



Dunham Town Conservation Area

**Conservation Area Appraisal
Consultation Draft**

June 2016



Dunham Town Conservation Area Conservation Area Appraisal Consultation Draft: June 2016

Contents

1. INTRODUCTION.....	1
1.1. Designation of the Dunham Town Conservation Area	1
1.2. Definition of a Conservation Area	1
1.3. Value of a Conservation Area Appraisal.....	3
1.4. Scope of the Appraisal.....	4
2. PLANNING POLICY CONTEXT.....	5
2.1. National and Local Planning Policies	5
2.2. Conservation Area Policy Guidelines	6
2.3. Control Measures Brought About By Designation	7
3. The Summary of Special Interest	9
3.1. History	9
3.2. Architectural Value.....	9
3.3. Streetscape and Open Spaces	10
3.4. Views and Landmarks.....	10
3.5. Communal Value	10
3.6. Significance Statement.....	10
4. Assessment of Special Interest	11
4.1. Location & Setting	11
4.2. General Description, Character and Plan Form	13
4.3. Historic Development of the Dunham Town Conservation Area	14
4.4. Map Progression	17
4.5. Building Development Phases.....	23
4.6. Archaeology.....	25
4.7. Architectural Quality & Built Form.....	27
5. AUDIT OF HERITAGE ASSETS	35
5.1. Introduction.....	35
5.2. Listed Buildings.....	35
5.3. Positive Contributors.....	47
6. ASSESSMENT OF CONDITION	68
6.1. General Condition	68
6.2. Intrusion and Negative Factors	68
6.3. Problems, Pressures and Capacity for Change.....	73
7. IDENTIFYING THE BOUNDARY.....	76
8. A PLAN FOR FURTHER ACTION.....	78
9. BIBLIOGRAPHY	80

Appendix A: Contacts	82
Appendix B: Listed Building Descriptions	83
Appendix C: Historical Development of Dunham Massey	90
Appendix D: Selection Criteria for Positive Contributors	93

1. INTRODUCTION

1.1. Designation of the Dunham Town Conservation Area

- 1.1.1 The Dunham Town Conservation Area was designated on 1st July 1975 by Trafford Metropolitan Borough Council. There are no records of any extensions or alteration to the boundary since this initial designation date. A map of the Conservation Area boundary, including proposed boundary amendments, is given on page 2.

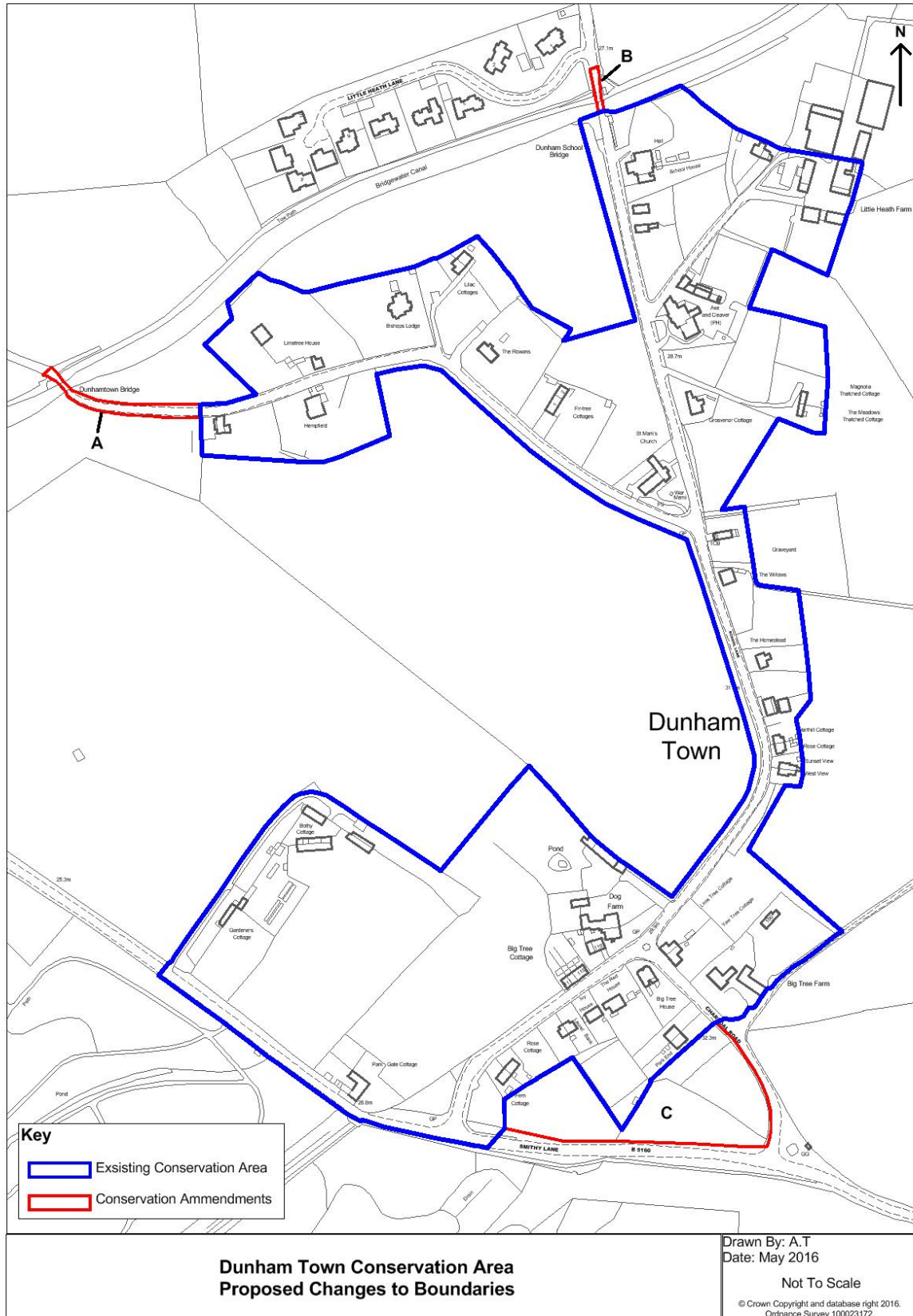
1.2. Definition of a Conservation Area

- 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 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.
- 1.2.2 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 yards.³

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 Historic England, *Understanding Place: Conservation Area Designation, Appraisal and Management*. (2011), para 2.2.21



Map 1: Conservation Area Boundary with proposed extensions

1.3. Value of a Conservation Area Appraisal

- 1.3.1 The National Planning Policy Framework (NPPF) stresses the need for local planning authorities to set out a positive strategy for the conservation and enjoyment of the historic environment. Local planning authorities are required to define and record the special characteristics of heritage assets within their area. This appraisal fulfils 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 or in the uses of buildings or areas within it. 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 considered.⁵
- 1.3.3 The purpose of the Appraisal is, in accordance with the methodology recommended by Historic England, to define and record the special architectural and historic interest of the Dunham Town Conservation Area.⁶ This appraisal has been used to prepare a draft 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 Dunham Town 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 development and result in an educational and informative document for the local community.⁷
- 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.

