p> | <p>Good</p> |
|  | <p>Hurstdale, Devisdale Road</p> <p>This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands. The architectural interest is of sufficient quality to distinguish it from other buildings of this period.</p> | <p>Good</p> |
|  | <p>Limehurst, St Margaret's Road</p> <p>This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands. The architectural interest is of sufficient quality to distinguish it from other buildings of this period.</p> | <p>Good</p> |




| | | |
|---|---|-------------|
|  | <p>Crossways and Racefield, St Margaret's Road</p> <p>These buildings reflect a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands.</p> | <p>Good</p> |
|  | <p>37 and Holmeside, St Margaret's Road</p> <p>These buildings reflect a substantial number of other elements in the Conservation Area in age, style, materials and form. The buildings reflect the traditional functional character and former uses in the area. They illustrate the development of the settlement in which they stand.</p> | <p>Good</p> |
|  | <p>Westlind and Leehurst, St Margaret's Road/ Woodville Road</p> <p>These buildings reflect a substantial number of other elements in the Conservation Area in age, style, materials and form. They reflect the traditional functional character and former uses in the area. They illustrate the development of the settlement in which they stand.</p> | <p>Good</p> |
|  | <p>North Woodville, South Woodville, St Margaret's Road</p> <p>These buildings reflect a substantial number of other elements in the Conservation Area in age, style, materials and form. The buildings reflect the traditional functional character and former uses in the area. They illustrate the</p> | <p>Good</p> |

| | | |
|--|--|-------------|
| | <p>development of the settlement in which they stand.</p> | |
|  | <p>Fernroyd, St Margaret's Road</p> <p>This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands.</p> | <p>Good</p> |
|   | <p>Danebury and Mulberry, St Margaret's Road</p> <p>These buildings reflect a substantial number of other elements in the Conservation Area in age, style, materials and form. The buildings reflect the traditional functional character and former uses in the area. They illustrate the development of the settlement in which they stand.</p> | <p>Good</p> |
|  | <p>Highfield, St Margaret's Road</p> <p>This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands.</p> | <p>Good</p> |





| | | |
|---|---|-------------|
|  | <p>Beech Thorpe, St Margaret's Road</p> <p>This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands.</p> | <p>Good</p> |
|  | <p>Haigh Lawn, St Margaret's Road</p> <p>This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands.</p> | <p>Good</p> |
|  | <p>Inglewood, St Margaret's Road</p> <p>This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands. This building has historic associations with Alexander Ireland, a well known newspaper proprietor and journalist.</p> | <p>Good</p> |





| | | |
|---|--|-------------|
|  | <p>Westwood, St Margaret's Road</p> <p>This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands.</p> | <p>Good</p> |
|  | <p>Dunham Knoll, Groby Road</p> <p>This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands.</p> | <p>Good</p> |
|  | <p>Earlsleigh Mews, Groby Road</p> <p>This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands.</p> | <p>Good</p> |
|  | <p>Longford Lodge and Homehill, Groby Road</p> <p>These buildings reflect a substantial number of other elements in the Conservation Area in age, style, materials and form. The buildings reflect the traditional functional character and former uses in the area. They illustrate the development of the settlement in</p> | <p>Good</p> |





| | | |
|---|--|-------------|
| | <p>which they stand.</p> | |
|  | <p>Greenoaks and Southside, Groby Road</p> <p>These buildings reflect a substantial number of other elements in the Conservation Area in age, style, materials and form. The buildings reflect the traditional functional character and former uses in the area. They illustrate the development of the settlement in which they stand.</p> | <p>Good</p> |
|  | <p>Hadleigh and Westleigh, Groby Road</p> <p>These buildings reflect a substantial number of other elements in the Conservation Area in age, style, materials and form. The buildings reflect the traditional functional character and former uses in the area. They illustrate the development of the settlement in which they stand.</p> | <p>Good</p> |
|  | <p>Groby Bank, Groby Road</p> <p>This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands.</p> | <p>Good</p> |

| | | |
|---|--|-------------|
|  <p>A photograph of Wilton House, a three-story brick building with a prominent bay window and a gabled roof with dormers. A blue car is parked in the foreground.</p> | <p>Wilton House, Groby Road</p> <p>This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands.</p> | <p>Good</p> |
|  <p>A photograph of Groby House, a large, multi-story brick building with a prominent chimney and a gabled roof. A large tree is in the foreground.</p> | <p>Groby House, Groby Road</p> <p>This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands.</p> | <p>Good</p> |
|  <p>A photograph of Cotswold, a three-story brick building with a prominent bay window and a gabled roof. A person is visible on the steps in the foreground.</p> | <p>Cotswold, Groby Road</p> <p>This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands.</p> | <p>Good</p> |



| | | |
|---|---|-------------|
|  <p>A photograph of Holly House, a large, light-colored stone building with a prominent gabled roof and a small tower, situated on a hillside with trees and a stone wall in the foreground.</p> | <p>Holly House, Groby Road</p> <p>This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands.</p> | <p>Good</p> |
|  <p>A photograph of a two-story red brick building with a blue door and white window frames, featuring a bay window on the upper floor.</p> | <p>49-51 Regent Road</p> <p>These buildings reflect a substantial number of other elements in the Conservation Area in age, style, materials and form. The buildings reflect the traditional functional character and former uses in the area. They illustrate the development of the settlement in which they stand.</p> | <p>Good</p> |
|  <p>A photograph of a two-story building with white upper walls and red brick lower walls, featuring a bay window and a small porch.</p> | <p>3 Bentinck Road</p> <p>This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands.</p> | <p>Good</p> |
|  <p>A photograph of a two-story red brick building with a prominent bay window and a gabled roof with a dormer.</p> | <p>9 Bentinck Road</p> <p>This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands.</p> | <p>Good</p> |





| | | |
|---|---|-------------|
|  | <p>11 Bentinck Road</p> <p>This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands.</p> | <p>Good</p> |
|  | <p>Wingates, Bentinck Road</p> <p>This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands.</p> | <p>Good</p> |
|  | <p>Farne Cottage, 17 Bentinck Road</p> <p>This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands.</p> | <p>Good</p> |
|  | <p>York House, 14 Bentinck Road,</p> <p>This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands.</p> | <p>Good</p> |


| | | |
|---|---|-------------|
|  | <p>Rosslyn and Bradner, Bentinck Road</p> <p>These buildings reflect a substantial number of other elements in the Conservation Area in age, style, materials and form. The buildings reflect the traditional functional character and former uses in the area. They illustrate the development of the settlement in which they stand.</p> | <p>Good</p> |
|  | <p>8 Bentinck Road</p> <p>This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands.</p> | <p>Good</p> |
|  | <p>Amaris, Bentinck Road</p> <p>This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands.</p> | <p>Good</p> |
|  | <p>12 Bentinck Road</p> <p>This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands.</p> | <p>Good</p> |




| | | |
|---|--|-------------|
|  | <p>Rookwood, Bentinck Road</p> <p>This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands.</p> | <p>Good</p> |
|  | <p>Lyndhurst, Bentinck Road</p> <p>This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands.</p> | <p>Good</p> |
|  | <p>25 Bentinck Road</p> <p>This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands.</p> | <p>Good</p> |
|  | <p>Oakdene, Parkfield Road</p> <p>This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands. The architectural interest is of</p> | <p>Good</p> |



| | | |
|---|---|-------------|
| | <p>sufficient quality to distinguish it from other buildings of this period.</p> | |
|  | <p>Netherlea, Parkfield Road</p> <p>This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands.</p> | <p>Good</p> |
|  | <p>Highclere, Parkfield Road</p> <p>This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands.</p> | <p>Good</p> |
|  | <p>9 Parkfield Road</p> <p>This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands.</p> | <p>Good</p> |




| | | |
|---|--|-------------|
|  | <p>13 Parkfield Road</p> <p>This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands.</p> | <p>Good</p> |
|  | <p>Harthill Court, Hill Crest, Woodville Road</p> <p>This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands.</p> | <p>Good</p> |
|  | <p>Harthill Cottage, Woodville Road</p> <p>This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands.</p> | <p>Good</p> |
|  | <p>Chasewood and Hallbank, Woodville Road.</p> <p>These buildings reflect a substantial number of other elements in the Conservation Area in age, style, materials and form. The buildings reflect the traditional functional character and former uses in the area. They illustrate the development of the settlement in which they stand.</p> | <p>Good</p> |


| | | |
|---|--|-------------|
|  | <p>Stramore and Carnagh, Woodville Road</p> <p>These buildings reflect a substantial number of other elements in the Conservation Area in age, style, materials and form. The buildings reflect the traditional functional character and former uses in the area. They illustrate the development of the settlement in which they stand.</p> | <p>Good</p> |
|   | <p>Parkfield Cottage and the Stables, Woodville Road</p> <p>These buildings reflect a substantial number of other elements in the Conservation Area in age, style, materials and form. The buildings reflect the traditional functional character and former uses in the area. They illustrate the development of the settlement in which they stand.</p> | <p>Good</p> |
|  | <p>St Anne's Gardens, Higher Downs Road/Woodville Road</p> <p>These buildings reflect a substantial number of other elements in the Conservation Area in age, style, materials and form. The buildings reflect the traditional functional character and former uses in the area. They illustrate the</p> | <p>Good</p> |

| | | |
|---|---|-------------|
|  | <p>development of the settlement in which they stand. There is also historic and social significance as the site was a former consumption hospital which at one time featured a state of the art facility for the treatment of consumption.</p> | |
|  | <p>Beechbank and Sunnydale, Bowdon Road</p> <p>These buildings reflect a substantial number of other elements in the Conservation Area in age, style, materials and form. The buildings reflect the traditional functional character and former uses in the area. They illustrate the development of the settlement in which they stand.</p> | <p>Good</p> |
|  | <p>1-4 Beech Field</p> <p>These buildings reflect a substantial number of other elements in the Conservation Area in age, style, materials and form. The buildings reflect the traditional functional character and former uses in the area. They illustrate the development of the settlement in which they stand.</p> | <p>Good</p> |

| | | |
|---|---|-------------|
|  | <p>Beechwood Cavendish Road</p> <p>These buildings reflect a substantial number of other elements in the Conservation Area in age, style, materials and form. The buildings reflect the traditional functional character and former uses in the area. They illustrate the development of the settlement in which they stand.</p> | <p>Good</p> |
|  | <p>Dunham Forest Golf Club (Tirbracken)</p> <p>This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands.</p> | <p>Good</p> |
|  | <p>Byeways, Oldfield Lane</p> <p>This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands. There has been minimal alteration to the property. This property represents a very good example of an Arts and Crafts style house.</p> | <p>Good</p> |



| | | |
|---|--|-------------|
|  | <p>Westacre, Oldfield Lane</p> <p>This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands. There has been minimal alteration to the property. This property represents a very good example of an Arts and Crafts style house.</p> | <p>Good</p> |
|  | <p>Overdale, Bonville Road</p> <p>This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands.</p> | <p>Good</p> |
|  | <p>Birchdale, Bonville Road</p> <p>This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands.</p> | <p>Good</p> |

| | | |
|---|--|-------------|
|  | <p>Blakeswood, Oldfield Lane</p> <p>This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands. This property formed a prolonged focal point for the community as it was previously a school house.</p> | <p>Good</p> |
|  | <p>325 and 327 Oldfield Road</p> <p>These buildings date to pre 1840. These buildings reflect a substantial number of other elements in the Conservation Area in age, style, materials and form. The buildings reflect the traditional functional character and former uses in the area. They illustrate the development of the settlement in which they stand. There has been minimal alteration to the exterior of property.</p> | <p>Good</p> |
|  | <p>Upton Lovell, 329 Oldfield Road</p> <p>This building is pre 1840. This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands. The style and architectural form of the original building remains evident and largely complete, with good quality architectural detailing and</p> | <p>Good</p> |




| | | |
|---|---|------|
| | original features remaining. | |
|  | <p>Peartree, 331 Oldfield Road</p> <p>This building is pre 1840. This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands. The style and architectural form of the original building remains evident and largely complete, with good quality architectural detailing and original features remaining.</p> | Good |



Character Zone B




| | | |
|---|--|------|
|  | <p>Heatherlea and Heatherlea Cottage, Green Walk</p> <p>These buildings reflect a substantial number of other elements in the Conservation Area in age, style, materials and form. The buildings reflect the traditional functional character and former uses in the area. They illustrate the development of the settlement in which they stand.</p> | Good |
|  | | |

| | | |
|--|--|-------------------------|
|  | <p>Four Beeches, Green Walk</p> <p>Although fairly recent this building reflects a substantial number of other elements in the Conservation Area in , style, materials and form.</p> | <p>Good</p> |
|  | <p>Tower Cottage and Outbuildings associated with Denzell Gardens</p> <p>These buildings reflect a substantial number of other elements in the Conservation Area in age, style, materials and form. The buildings reflect the traditional functional character and former uses in the area.</p> <p>They illustrate the development of the settlement in which they stand. The buildings relate to Denzell House in age, design and materials and they contribute positively to the setting of the heritage asset.</p> | <p>Good to Poor</p> |

Character Zone C

| | | |
|---|--|-------------|
|  | <p>Bickham House, Green Walk</p> <p>This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands.</p> | <p>Good</p> |
|  | <p>Bowdon Croft, Green Walk</p> <p>This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands.</p> | <p>Good</p> |
|  | <p>Erlesdene Court and Erlesdene Cottage, Green Walk</p> <p>These buildings reflect a substantial number of other elements in the Conservation Area in age, style, materials and form. The buildings reflect the traditional functional character and former uses in the area. They illustrate the development of the settlement in which they stand. The buildings relate to Erlesdene in age, design and materials and they contribute positively to the setting of the heritage asset.</p> | <p>Good</p> |

| | | |
|---|--|-------------|
|  | | |
|  | <p>2 The Springs</p> <p>This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands.</p> | <p>Good</p> |
|  | <p>Hillside Park House, The Springs</p> <p>These buildings reflect a substantial number of other elements in the Conservation Area in age, style, materials and form. The buildings reflect the traditional functional character and former uses in the area.</p> <p>They illustrate the development of the settlement in which they stand.</p> | <p>Good</p> |

| | | |
|---|---|-------------|
|  | | |
|  | <p>3 Bow Green Road</p> <p>This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands.</p> | <p>Good</p> |
|  | <p>West Thorpe and Belmont, Park Road</p> <p>These buildings reflect a substantial number of other elements in the Conservation Area in age, style, materials and form. The buildings reflect the traditional functional character and former uses in the area. They illustrate the development of the settlement in which they stand.</p> | <p>Good</p> |