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

⁵ Historic England, *Guidance on Conservation Area Appraisals*. (2006) para 2.8

⁶ Historic England, *Guidance on Conservation Area Appraisals*. (2005)

⁷ Historic England, *Understanding Place: Conservation Area Designation, Appraisal and Management*. (2011) paras 1.7 & 1.9

- 1.3.7 This Appraisal will provide a character assessment of the present Dunham Town 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 whether cumulative change can be addressed through Article 4 directions and assess if statutory action is required to safeguard buildings at risk. 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 6 and the proposed extensions are also shown on map 1 (page 2). Consequentially the document will provide background evidence for assessing the acceptability of development proposals.
- 1.3.8 Further guidance and proposals will be detailed in the corresponding Dunham Town 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 to the Dunham Town 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 Dunham Town 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 Dunham Town Conservation Area significant. Ultimately special attention shall be paid to the desirability of preserving and enhancing the character or appearance of the Conservation Area.⁸
- 1.4.4 This draft Conservation Area Appraisal has been produced by Trafford Council following the submission of an initial draft by Purcell.

⁸ Section 7(1) Planning (Listed Buildings and Conservation Areas) Act 1990

2. PLANNING POLICY CONTEXT

2.1. National and Local Planning Policies

2.1.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework provide the legislative and national policy framework for conservation area appraisals and management plans.

2.1.2 The NPPF (paragraph 126) states:

'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

2.1.3 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.

2.1.1 The Enterprise and Regulatory Reform Act (ERR) 2013 introduced measures to enable owners and local planning authorities to enter into non statutory Heritage Partnership Agreements to help them manage listed buildings more effectively. They will also remove the requirement for Conservation Area Consent, while retaining the offence of demolishing an unlisted building in a conservation area without permission.

2.1.2 The measures will reduce burdens by granting listed building consent automatically for certain categories of work or buildings through a system of national and local class

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

consents. They will also increase certainty and reduce the numbers of unnecessary *consent applications by creating a certificate of lawfulness of proposed works to listed buildings.*

- 2.1.3 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:
- Policy R1 – *Historic Environment relating to designated and non-designated heritage assets;*
Policy R4 – *Green Belt, Countryside and Other Protected Open Land;*
Policy R5 – *Open Space Sport and Recreation;*
Policy R6 – *Culture and Tourism;* and
Policy L7 – *Design.*

- 2.1.4 A number of policies and proposals of the Revised Unitary Development Plan adopted in 2006 are currently ‘saved’, such as ENV21 Conservation Areas, ENV22 Conservation Area Designation and ENV 17 Landscape Character, until they are replaced by the Land Allocations Development Plan Document.

2.2. Conservation Area Policy Guidelines

- 2.2.1 This appraisal has taken into consideration methodologies and advice outlined by Historic England 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
- Conservation Principles Policies and Guidance 2008

- 2.2.2 The Historic England document *Conservation Principles*, published in 2008, 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 Historic England 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 Historic England, ‘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.

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

- 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 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. History

- 3.1.1 The special historic interest of the Dunham Town Conservation Area is inextricably linked with the history of the Dunham Massey estate. This is manifested in the inclusion of the 17th-century walled kitchen garden and the proposed inclusion of a detached section of the historic park and its original boundary wall.
- 3.1.2 Dunham Town is also one of the estate villages which historically provided accommodation for the estate's workers and tenant farmers, a set up which became increasingly popular from the 18th century onwards. It is especially notable that these ties have been maintained and are still evident in the uniform red details (such as name signs and rainwater goods) on National Trust-owned properties.
- 3.1.3 The canal bridges proposed for inclusion at the north end of the Conservation Area are also significant as tokens of the wider history of Trafford and its industrialisation following the cutting of the Bridgewater Canal in the 1770s, something which has otherwise left no trace on Dunham Town and its surrounding area.

3.2. Architectural Value

- 3.2.1 The architectural diversity of the residential buildings in the Conservation Area ranges from modest terraced cottages to large detached houses. The historic red brick workers' cottages are characteristically compact in scale with modest, simple detailing. The good quality of the brickwork gives a clear indication that the robust cottages were originally built to a high specification. Their overall form and appearance has generally changed very little, despite several instances of merging and dividing the buildings internally. This has had some impact on the external appearance and adds to the pleasant patina of age. The cottages are characteristically low in height, have small windows and rhythmic proportions.
- 3.2.2 The larger houses in the Conservation Area conform to a similar good-quality, modest detail standard. The group comprising Ivy House, The Red House and Big Tree House are especially notable as a concentrated group of these larger buildings, all of which date from a period between the early 18th and mid-19th century when a series of detached houses were constructed across the Dunham Massey estate.

3.3. Streetscape and Open Spaces

- 3.3.1 The Conservation Area is anchored from the central spine of Woodhouse Lane and School Lane. The streetscape throughout is typically rural, with short terraces and detached buildings set within mature planted plots. The kitchen garden is a significant open space which has retained its original function as an area for cultivation for over 200 years.
- 3.3.2 Although not within the Conservation Area, the large field bordered by Back Lane to the north and the kitchen garden to the south is an important open space that emphasises the rural character of the Conservation Area. It also permits unhindered views from School Lane and Back Lane.

3.4. Views and Landmarks

- 3.4.1 Key views are generally anchored in the Conservation Area and directed outwards. As well as the important views across the field interjecting the Conservation Area from the west, there are also important viewpoints from the two bridges proposed for inclusion and from the south end of Woodhouse Lane looking out towards the park at Dunham Massey.
- 3.4.2 Views directed across to another part of the Conservation Area or local views within its boundaries focus on local landmarks such as the kitchen garden and St Mark's Church.

10

3.5. Communal Value

- 3.5.1 Dunham Town is primarily a residential area with peripheral farmsteads. The village has retained some of its historic amenities, including a local shop, the church and pub. New amenities, including the tea room at Dog Farm's Lavender Barn and the farm shop at Little Heath Farm, have been established in response to the growing trade brought to the area by visitors to Dunham Massey. The community by whom the Conservation Area is valued has consequently diversified to include not only local residents but also visitors to the Dunham Massey estate.

3.6. Significance Statement

- 3.6.1 The special interest and heritage value of the Dunham Town Conservation Area and the proposed boundary extensions stems primarily from its close links with the Dunham Massey estate, significant parts of which are located within the boundaries of the Conservation Area and proposed for inclusion. Dunham Town has been a testing ground for Dunham Massey improvement initiatives since the 18th century, most notably as a traditional estate village providing estate workers with homes. The establishment of workers' accommodation in the village has culminated in a distinctive scale and architectural style, which is especially important for its group impact.

4. Assessment of Special Interest

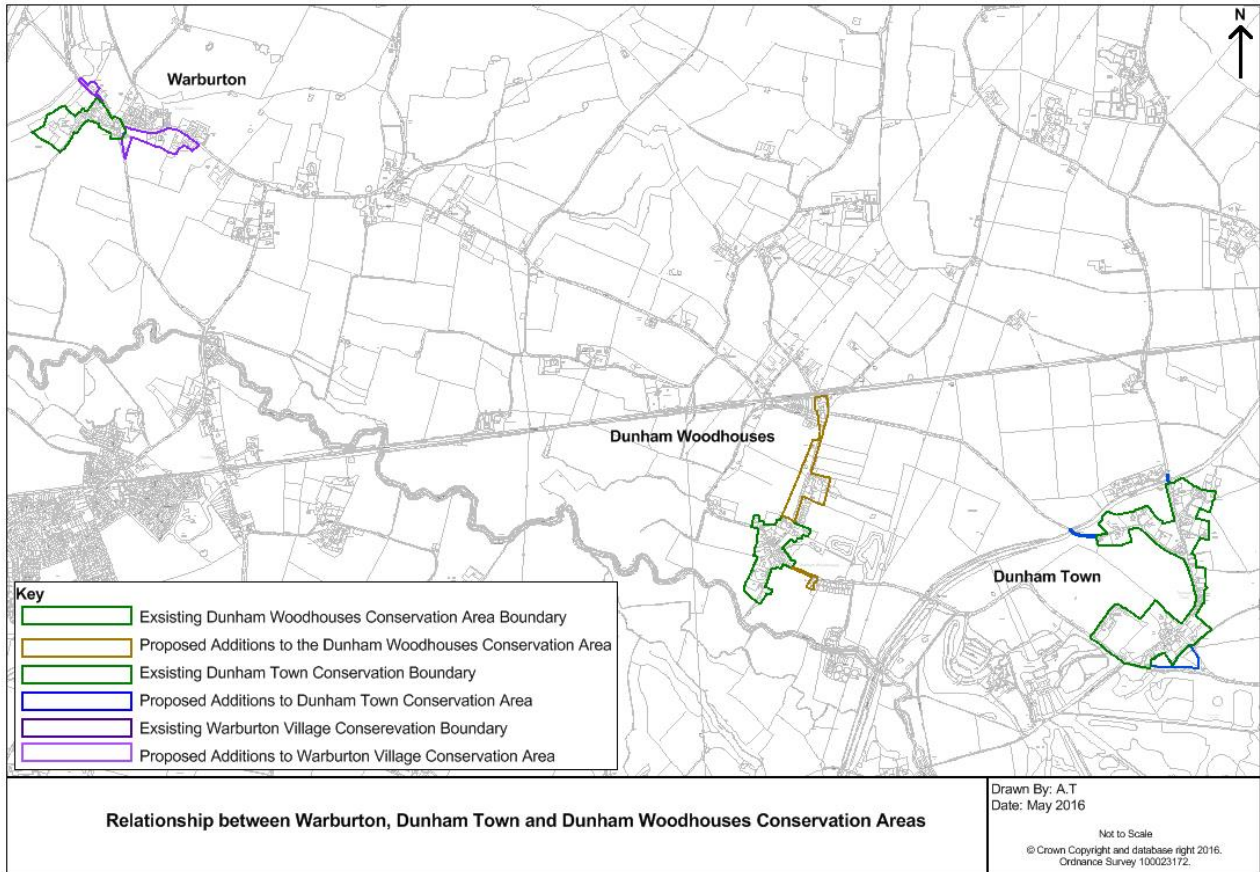
4.1. Location & Setting

- 4.1.1 The Dunham Town Conservation Area is located approximately 2.5 miles west of Altrincham in the Greater Manchester Borough of Altrincham.
- 4.1.2 Dunham Town and the wider surrounding area are predominantly rural and agricultural in character, with strong ties to the Dunham Massey estate. The estate parkland borders the Conservation Area directly to the south; its historic kitchen garden is located within the Conservation Area.
- 4.1.3 A number of villages and hamlets punctuate the wider agricultural and rural the landscape. Dunham Woodhouses, another Dunham Massey estate village, is located approximately a mile to the west.

Topography and Geology

- 4.1.4 The land on which the Conservation Area sits is generally flat, with a very slight incline on the approaches to the two bridges in the proposed north and west boundary extensions. This is reflective of the generally flat topography in the wider area.
- 4.1.5 The geology of the Trafford area consists of the 'Permian and Triassic sandstones and mudstones of the north Cheshire basin [which] underlie Manchester city centre, Salford and Altrincham, although surface exposures are mainly limited to river valleys due to great thickness of the overlying Quaternary deposits.'¹⁴

¹⁴ Historic England, *Strategic Stone Study – A Building Stone Atlas of Greater Manchester, Introduction*, (London, 2011), p. 1.



Map 2: Dunham Town Conservation Area in relation to Dunham Woodhouses and Warburton Conservation Areas

4.2. General Description, Character and Plan Form

- 4.2.1 Dunham Town is a principally residential village with local amenities including a small shop, parish hall, church, farm shop and tea room, the latter two reflecting the passing tourist trade brought to the area by the National Trust Dunham Massey estate.
- 4.2.2 The principal thoroughfares into the village are via the B5160 (approximately one mile west of the A56 Dunham Road) and School Lane, a local access route from the north which passes over the Bridgwater Canal at the north end of the Conservation Area.
- 4.2.3 The Conservation Area as it was originally designated is irregular in shape, with Woodhouse/School Lane forming the central spine. The proposed boundary extensions will elongate the Conservation Area to the west and slightly to the north with the inclusion of the two canal bridges, and will fill the triangular plot at its the southern end.
- 4.2.4 Woodhouse Lane forms the historic core of the village, with a high proportion of historic and listed properties. Later and more spread out development is evident from the centre up to the north end of the Conservation Area. Outside of the boundary on the north side of the canal is a modern cul-de-sac development.

4.3. Historic Development of the Dunham Town Conservation Area

- 4.3.1 The history of the whole Duhham Massey Estate is set out in more detail in Appendix C.
- 4.3.2 Formerly sited in the parish of Bowdon, and located just to the north of the great house of Dunham Massey, the historic development of Dunham Town is intimately connected with the Dunham Massey estate.
- 4.3.3 In the Dunham Massey estate more broadly there is evidence of a long history of settlement. There have been, for example, Neolithic, Bronze-Age and Romano-British archaeological finds in the wider area, the presence of which suggest that the area was inhabited or at least navigable in these early ages.
- 4.3.4 The village of *Donehame* is mentioned in the Domesday Book, which suggests that the settlement was established by the 11th century.¹⁵ The village of Dunham Town and the Manor of Dunham Massey were transferred to Hamo de Massey in the same period, remaining in the hands of the de Massey family until the mid-14th century.¹⁶
- 4.3.5 After the last Hamo de Massey died in the 1340s without an heir, the manor passed to the Ingham family, and then successively to the Stranges, Fittons and Venables.¹⁷ In the mid-15th century the hamlet of Dunham Town and the associated manor house passed to the Booth family, who then held the seat until the mid-18th century. The earliest structures surviving in Dunham Town today appear to date from the 17th century but with some rare instances of surviving earlier fabric.
- 4.3.6 Dunham Town in this period was still owned by the Booth family, who were highly influential in local and national political spheres. Sir George Booth was one of the most notable politicians of the early Stuart court, while his son William Booth and grandson, also George Booth, maintained the family's important national position. Sir George led the Royalist Booth Uprising in Lancashire, Cheshire and North Wales in 1658 in opposition to the Rump Parliament. This represented the most successful attempt against this parliament in the period, although it was ultimately unsuccessful.
- 4.3.7 In the 18th century the 2nd Earl of Warrington, another George Booth, rebuilt the house at Dunham Massey and also remodelled the landscape. There are, concurrently, several houses in Dunham Town which also appear to date to this period although none appear to directly relate to the second Earl. These include the three Big Tree Cottages on Woodhouse Lane, the early 18th-century Ivy House, and the mid-18th-century Big Tree House.