Character Zone D

| | | |
|--|---|-------------|
|  | <p>Dunham Gatehouse, Dunham Belfry and Hightrees, Charcoal Road</p> <p>These buildings reflect a substantial number of other elements in the Conservation Area in age, style, materials and form. The buildings reflect the traditional functional character and former uses in the area. They illustrate the development of the settlement in which they stand.</p> | <p>Good</p> |
|  | <p>Parklands, Charcoal Road</p> <p>This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands. The architectural interest is of sufficient quality to distinguish it from other buildings of this period.</p> | <p>Good</p> |

| | | |
|---|--|-------------|
|  | <p>West Wing and Dunham Woods, Charcoal Road</p> <p>These buildings reflect a substantial number of other elements in the Conservation Area in age, style, materials and form. The buildings reflect the traditional functional character and former uses in the area. They illustrate the development of the settlement in which they stand.</p> | <p>Good</p> |
|  | <p>Beech Trees, Charcoal Road</p> <p>This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands. There has been minimal alteration to the property. This property represents a very good example of an Arts and Crafts style house</p> | <p>Good</p> |
|  | <p>The Old Cottage, Charcoal Road</p> <p>This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands. There has been minimal alteration to the property</p> | <p>Good</p> |

Appendix 2: Historic Development of Bowdon

Historic Development of Bowdon and the Surrounding Area

Prehistoric, Roman and Anglo-Saxon Period

1. There is limited evidence of prehistoric settlement in the surrounding area, in part due to the lack of systematic field survey; Mesolithic tools recovered in this area of Cheshire indicate hunter gatherer activity. The earliest recognisable farming settlement in the northwest was at Tatton, where the remains of a circular hut and grains have been dated c 3500-2945 BC. Bowdon Hill appears to have been the site of Bronze Age burial activity, with 18th century reports of urns containing cremated remains found in Dunham Park. An early Bronze Age settlement is also documented to the west in Little Bollington.²⁵ There is also high potential for prehistoric settlement along the Hale-Halebarns ridge and around the fringes of Hale Moss. This is due to the soil conditions in this area, as areas with similar geology have produced evidence of prehistoric settlement.²⁶
2. The Roman Road known as Watling Street is thought to have run almost the length of England, from the southeast to Wroxeter (Viroconium) in Shropshire, with one section going west to Holyhead and another going north to Chester and on to Hadrian's Wall. It is this latter section (from Chester to Manchester), part of which runs through Devisdale Conservation Area, which is believed to broadly follow the line of the A556-A56, traversing the area which was to become Bowdon and Altrincham, avoiding the summit of Bowdon Hill.²⁷ A subsidiary road may have run southeast, along the Bowdon to Hale Barns ridge to Ringway Chapel. There are two recorded Roman find spots in Bowdon, a Roman coin was found on Church Brow and a coin hoard of third and fourth century coins was found near York Road.²⁸
3. After the Romans left in AD410, the native Britons may have provided a sparse population but the area may have been largely uninhabited and uncultivated. The Domesday survey provides early documentary evidence of Anglo Saxon activity within the Bowdon Area. At this time this area was classed as belonging to the Bucklowe hundred. The survey lists the manor of *Bogedone* as one of the nine Anglo-Saxon manors held by Alweard. Alweard held lands in northern Cheshire between the Rivers Bollin and Mersey, he also held manors along the southern banks of the Bollin. These manors included Alretune, Baguley, Dunham, Hale, and Sunderland. It has been suggested that the focus of this Anglo-Saxon lordship was Dunham and Bowdon. At the time of the survey, 1086, Bowdon ('Bogedone') was of

²⁵ Michael Nevell, *The Archaeology of Trafford*, (Chester: Trafford MBC with University of Manchester Archaeological Unit and the Greater Manchester Archaeological Unit, 1997) 12-15.

²⁶ GMAU & GMAC, *Trafford SMR Update Final Report*, (Manchester: January 1995)

²⁷ Don Bayliss (ed.), *Altrincham: A History*, (Timperley: Willow Publishing, 1992) 9.

²⁸ ²⁸ Michael Nevell, *The Archaeology of Trafford*, (Chester: Trafford MBC with University of Manchester Archaeological Unit and the Greater Manchester Archaeological Unit, 1997) 21.

one hide and two ploughshares, one of which was owned by two foreigners, with half of the hide belonging to the priest and church, and there was also a mill documented in the survey. It has been suggested that the Anglo Saxon church was probably on the site of the current St Mary's Church due to the fragments of Anglo Saxon sculpture recovered in this area and the curved form of the church yard.²⁹ The location of the mill is not known, but place name evidence suggests it may have been near Mill Field.

4. Further evidence for Anglo-Saxon settlement in this area of Cheshire can be derived from place names. It is possible that the earliest settlement here may have been on the summit of the ridge to the south of Altrincham town centre, as the 'dun' found in Dunham and Bowdon, is an early Saxon word for curved hill, and also because the curved form of the churchyard was often associated with early burial grounds which were circular or oval in shape. 'Hale' is thought to derive from the Saxon word for a nook or shelter.³⁰ 'Ham' is derived from the Anglo-Saxon word for homestead or village and 'inga' refers to an Anglo-Saxon group, possibly led by an Anglo-Saxon chief, Aldhere, probably creating 'Aldheringeham'.³¹
5. Archaeological finds relating to this period have been sparse. Two fragments of sculpture, together with some Saxon coins of the 10th century were found at St. Mary's Churchyard on the summit of Bowdon Hill, on The Firs. The Firs was previously known as Burying Road.³² A silver coin was found in this churchyard in the 1870s during a burial, bearing the inscriptions 'Eadmund Rex', grandson of Alfred the Great. On the reverse was an abbreviation of Ingelgar Moneyer, who held the post as moneyer to several Saxon kings in the 10th century.³³ The planting of the yew trees in the churchyard may also date back to the Saxon period. Recent excavations at the Timperley Old Hall moated site have produced significant finds that are thought be of Anglo Saxon date. Recently a rotary quern was recovered, indicating settlement in this area during the Anglo Saxon period.

Medieval Bowdon

6. The Normans did not reach Cheshire until 1070, in the context of the "Harrying of the North", a violent campaign to take control of the land and the rebellious Anglo-Saxon landowners. William the Conqueror created his loyal follower, Hugh d'Avranches, Earl of Chester in this year and he in turn gave a large estate in the Altrincham area to Hamo de Masci, creating him a Baron. The name Dunham Massey, which was the administrative centre of the estate, is clearly derived from his name.³⁴ Although the original church of St. Mary's is believed to be Saxon, other

²⁹ GMAU & GMAC, *Trafford SMR Update Final Report*, (Manchester: January 1995)

³⁰ R.N. Dore, *A History of Hale, Cheshire: from Domesday to Dormitory* (Altrincham: Hale Civic Society, 1972) 12.

³¹ J. McNeal Dodgson, *The Place Names of Cheshire, part 2*. (Cambridge: English Place Name Society, 1970).

³² Michael Nevell, *The Archaeology of Trafford*, (Chester: Trafford MBC with University of Manchester Archaeological Unit and the Greater Manchester Archaeological Unit, 1997) 24.

³³ Alfred Ingham, *A History of Altrincham and Bowdon* (reprinted Warrington: Spectrum, 1983 from 1879 original) 5.