¹⁵ A *Topographical Dictionary of England* (1848), <http://www.british-history.ac.uk/report.aspx?compid=50930> (accessed 22 October 2014)

¹⁶ A *History of the County of Chester: Volume 5 part 1: The City of Chester: General History and Topography* (2003), <http://www.british-history.ac.uk/report.aspx?compid=19184> (accessed 13 October 2014)

¹⁷ Ibid

- 4.3.8 The latter part of the 18th century also brought some development of the town: Dunham School was built by Thomas Walton in 1759, while a public road bridge was constructed in the 1770s at the same time as the cutting of the Bridgewater Canal through the settlement. New farmhouses and cottages also appear to date from this period, for example Rose Cottage, Farm Cottage and Dog Farmhouse. All three are located on Woodhouse Lane, which formed the historic core of the settlement.
- 4.3.9 Despite the significant additions and changes in the 18th century, it is evident from the 1842 tithe map that the settlement of Dunham Town was still very much a hamlet in the 19th century, by which stage it had passed to the Grey family via the marriage of Mary Booth, the last George Booth's only daughter and heir. Prolific among the buildings in Dunham Town are modest 18th- and early 19th-century red brick workers' cottages built as accommodation for those employed at the Dunham Massey estate. An early 20th-century photograph of Rose Cottage on School Lane indicates that these cottages were at some point whitewashed. The photograph also shows the distinctive split-timber picket fence which has been recently been reinstated at several properties throughout the Conservation Area.



Rose Cottage, School Lane, c.1909 (Trafford Local Studies Centre, TL0091)

- 4.3.10 Another row of cottages also called Big Tree Cottages date from the early 19th century: a watershed in the history of Dunham Town and it is apparent that much of the rest of Dunham Town was developed in the later 19th and early 20th centuries. From archival sources, it is evident that the land was sold to a local speculative builder Mark Clarke by the Trustees of the Earl of Stamford and Warrington, signed notably by his widow Catherine, Countess of Stamford and Warrington. 'Big Tree' refers to the large tree at the Woodhouse Lane/Charcoal Road junction. An early 20th-century picture shows the tree in full bloom.



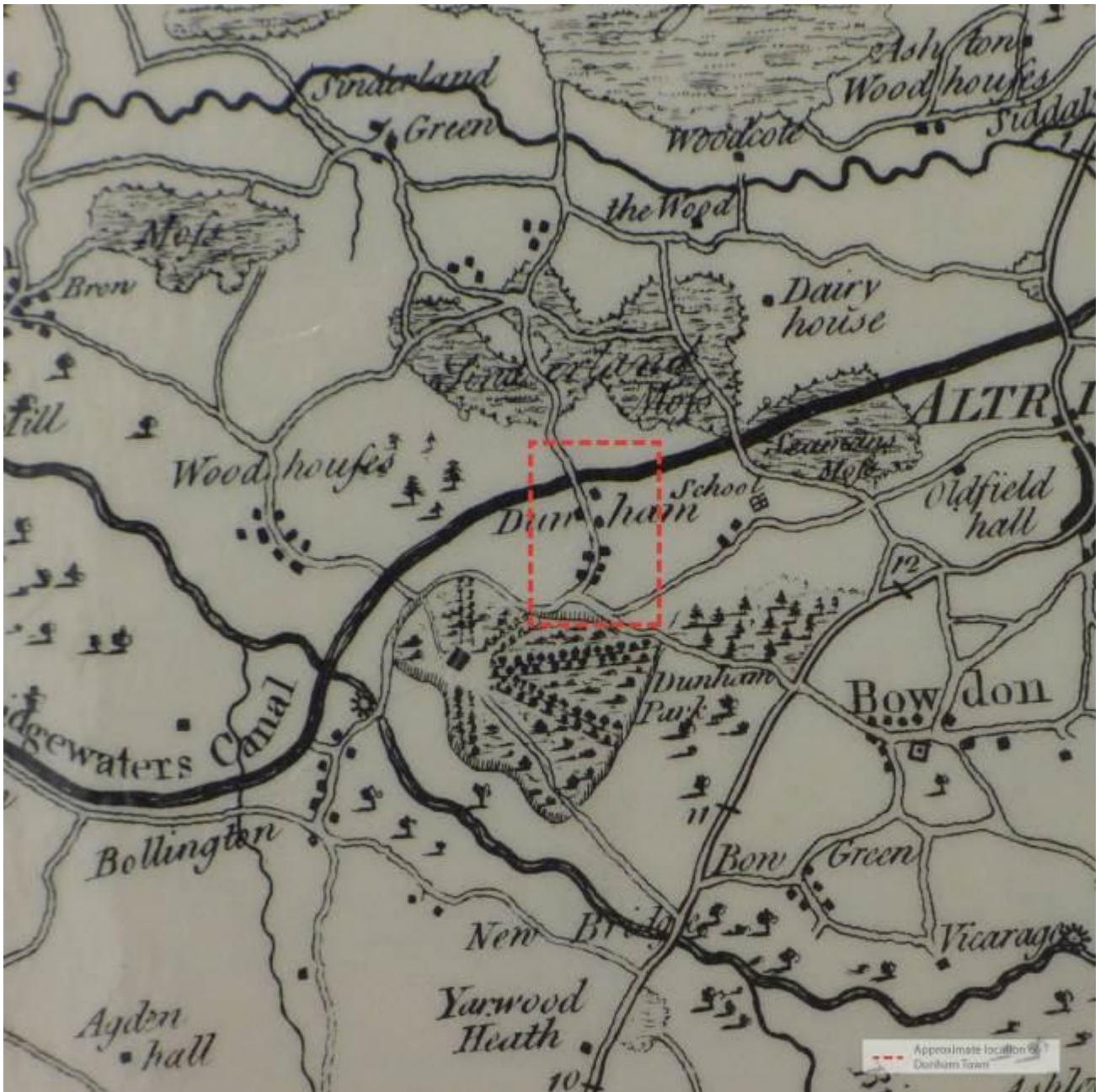
'Big Tree', c.1904 (Trafford Local Studies Centre, TL0090)

- 4.3.11 It is perhaps no coincidence that several parcels of land were sold for development during the latter half of the 19th century, under the Countess' watchful eye. The Earl's second wife, Catherine (née Cocks) was a circus performer whose marriage to the Earl was widely disapproved of by the local community. The scale of local disapproval quickly led the couple to remove to their estate at Enville in Staffordshire for the rest of their lives, leaving the great house at Dunham empty.¹⁸
- 4.3.12 It therefore seems likely that the sale of land in Dunham Town may have held particular personal significance for the Countess. Regardless of this personal story, Mark Clarke's development of Dunham Town brought a degree of speculative development to the area. This echoed, to a much smaller degree, the transformation of the wider Trafford area into residential suburbs to serve industrial Manchester, made possible by the construction and expansion of the railways from the 1840s onward.
- 4.3.13 It is notable that, despite the small incursion of speculative development during this earlier period, Dunham Town remains largely untouched by the suburbanisation of the Greater Manchester area and the settlement retains its historic street and plot patterns. Later 20th-century developments, including the construction of a bypass to the village in the mid-1980s and the rebuilding of an historic wall along the line of the new road between Charcoal Lane and Woodhouse Lane, have also had little overall impact on the footprint of the historical settlement of Dunham Town.¹⁹

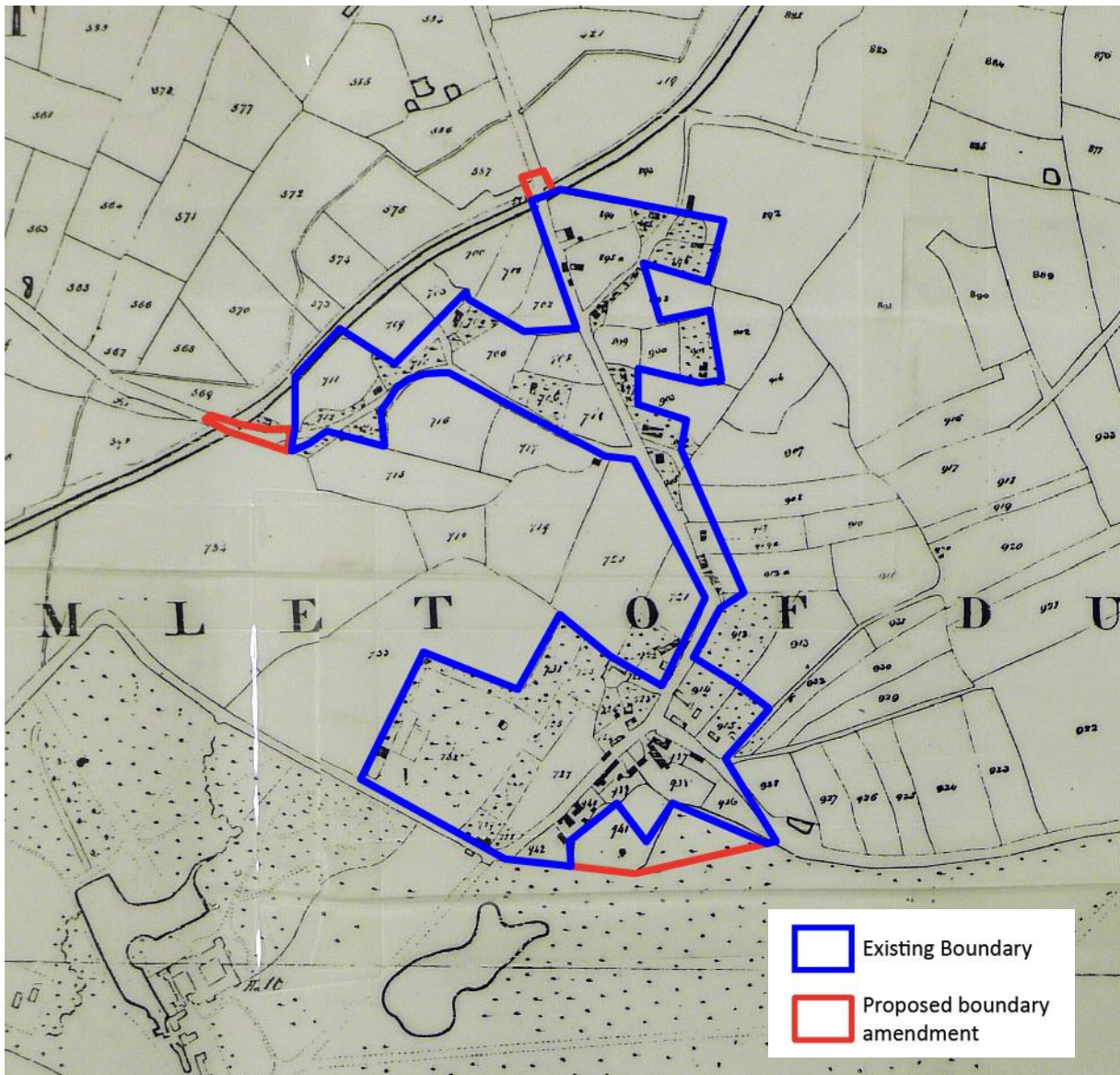
¹⁸ <http://archives.li.man.ac.uk/ead/search?operation=full&rsid=7418&firstrec=1&numreq=20&highlight=1&recid=gb133egrb-egr4-5>

¹⁹ Dunham Massey, <http://list.english-heritage.org.uk/resultsingle.aspx?uid=1000853>