³⁴ Don Bayliss (ed.), *Altrincham: A History*. (Timperley: Willow Publishing, 1992) 12.

than the pieces of sculpture recovered, the earliest remaining elements date from 1100. Watch Hill situated within Bowdon is classed as a motte and bailey castle dating to the medieval period. The structures on the site consisted of an earthen mound surmounted by a tower. The mound was enclosed by a ditch and the associated castle structures (the domestic buildings) were situated to on a flat enclosure beyond the ditch. No dateable evidence was found to link this site to a specific medieval date or event. It is thought, however, that the structure was built the de Massey family. It was not as one of their main defensive castles as previously identified by Dore, as the dimensions of the motte were too small for this.³⁵ It is thought to be a defensive site that afforded good views of a river crossing site on the Bollin.³⁶

7. The medieval settlement of Bowdon was predominantly agricultural in nature, with settlement focussed around the church, on Church Brow. This is reflected in the field-name evidence in the area.³⁷ The field-name evidence in the area also indicates that open field agriculture was concentrated to the west, south and east of the modern day village centre.³⁸ Towards the end of the medieval period farmsteads were starting to be erected near the boundary of the Bowdon Area, the presence of a late medieval cruck framed barn at Moss Farm is testament to this. There was also a settlement in north-east, documented as "Aldefeld" in 1293, known today as Oldfield.³⁹
8. In the early 13th century a moiety of Bowdon was held by Roger Massey of Hale. He sold this to Agatha de Massy, who gave the land to her son Robert de Massy. Robert made a gift of two oxgangs of land in Bowdon to Adam de Bowdon; the Bowdons of Bowdon continued to hold lands in the area until the mid-sixteenth century. The 3rd Baron had founded the Priory of Birkenhead and his son gave the advowson of St. Mary's and half an acre of Dunham land to the monks of the Cistercian priory in 1278.⁴⁰ The church itself was supported by the glebe land in the vicinity of the church and vicarage.⁴¹ After 1541 and the dissolution of the monasteries the land was given to the Bishopric of Chester along with the Church of Bowdon.
9. Growth in Bowdon during the medieval period was encouraged by the introduction of a money economy and the trade resulting from being located in part of the hinterland for the Welsh campaigns of the late 13th century. In 1290 Altrincham was granted a Borough Charter; that it was here, rather than Dunham or Bowdon perhaps indicates its greater proximity to the main road. It is possible that this was a measure initiated by de Masci's descendent, another Hamo, to generate funds from

³⁵ K Brown and B Johnson, *Watch Hill Bowdon*, (Manchester. Excavation Report. GMAU. 1976).

³⁶ K Brown and B Johnson, *Watch Hill Bowdon*, (Manchester. Excavation Report. GMAU. 1976).

³⁷ GMAU & GMAC, *Trafford SMR Update Final Report*. (Manchester: January 1995).

³⁸ GMAU & GMAC, *Trafford SMR Update Final Report*. (Manchester: January 1995).

³⁹ Michael Nevell, *The Archaeology of Trafford*, (Chester: Trafford MBC with University of Manchester Archaeological Unit and the Greater Manchester Archaeological Unit, 1997), 41.

⁴⁰ Alfred Ingham, *A History of Altrincham and Bowdon* (reprinted Warrington: Spectrum, 1983 from 1879 original) 12.

⁴¹ Bowdon History Society, *Bowdon and Dunham Massey, Images of England Series* (Stroud: Tempus Publishing Ltd. 1999) 10.

the associated taxes, rents and other monopolies but it constituted a step-change in trade conditions and prosperity. The Royal Charter, granted to Hamo by King Edward I on 10th July 1290, allowed for a weekly market on Tuesdays and a three-day annual fair on the Feast of the Assumption on August 15th. After 1319 it was held in honour of St. James (and corrupted into Sanjam) on 24-26th July, later becoming the Bowdon Wakes, held on The Devisdale, until it was finally abolished in 1895 by the Home Secretary.

10. The medieval parish of Bowdon was probably the mother church for the wider area of the Mersey Basin. It contained the townships of Altrincham, Ashley, Ashton-upon-Mersey (until 14th century), Baguley, Bowdon, Carrington, Dunham, Hale (including Ringway), Partington, Timperley and parts of Adgen and Little Bollington.⁴² The Saxon church was replaced with one in the Romanesque or Norman style in 1100. It was again enlarged and the tower added in 1320, suggesting population growth and prosperity, and later a clerestory was built over the nave and the building was extended at the east end in about 1510.⁴³

Tudor to Georgian Bowdon

11. By the 1500s the population had probably still not recovered to its pre-Black Death size and prosperity. Leland visited the area in the 16th century and referred to Altrincham as a “pore thing with a mayre”, suggesting that the houses were in poor repair but it had retained the local government forms.⁴⁴ Following Reformation and the Dissolution of the Monasteries, the advowson of St. Mary’s passed from Birkenhead Priory to the newly established Bishopric of Chester, dedicated to St. Werburgh, as did the Glebe lands of the church with the exception of those on which the vicarage stood.⁴⁵ The chantry chapels became the family chapels of the Lords of the Manor; in 1557 they were subject to a dispute resolved by the Court of Chancery of ownership. This revealed that the Booth family owned a quarter of the land in Bowdon.
12. A Free School was endowed in 1553 in Bowdon by Edward Janny, a Manchester merchant for the instruction of youth “in virtue and learning”. He would have been aware of a grammar school recently set up in Manchester.⁴⁶ The schoolhouse was rebuilt in 1670, paid for by the parish.⁴⁷ The houses on Church Brow in Bowdon are small cottages also thought to date from the 17th century – in addition the area below and to the south of the church was farmed, with a number of cottages and farmhouses dating from the 17th and 18th centuries. During this period enclosure had

⁴² Michael Nevell, *The Archaeology of Trafford*, (Chester: Trafford MBC with University of Manchester Archaeological Unit and the Greater Manchester Archaeological Unit, 1997) 27-8.

⁴³ Bowdon History Society, *Bowdon and Dunham Massey, Images of England Series* (Stroud: Tempus Publishing Ltd. 1999) 9.

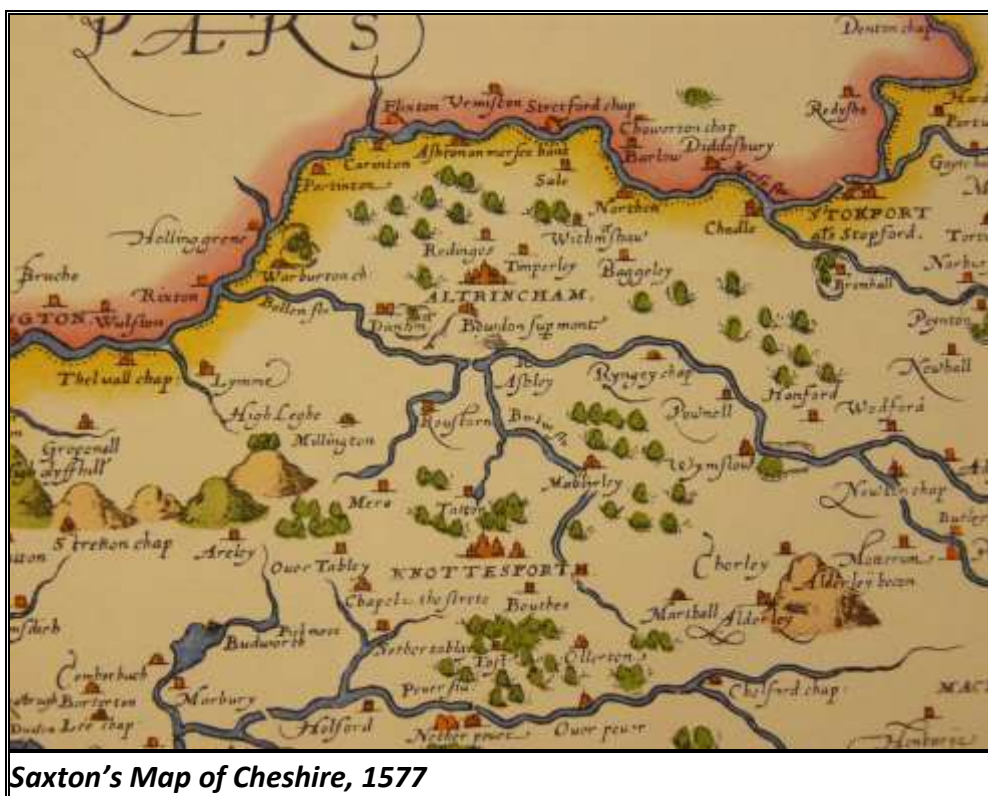
⁴⁴ Don Bayliss, *Altrincham: A History*. (Timperley: Willow Publishing, 1992) 33.

⁴⁵ Bowdon History Society, *Bowdon and Dunham Massey, Images of England Series* (Stroud: Tempus Publishing Ltd. 1999) 10.

⁴⁶ R. N. Dore, *A History of Hale, Cheshire: from Domesday to Dormitory* (Altrincham: Hale Civic Society, 1972) 30.

⁴⁷ A. Ingham, *A History of Altrincham and Bowdon*, 1879, republished (Warrington: Prism Books, 1983).

altered the landscape, with the late medieval open-fields largely giving way to fields defined by hedges and ditches, especially in areas where livestock were held. An exception was in the area northeast of Dunham town and southwest of Oldfield where the open fields appear to have prevailed into the 18th century⁴⁸. It is thought that the area north of the core of Bowdon was partly open heathland, partly common land.



13. The title of Lord of the Manor had passed to the Booth family from the 15th century. They had been heavily involved in the Civil War, when Sir George Booth was noted as one of the leaders of Cheshire in the Parliamentary cause although he later changed his allegiance; he allegedly used the open area later known as The Devisdale to rally his troops. After the Restoration he was created Baron Delamer. After his death in 1684 the estate was in a poor and impecunious condition. After the Glorious Revolution of 1688, William Booth was made Earl of Warrington in recognition of his support for William of Orange. His son eschewed politics and focussed on rebuilding the estate and its management. The rebuilding of the hall and ancillary buildings took place was completed by 1720 and the wall to the park by 1740; this would have generated trade and labour for the area but also required good management of the estate to cover the costs. Shortly after this the male Booth line died out and the estate passed by marriage to the Grey family, Earls of Stamford, who were to become important patrons of Altrincham.

⁴⁸ Michael Nevell, *The Archaeology of Trafford*, (Chester: Trafford MBC with University of Manchester Archaeological Unit and the Greater Manchester Archaeological Unit, 1997), 62.



14. The subsequent period coincided with the end of the Seven Years War and as elsewhere, the area reaped the economic advantages of stability and peace. Dairy farming had been expanding, recognised in the construction of a buttermarket in Altrincham marketplace, with a courthouse on the upper floor, built by Lord Delamer in 1684. This represents both a renewed focus on the civic core of Altrincham as well as a supplement to the growth of flax and the production of linen and woollen cloth in addition to other agricultural products and salt production at Dunham Woodhouses. The growing importance of the dairy industry is reflected in the establishment of a third fair for cattle sales granted in 1734. A further important 18th century development was the construction of the Bridgewater canal in 1765 through Broadheath. This allowed for both commuting to Manchester by packet boat, by then the centre of the flourishing cotton industry, and improved access for agricultural goods and from the many market gardens in Altrincham. It also enabled night soil from Manchester to be brought to these and for the importing of building materials from further afield, leading to greater variety. This innovation also proved a spur to the development of the roads and the introduction of a stage-coach service between Manchester, Knutsford and Chester.⁴⁹ The combined effects of these developments was seen in the need to build galleries at Bowdon parish church to accommodate a growing local population⁵⁰. The Griffin probably dates from this period and was used as a coaching inn; supposedly bear-baiting was practised near the churchyard outside The Griffin. The Bowdon Wakes and the various race meetings were also times of revelry; while the former was held on The Devisdale, the

⁴⁹Don Bayliss et al., *Altrincham in 1841 – A Cheshire Market Town in Victorian Times*. (Altrincham: Historical Society, 1994).

⁵⁰Bowdon History Society, *Images of England: Bowdon and Dunham Massey*. (Stroud: Tempus, 1999) 29.

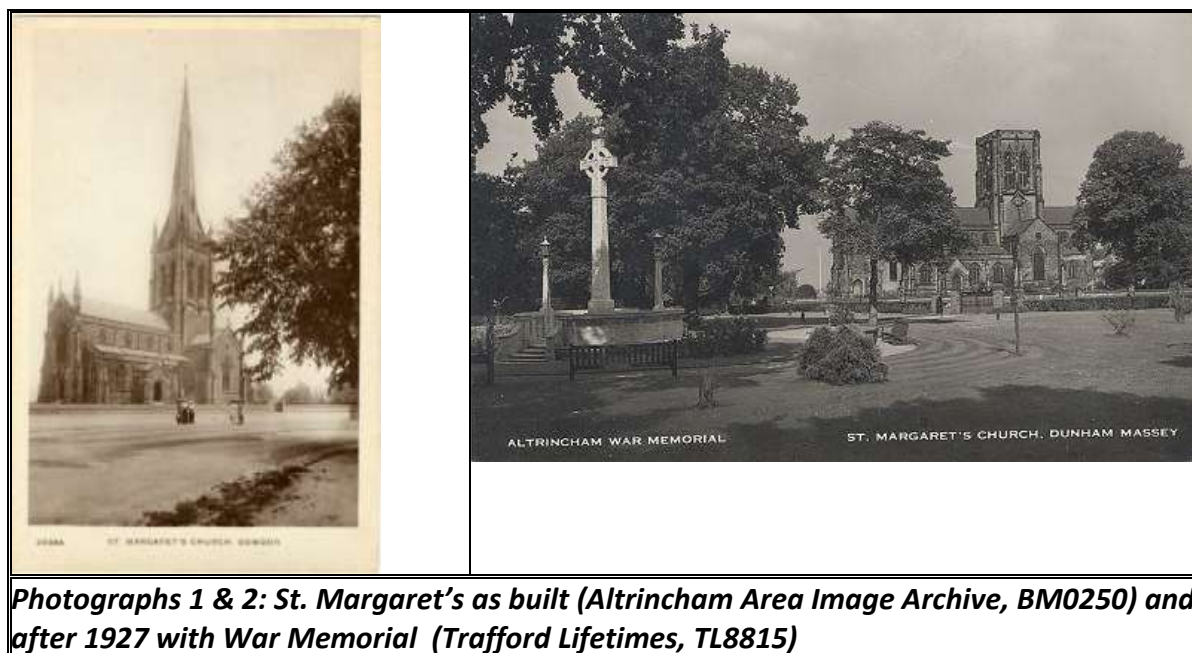
latter was principally held on Hale Moss, despite the references to “Racefield” in house and street names in Bowdon.⁵¹

Victorian Bowdon

15. Bowdon continued as a predominantly rural settlement into the mid 19th century, as evidenced by the 1838 Tithe Map. There was, however, a rise in the area’s population which in 1801 was 340 and by 1841 it had risen to 549. Bowdon Village became a thriving settlement from the 1840s onwards. The population at this time rose rapidly and a decade later it had reached 1,164. It continued to rise over the following decades, reaching 2,262 in 1871. This substantial increase in the size of the population was not due to an increase in industrial activity as there was very little evidence for industrial activity in the Bowdon Township, with the exception of four field sites that relate to brick production. Notes in the census return of 1862 state that the increase in population was due to the opening of railway communications with Manchester. This is referring to the opening of the Peel Causeway Station in Hale. The improved transport in the area resulted in the influx of a number of wealthy industrialists nick names “Cottontots”, who moved to “healthier” climate of Altrincham. This influx of new residents to the area from the 1840s onwards was made possible by the major land owners in the area, George Grey (Earl of Stamford) and Thomas Asheton Smith, who sold off agricultural land for use as residential developments. The resulting residential developments were situated in Rose Hill, the Albert Square development was near to Bowdon Station. The houses were villas and semi detached properties in a variety of architectural styles; Classical, Regency, Italianate, Gothic Revival and Cottage Ornee. Further changes to Bowdon during the Victorian period include the rebuilding of Burying Road and renaming it the Firs. It was not only the railway that provided transportation for local residents during this period, there was an Omnibus service available (the Manchester to Chester Road had been turnpiked in stages between 1750-1820), a cab rank outside the Griffin Inn and passenger package barges. Also at this time, the Stamford Arms opposite the Church was re-built.⁵²

⁵¹ A. Ingham, *A History of Altrincham and Bowdon*, 1879, republished (Warrington: Prism Books, 1983), 145.