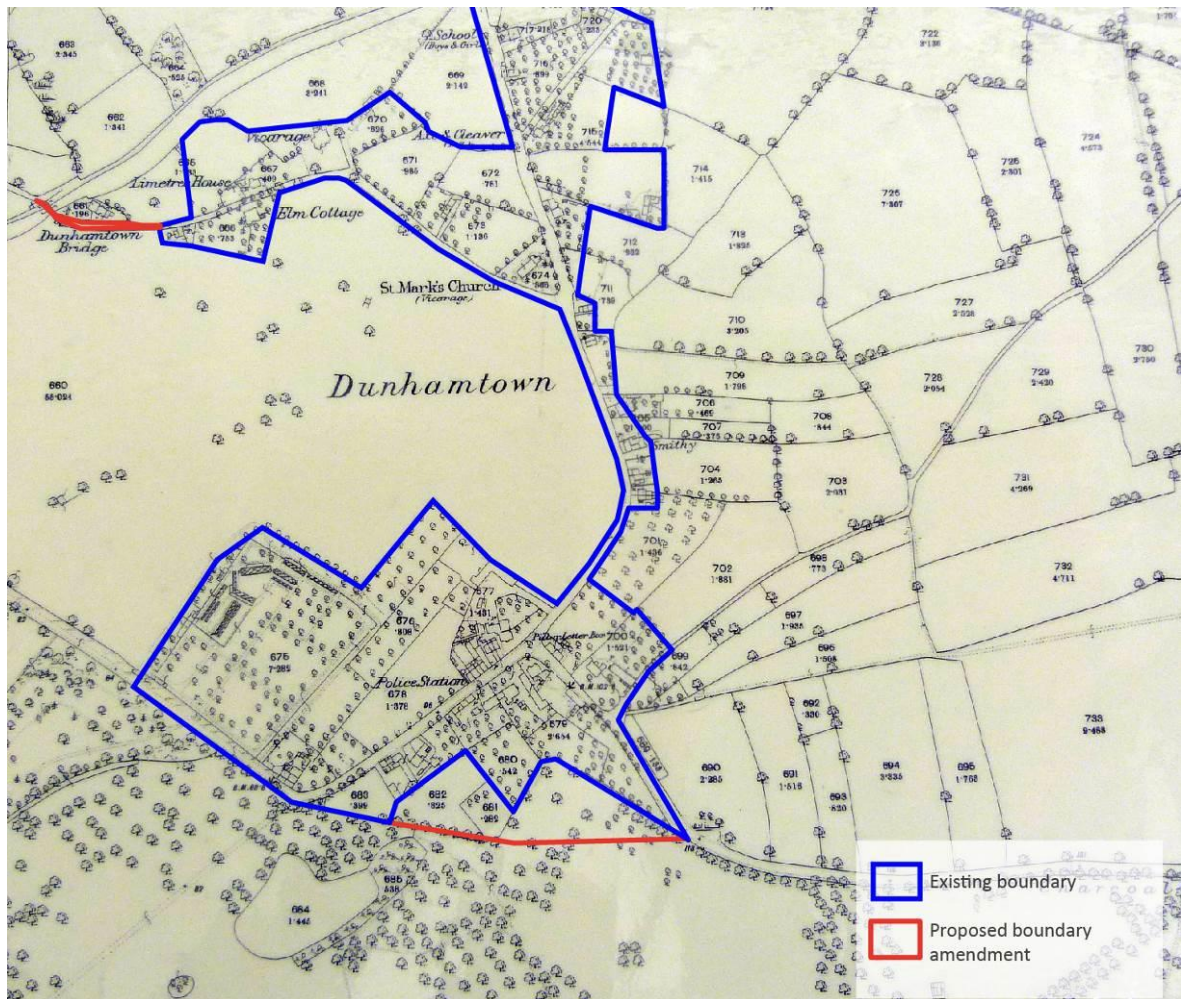
4.4. Map Progression



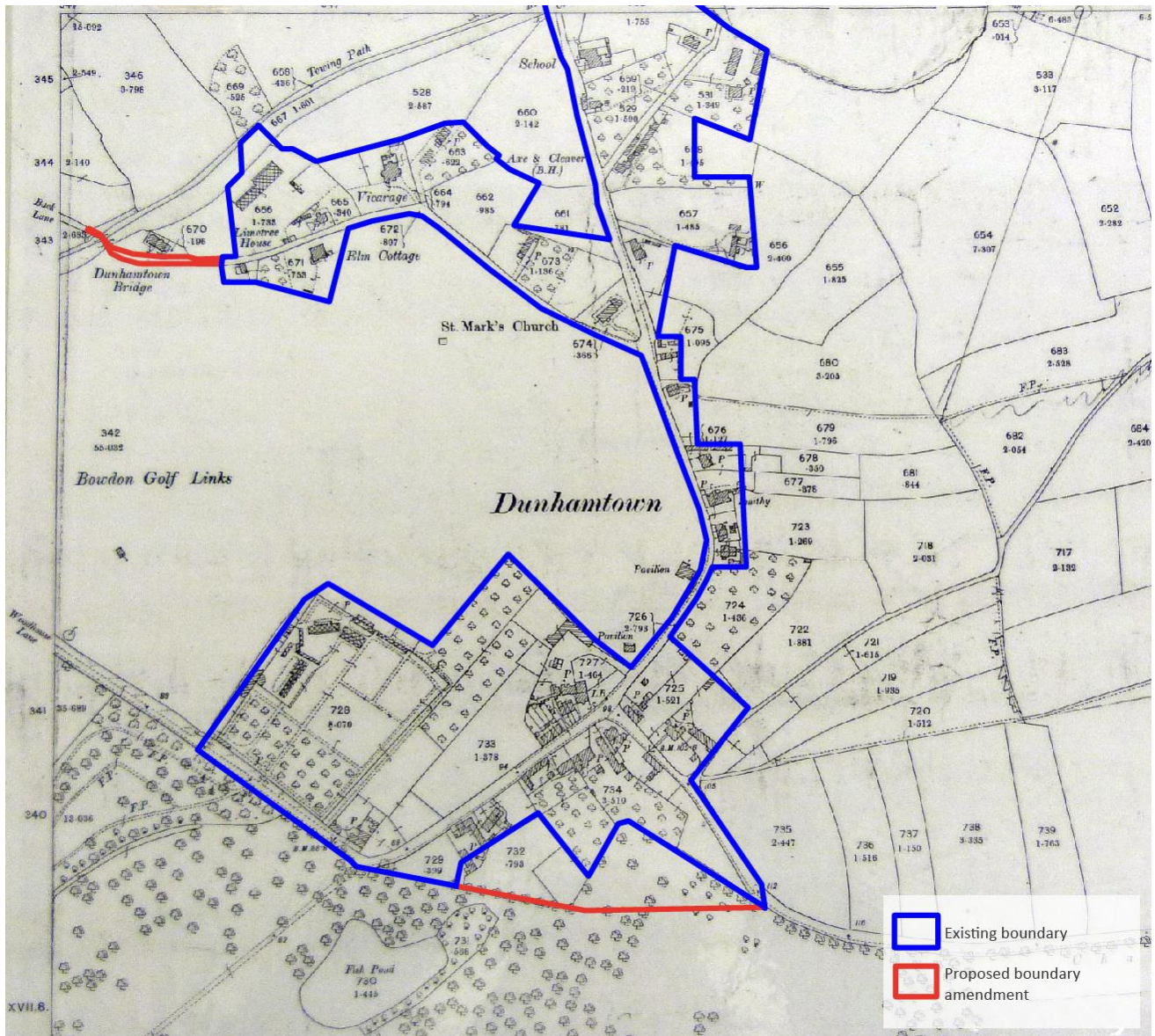
Map 3 Burdett 1777



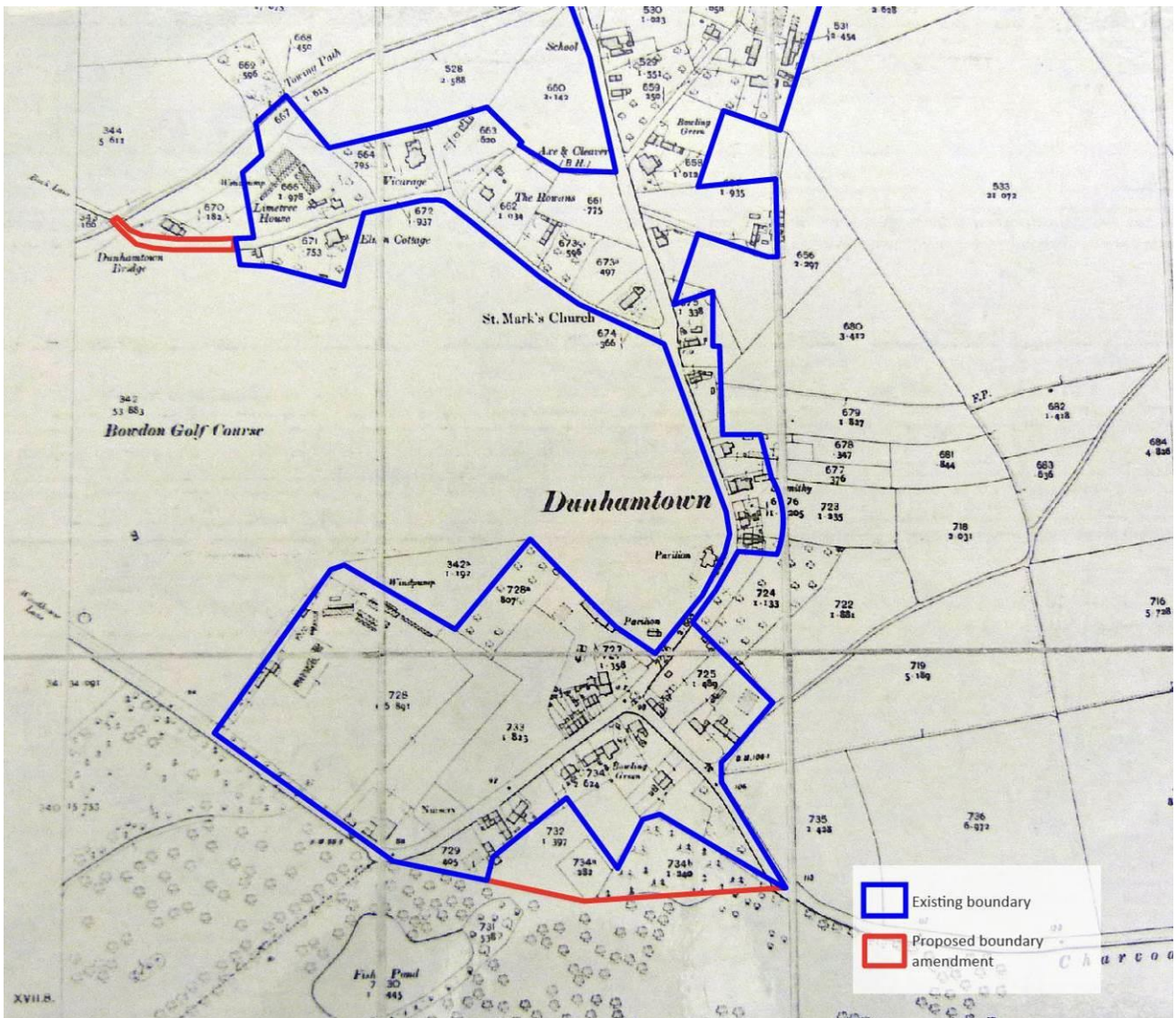
Map4 Tithe map, 1842



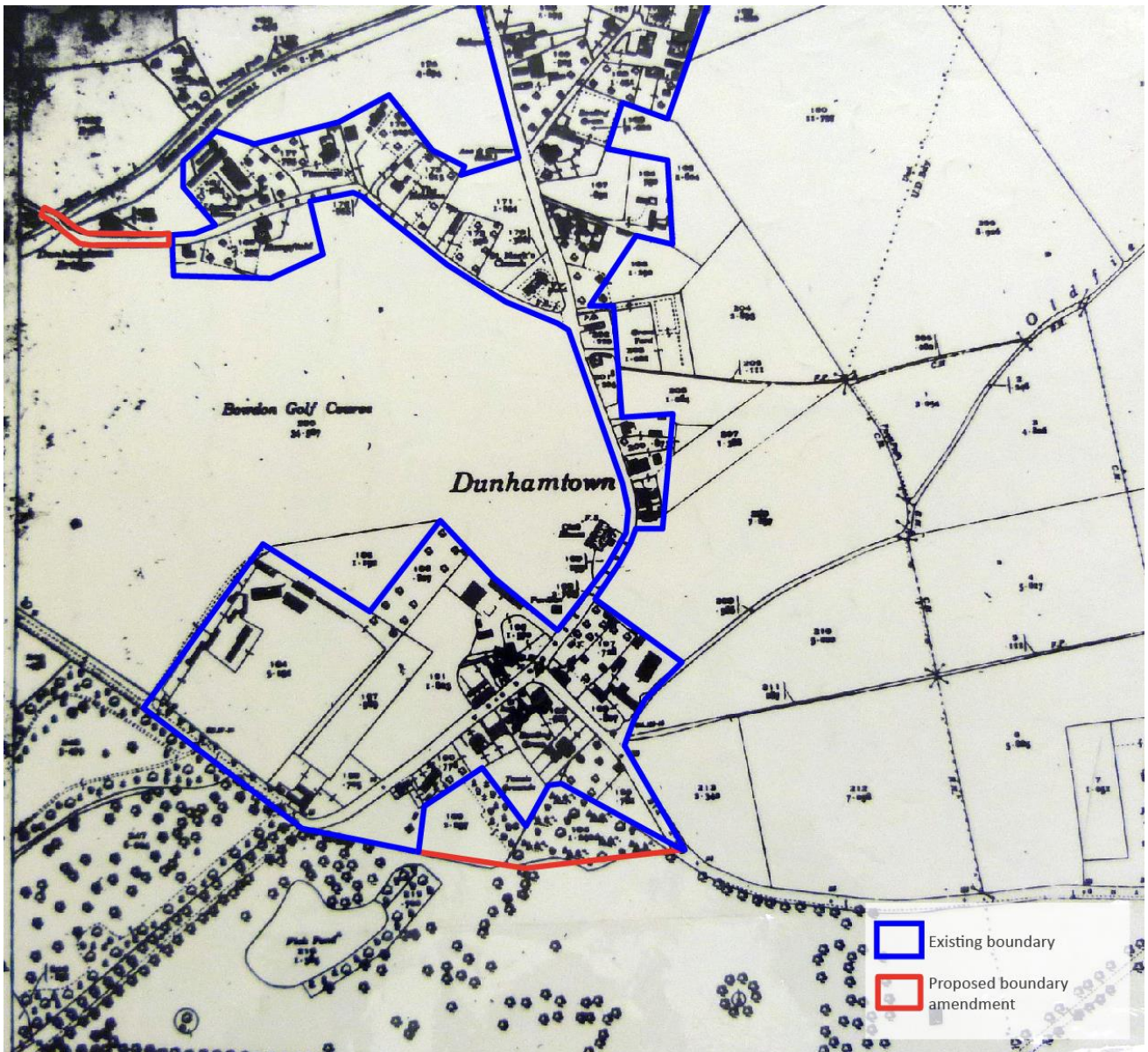
Map 5 1877 Ordnance Survey (Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationary office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to Prosecution or civil proceedings. Trafford Council OS License No. 100023172)



Map 6 1898 Ordnance Survey (Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationary office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to Prosecution or civil proceedings. Trafford Council OS License No. 100023172)



Map 7 1910 Ordnance Survey (Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationary office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to Prosecution or civil proceedings. Trafford Council OS License No. 100023172)