⁵² History Society, *Images of England: Bowdon and Dunham Massey*. (Stroud: Tempus, 1999) 53.



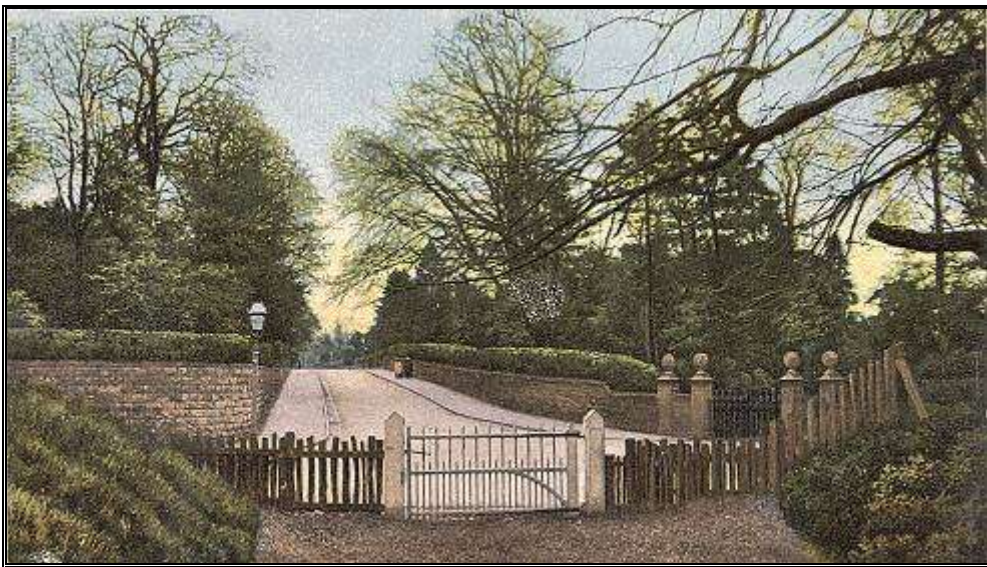
Photographs 1 & 2: St. Margaret's as built (Altrincham Area Image Archive, BM0250) and after 1927 with War Memorial (Trafford Lifetimes, TL8815)

16. In 1857 the Earl of Stamford undertook a grand residential scheme, designed by the Estate Surveyor Maxwell Roscoe, centred around the new Church, named St Margaret's after his late sister who had died in 1852. The final design of the church was by Manchester architect, William Hayley and the church was consecrated in 1855. Originally built with a spire, it was intended as a landmark viewed from the north, in the same way St. Mary's is a landmark from the south. The parish of Dunham, serving some 2,000 people, was finally created in 1866, containing Dunham Town, Dunham Woodhouses, Oldfield Brow and Sinderland Green. St Mark's in Dunham Town (1864), which had been a chapel of St. Mary's, was later transferred into this parish, with St. Margaret's still recognised as the parish church of Dunham. During this development, St Margaret's Road was re-aligned, widened and lined with trees.⁵³ The design, value and status of the houses in this new development were dictated by covenants in the deeds, ensuring that only people of the upper middle class and wealthy entrepreneurs could afford to live in the area. The development featured large mansions in spacious grounds and numerous examples of the white brick that was favoured by the Earl, although considerable individuality in design occurred. There were also many semi-detached villas, built with unifying features, giving them the appearance of a single more affluent detached villa. The largest, in 10 acres of land, adjacent to the New Park of Dunham Massey was Denzell House on the corner of Green Walk and Chester Road, built in 1874. It was said of this era that there were more millionaires living in Green Walk, Bowdon, than in Park Lane in London.

17. In 1860 the parish church at Bowdon was rebuilt and enlarged to designs by W.H Brakspear. Brakspear was also responsible for the designs of the vicarage and in 1880, the Methodist Chapel on Enville Road. This complemented the Bowdon Downs Congregationalist Church which had been built in 1847 (enlarged in 1868), recognising the strong activism of the non-Conformists in the area. In 1867 St John's

⁵³ Bowdon History Society, *Images of England: Bowdon and Dunham Massey*. (Stroud: Tempus, 1999) 56

Church was founded to accommodate the poorer members of the community. Bowdon Vale was created in the latter half of the 19th century, as an ancillary village to accommodate non-resident staff who worked in the larger houses. It was often referred to as “Soapy Town” because of the large number of laundresses who worked in the area. This small village was comprised of houses, shops, allotments and community clubs. Younger residents could be educated at the Parish National School (on Richmond Road) and there were also adult education facilities and Penny Savings Banks. The Cottontots aimed to instil moral values into the local residents by establishing a Ladies Committee to encourage appropriate behaviour amongst the young women in the area. Some residents found these measures to be patronising, especially those from the Stamford Estate, who were not beholden to the Cottontots to make a living.⁵⁴



Photograph 3: Green Walk viewed from inside the gate of Dunham Park (Trafford Lifetimes, TL8048a)

18. With the increase in population came changes to agriculture in the area. Many farmers started to grow hay to feed residents horses, as opposed to corn. The increased demand for fruit and vegetables encouraged farmers to focus on market gardening, dairies were opened and dairy product delivery services were set up. The Earl of Stamford had his own nursery garden on The Devisdale, with Nursery Cottage dating from the 1840s. This was a prosperous time for farmers and the Agricultural Society was founded, holding an annual Altrincham Agricultural Show on The Devisdale from 1896. This show was a vital local tradition and it later developed into one of the largest one-day agricultural shows in the country, with exhibitors coming from as far away as Norfolk. It continued to be held on The Devisdale until the 1966.

19. Bowdon was not an entirely residential area, there were a few shops erected in Bowdon Village. Amongst them were a greengrocer, chemist and photographer. There were also nursing homes and sanatoriums in Bowdon, including the Bowdon Hydro, where ailing visitors could receive treatment. There were examples of

⁵⁴ Bowdon History Society, *Images of England: Bowdon and Dunham Massey*. (Stroud: Tempus, 1999) 54-57

residents taking advantage of the clean atmosphere and healthy environment to establish schools, both within their homes or in appropriate buildings. These included the Rose Hill School for Boys, Culcheth Hall School for Girls and Bowdon College. There was also Seamons Moss Endowed Elementary School on Oldfield Road. A water tower and small reservoir were constructed on The Devisdale Common to provide a supply of domestic water.

20. The healthy reputation of Bowdon attracted interest from another quarter. In 1875 the Manchester Hospital for Consumption and Diseases of the Throat had been founded in the city centre in recognition of the prevalence of tuberculosis but there was almost immediate recognition of the desirability of relocating it to premises in a healthier environment. Dr Ransome was a highly qualified doctor, with a successful practice in Bowdon (attested by his commissioning Alfred Waterhouse in 1868 to design Devisdale House on St. Margaret's Road), who joined the Hospital's Committee in 1882, pioneering recognition of the link between T.B. and crowded and unventilated living conditions. He persuaded the Committee to seek suitable premises in Bowdon, which were eventually acquired in 1884, on the corner of Woodville Road and Higher Downs, and St. Anne's Home opened in 1885. Patients were sent from the outpatients department in Manchester and treatment was free to those who could not pay. Over the next years it expanded to meet the rising demand and remained at the forefront of treatment of the disease.⁵⁵



Photograph 4: St. Anne's Home (Consumption Hospital) (Altrincham Area Image Archive, SN0071)

⁵⁵ S. Nichols, *St Anne's Home – A History of the Bowdon Branch of the Manchester Hospital for Consumption*. (Altrincham: Sue Nichols, 2010).

21. The predominantly upper middle class and wealthy entrepreneurs resident in the Bowdon area were remarkably cosmopolitan, reflecting the contemporary political upheavals in many European countries. The area also increasingly attracted artists and academics. Consequently, there developed an interesting social scene and many residents played host to famous and influential guests. Dining clubs were common occurrences, one of the best known being the Roundabout Club, which was founded in 1860 by Alexander Ireland, a newspaper proprietor who lived on St. Margaret's Road. Their monthly dinners, held in their magnificent homes, were attended by honoured guests such as Charles Halle and John Bright. There were also local societies that focused on the arts, literature and science, meeting regularly to discuss advances on specific fields. Other entertainments included croquet and tennis, with residents establishing private courts in the grounds of their homes (Bowdon had 72 private croquet lawns at one point). Bowdon Lawn Tennis Club was founded in 1870, with four courts and a clubhouse south of The Firs. Originally for gentlemen only (ladies could play as guests in tournaments), it amalgamated with the local ladies club in the early 20th century and increased in size, with four more grass courts added in the 1920s and three hard courts in the 1930s. The club remains a well used facility and treasured part of the local community.⁵⁶ During this period part of the New Park of Dunham Massey was turned into a golf course.



Photograph 5: Water Reservoir and Tower with Bowdon Lawn Tennis Club in Foreground. (Altrincham Area Image Archive, BM 0414)

22. Towards the end of the 19th century the urban expansion of Altrincham began to encroach upon Bowdon, blurring the boundaries between the two areas. In 1894 Bowdon was created an Urban District, it therefore retained a separate identity.

20th Century Bowdon

⁵⁶ Bowdon History Society, *Images of England: Bowdon and Dunham Massey*. (Stroud: Tempus, 1999) 54-57.

23. The Stamford family, which had been so influential on the development of Bowdon and Altrincham, had lost its direct line of inheritance and with that, some of the contact with the area. However, in 1906 the 9th Earl took up residence at Dunham Massey. He was succeeded by his young son, who had left-wing leanings developed while in education and nurtured by the socialist Vicar of St. Margaret's Church from 1905-1924. The new earl was one of the chief movers behind the project to provide Homes for Heroes after the first world war, emulating the Garden City Concept. The proposal to build on the Golf Course was rejected as being too far from Broadheath but a compromise, designed by local architect Cundal, was reached to build at Oldfield Brow behind St. Margaret's Church. Another developed acquired and built on the land on Oldfield Road. However both schemes were curtailed due to the Depression.
24. There was some development within Bowdon in the 1900s, but not on the same scale and rate as during the previous century. There was also a move away from the high-Victorian architectural styles and a move towards the Arts and Crafts movement. Frank Dunkerley (a local architect of note) designed several buildings including the Bowdon Assembly Rooms which was erected in 1903. Lutyens style houses built in the area include Byways and Westacre. In 1910 the High School for Girls, a fee paying school, was opened in the area, built on the site of Bowdon Lodge. This was shortly followed by the High School for Boys, both schools soon earned a reputation for academic excellence as well as extensive extracurricular opportunities.
25. There had been a strong Roman Catholic presence in the area since the mid-19th century. Although Catholics had been over-represented in the northwest long before this period, in the Bowdon area they were not prominent until after the Irish Potato Famine, when many found employment in the market gardens. St. Vincent's Catholic Church had been erected in 1860 but was rebuilt on a larger scale in 1905.



Photograph 6: Shepherd's Brow, Dunham Road, (Altrincham Area Image Archive, BM0255)

26. I
n

1914 with the outbreak of the First World War many men from the district joined the forces, namely the Cheshire Regiment. The Cheshire Yeomen drilled on The Devisdale. Dunham Massey Hall was used as a military hospital and many large houses in the area were used as convalescent homes. A large prisoner of war camp was established at Sinderland Green, the German prisoners who were held there undertook road building and land reclamation on Black Moss and Carrington Moss.

27. The failure of the cotton industry, followed by the First World War and the depression of the 1920s had a grave affect on the local residents of Bowdon. Many people moved away from the area, or if they stayed they were forced to economise. Owners had to reduce the size of their staff and struggled to cope with the maintenance of large houses that were now in need of repairs. Some mansions were even left vacant and in the care of caretakers. Many local workers who had previously found employment in the grand residences in the area were let go or reduced to part time. In 1936 Bowdon College closed down due to the success of the High School. The High School was renamed Altrincham Grammar School. The former school rooms of the Bowdon College buildings were used to house the newly formed Altrincham Preparatory School. The use of motor vehicles became more popular in this period, and Chester road was manned by the Automobile Association. The increase of foreign imports affected the standard of agriculture in England, and husbandry in the area deteriorated despite the best efforts of farmers and land owners.
28. The social scene also changed in the early 20th century, with the picture house fast becoming a popular entertainment. The Altrincham Hippodrome (formerly a music hall) was opened, shortly followed by the Altrincham Picture House and the Regal. The residents of Bowdon could also attend the Hale Cinema House, as Bowdon never had its own picture house. Cricket Clubs thrived – in addition to one on The Devisdale, St. Margaret's Church had its own Cricket Club on the land that was later to become the sports field for Loreto School.
29. During the Second World War some of the large houses were taken over by the MOD for storage, offices, auxiliary hospitals and the billeting of troops. Men and women were conscripted into the forces, and the farms in the area were controlled by the War Agricultural Committee. Farming was a reserved occupation, so farm workers were exempt from military service. Additional support for agriculture was provided by the women's land army. The area of Altrincham was subject to air raids in the winter of 1940-1941 and Little Bollington was subject to bombing in the September of 1940. The upper park at Dunham Massey Hall was used as a military camp for the American soldiers after the US entered the war. It was later used as a prisoner of war camp for Italians and later, Germans.⁵⁷

⁵⁷ Bowdon History Society, *Images of England: Bowdon and Dunham Massey*. (Stroud: Tempus, 1999) 94-95

30. Post war Government Master Plans placed strict regulations in land owners that restricted new development. The Bollin Valley was scheduled as Green Belt due to the scenic and scientific interest in the area. The majority of the Stamford Estate was reserved for agricultural uses. The rest of the land was predominantly owned by the Church Commissioners and was designated as Grey Belt. This land could be developed but it was reserved for release as and when the need to develop the land arose. Post war design was affected by a number of factors: the limited building materials available; licensing laws restricting size and price and Scandinavian designs influenced by building works in Sweden.



Photograph 7: Altrincham Agricultural Show (Altrincham Area Image Archive, BH5550)

31. The fortunes of Cheshire improved with the introduction the nuclear industry in the Warrington area and the building of Warrington New Town. Also, the development of parts of the University of Manchester Institute of Science and Technology and the electronics industry brought more work to the area, improving the local economy. The improvements of the motorways and Manchester airports, along with advances in science and technology based industries in the area attracted “technocrats” into the region. House prices in the area of Bowdon rose and some of the Victorian Mansions were divided into apartments, others were replaced with more manageable modern alternatives. With the death of the 10th Earl of Stamford, the house and estates passed to the National Trust. The National Trust has spent years restoring the Hall, gardens and deer park. The Hall is a popular visitor attraction in the area and on average brings around 120,000 visitors per years to the area.

Appendix 3: Contacts and Sources

Trafford Council Contacts

General development control enquiries concerning The Devisdale Conservation Area should be referred to South Team, Development Control. Telephone: 0161 912 3149

General enquiries concerning The Devisdale Conservation Area and listed buildings should be referred to the Local Planning Authority's Conservation Officer. Telephone: 0161 912 3222

Enquiries relating to trees within the Conservation Area should be addressed to the Local Planning Authority's Arboricultural Officer. Telephone: 0161 912 3199

Enquiries relating to accessing Historic Environment Records, archaeological planning advice, and charges, where appropriate, should be addressed to the Greater Manchester Archaeological Advisory Service, University of Salford, Centre for Applied Archaeology, Joule House, Salford M5 4WT gmaas@salford.ac.uk

National Organisations

Historic England (formerly English Heritage)

North West Office, 3rd Floor Canada House, 3 Chepstow Street, Manchester, M1 5FW
Telephone: 0161 242 1416. <http://www.historicengland.org.uk/>. email: northwest@HistoricEngland.org.uk

Victorian Society

The Victorian Society
1 Priory Gardens Bedford Park London W4 1TT
Telephone: 020 8994 1019 www.victorian-society.org.uk
Email: admin@victorian-society.org.uk

Georgian Group

6 Fitzroy Square, London W1T 5DX
Telephone: 087 1750 2936 www.georgiangroup.org.uk Email: info@georgiangroup.org.uk

Twentieth Century Society

70 Cowcross Street London EC1M 6EJ
Telephone: 020 7250 3857 www.c20society.org.uk Email: coordinator@c20society.org.uk

Institute of Historic Building Conservation

Jubilee House, High Street, Tisbury, Wiltshire SP3 6HA
Telephone: 01747 873133 www.ihbc.org.uk Email: admin@ihbc.org.uk

Sources

Cartographic Sources

- 1577 Saxton's Map of Cheshire
1695 Camden's Britannia. Map of Cheshire
1831 A. Bryant's Map of Cheshire (survey date unknown), scale 1 ¼" to 1 mile, Cheshire Archives and Local Studies.
1838 Tithe Map, scale 3 chains to 1", with associated Apportionment (1842), Cheshire Archives and Local Studies.
1876 OS Map, XVIII, Sheet 6, scale 6" to 1 mile, 1872 OS Map, XVIII
1882 OS Map, XVIII.10, scale 25" to 1 mile, Cheshire Archives and Local Studies.
1897 OS Map, XVIII.10, scale 25" to 1 mile, Cheshire Archives and Local Studies.
1910 OS Map, XVIII.10, scale 25" to 1 mile, Cheshire Archives and Local Studies.
1937 OS Map, XVIII.NW, scale 6" to 1 mile, Cheshire Archives and Local Studies.

Photographic Sources

- Trafford Local Studies – Trafford Lifetimes (TL8815 and TL8048a).
Altrincham Area Image Archive (BH 5550, BM 0250, BM 0414, BM0255, BM0229r and SN0071)

Written Sources

- Bamford, F. *The Making of Altrincham 1850 to 1991 From Market to Megastore?*
Altrincham:
Frank Bamford, 1991.
Bayliss, D. *Altrincham: A History*. Timperley: Willow Publishing, 1992.
Bayliss D. *Altrincham in 1841: A Cheshire Market Town in Victorian Times*. Altrincham:
History Society, 1994.
Bayliss, D. *Altrincham in 1799, A Stamford Estate Map: Occasional Paper 4*. Altrincham:
Altrincham History Society, 1999.
Bayliss, D. *A Town in Crisis, Altrincham in the Mid-Nineteenth Century*. Hale: Don Bayliss,
2006.
Bowdon History Society, *Bowdon and Dunham Massey, Images of England Series*. Stroud:
Tempus Publishing Ltd, 1999.
Brown, K and Johnson, B. *Watch Hill Bowdon*. Excavation Report. GMAU. Manchester,
1976.
Cowdroy, W. *Directory and Guide for the City and County of Chester, with a Concise History:
Altrincham Section*, collated by Trafford Local Studies Centre, 1789.
Department for Communities and Local Government. *National Planning Policy Framework*.
London: Department for Communities and Local Government, 2012.
Dore, R.N. *A History of Hale, Cheshire: from Domesday to Dormitory*. Altrincham: Hale Civic
Society, 1972.
English Heritage. *Good Practice Guide for Local Heritage Listing*. London: English Heritage,
2012.
English Heritage. *Guidance on Conservation Area Appraisals*. London: English Heritage,
2006.

- English Heritage. *Guidance on the Management of Conservation Areas*. London: English Heritage, 2006.
- English Heritage. *Strategic Stone Study – A Building Stone Atlas of Greater Manchester, Introduction*. London: English Heritage, 2011.
- English Heritage. *Understanding Place: Conservation Area Designation, Appraisal and Management*. London: English Heritage, 2011.
- English Heritage. *Guidance on Conservation Area Appraisals*, English Heritage, 2005.
- Fitzpatrick, G. *Altrincham Past & Present*. Timperley: Willow Publishing, 1990. Friends of Devisdale House and The Devisdale. www.friendsofdenzellanddevisdale.com. Accessed May 2013.
- GMAU & GMAC. *Trafford SMR Update Final Report*. Manchester: GMAU & GMAC, 1995.
- Hartwell, C. and et al. *Buildings of England: Cheshire*. London & New Haven: Yale University Press, 2011.
- Hoskins, W G. *The Making of the English Landscape*. Sevenoaks: Hodder & Stoughton, 1992.
- Ingham, Alfred. *A History of Altrincham and Bowdon*. reprinted Warrington: Spectrum, 1983
from 1879 original.
- Kelly's Directory of Cheshire 1864*. London: Kelly's Directories Ltd, 1864.
- Kelly's Directory of Cheshire with coloured map 1910*. London: Kelly's Directories Ltd, 1910.
- Kelly's Directory of Cheshire 1923*. London: Kelly's Directories Ltd, 1923.
- List of Street Directories and Directory Extracts*. Trafford Local Studies, July 1999.
- McNeal Dodgson, J. *The Place Names of Cheshire, Part 2*. Cambridge: English Place Name Society, 1970.
- Michael Nevell, *Archaeology North West Vol 5 (Issue 15 for 2000)*.
- Nevell, Michael. *The Archaeology of Trafford, A Study of the Origins of Community in North West England Before 1900*. Trafford: Trafford Metropolitan Borough Council with The University of Manchester Archaeological Unit and The Greater Manchester Archaeological Unit, 1997.
- Nickson, C. *Bygone Altrincham, Traditions and History*. Didsbury: E.J. Morten, 1935
reprinted
1971 and 1979.
- Nichols, S. *St Anne's Home – A History of the Bowdon Branch of the Manchester Hospital for Consumption*. Altrincham: Sue Nichols, 2010.
- Pigot and Co. Pigot's Directory of Altrincham 1832*. Manchester: Pigot & Co, 1832.
- Pigot and Co. National Commercial Directory; for 1828-9*. Manchester: Pigot & Co, 1828-9.
- Planning (Listed Buildings and Conservation Areas) Act, 1990*.
- Slater, Isaac. *Manufacturing Towns in Lancashire, &c*. Manchester: 1858.
- Trafford Metropolitan Borough Council, *Planning Gridlines for The Downs, The Devisdale, Ashley Heath and Bowdon Conservation Areas*, June 1992.
- Winchester A. *England's Landscape: The North West*. London: Collins, 2006.

Copyright

Cheshire Record Office

Records in the Cheshire Record Office are reproduced with the permission of Cheshire Archives and Local Studies and the owner/depositor to whom copyright is reserved.

Altrincham Area Image Archive

Historic photographs in Altrincham Area Image are reproduced with the permission of the Altrincham Area Image Archive and the owner/depositor to whom copyright is reserved.