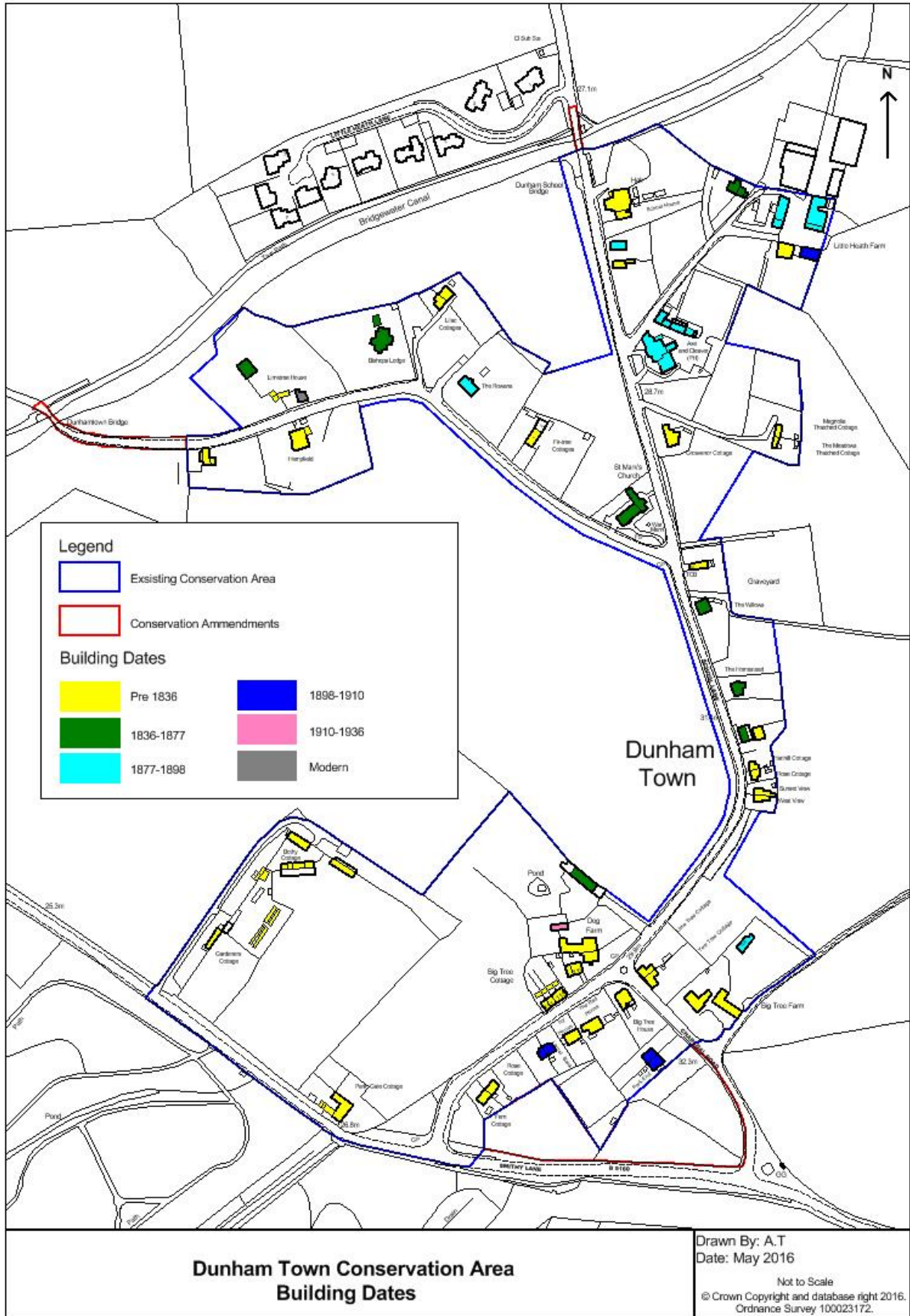


Map 8 1936 Ordnance Survey (Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationary office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to Prosecution or civil proceedings. Trafford Council OS License No. 100023172)

4.5. Building Development Phases

- 4.5.1 The buildings within the Dunham Town Conservation Area vary in ages from the 17th century through to the early 20th century. There is potential for some buildings to contain even older fabric:
- Yew Tree Cottage and Lime Tree Cottage are noted as potentially containing 16th- or 17th-century fabric;
 - Magnolia Cottage may potentially contain 16th-century fabric; and
 - There is evidence in the built structures at Little Heath Farm that they contain older recycled timbers.²⁰
- 4.5.2 The dates shown on the plan are indicative of when each building is first evident in historic maps. More detailed dates are given in section 5 where individual designated and non-designated heritage assets are discussed in greater detail.
- 4.5.3 The dates on the following plan are indicative of the buildings' principal construction period. Although most of the buildings and structures in the Conservation Area have undergone alteration and/or extension, the plan is not intended to detail multiple phases for each building.

²⁰ GMHER nos. 3786.1.0, 7304.1.0 and 7709.1.0, respectively.



Map 9: Building Development Phases

4.6. Archaeology

Previous Archaeological Work

- 4.6.1 No investigative archaeological work has been carried out within the present Conservation Area boundary.
- 4.6.2 The Greater Manchester Historic Environment Record (GMHER) records the listed buildings, historic buildings, monuments and other places within the existing Conservation Area, of which there are 15 existing entries primarily detailing the history and development of Dunham Town's listed and historic buildings.
- 4.6.3 To date no subterranean archaeological investigations have been carried out in the Conservation Area but there are archaeological recordings of strip fields (known locally as 'loonts') and other activity in the wider surrounding landscape.

Sites of Archaeological Interest/Visible Archaeological Remains

- 4.6.4 There are no scheduled ancient monuments within the present boundaries of the Conservation Area or within the proposed boundary extensions.
- 4.6.5 In addition to the statutorily-listed buildings, the following have been identified in the GMHER for their archaeological interest:
- The site of a former house evident in historic maps off School Lane, now part of the school premises.
 - Dog Farm, where there is evidence of past building and agricultural activity. A 2001 watching brief did not return any finds.
- 4.6.6 Additionally, there are areas of cobbled surface extant at intervals in the existing Conservation Area, principally at access points into Dog Farm and Little Heath Farm.
- 4.6.7 In 1909, two late 17th-/early 18th-century gravestones behind 1-4 Big Tree Cottages were lifted, and two vaults and several coffins found. It was known from the inscription on the gravestones that they belonged to members of a Quaker family. Quakers were at the time unable to bury their deceased in consecrated ground, so often interred family members at home.²¹
- 4.6.8 There are no other visible archaeological remains within the Conservation Area.

²¹ National Trust HBSMR

Potential for Underground Remains

- 4.6.9 There are no subterranean find spots identified in the GMHER within the existing Conservation Area boundary. The discovery of the Quaker interments recorded in the National Trust Historic Buildings, Sites and Monuments Record (HBSMR) behind 1-4 Big Tree Cottages is likely to be an isolated find. However, there could potentially be further related finds.
- 4.6.10 There is potential for the cobbled road surface to be uncovered elsewhere beneath the modern surface treatments throughout the Conservation Area.
- 4.6.11 As a constituent and closely-neighbouring part of the historic Dunham Massey estate, and also taking into account archaeological investigations that have been carried out in the wider area, there is reasonable potential to find archaeological fragments beneath the surface of the agricultural fields that border the Conservation Area and the proposed boundary extensions. There is additionally a long history of settlement in this area of Trafford with the potential for finds to date as far back as Romano-Britain.

4.7. Architectural Quality & Built Form

Present and Former Uses

- 4.7.1 The Dunham Town Conservation Area today is predominantly residential and was historically home to workers employed on the Dunham Massey estate. The houses range from modest cottages to larger tenanted farmsteads and the village had a number of local amenities. A number of these are still evident in the village: the pub (Axe & Cleaver), post office (now a local shop) and church. Ties with Dunham Massey are still extant and evident in the characteristic use of red house signs and rain goods where properties are National Trust-owned.
- 4.7.2 The kitchen garden within the Conservation Area was established in the early 18th century for the cultivation of kitchen produce for Dunham Massey. Such gardens were typically detached from the main core of an historic estate, as is the case here.
- 4.7.3 A number of small outbuildings are known to exist in back gardens of the houses in the Conservation Area, which are historic pig sties or other agricultural buildings. These are generally now used for storage or disused.

Woodhouse Lane

- 4.7.4 Woodhouse Lane forms the southern end of the central spine through the Conservation Area. The buildings here are at the historic core of the village, where there is the widest variety in building ages and the highest proportion of listed buildings.
- 4.7.5 The southern end of the Conservation Area is exclusively residential, with houses ranging in scale from terraced cottages to larger detached houses. The more modest cottages are concentrated on the west side of the lane and are notably lower than the buildings opposite. As is typical of estate cottages throughout the wider area (for example nearby Dunham Woodhouses) the upper floor windows of the cottages are set high up under the eaves of a moderately shallow-pitched roof. The subtle differences in the brick detailing (principally the lintels) are indicative of the cottage's phased construction.



3-4 Big Tree Cottages



Big Tree Cottages

- 4.7.6 The east side of Woodhouse Lane is generally characterised by its larger houses, set back from the road on slightly elevated plots. Still two storeys in height, the roofs are taller than the modest cottages opposite. This is especially notable on Ivy House, where there is a large gap between the first floor window and the simple eaves cornice. Red brick with classical proportions and simple brick detailing is the prevalent style on Woodhouse Lane, adjusted to befit the historic status of the property. The Red House varies slightly and has a slightly protruding central bay topped with a simple pediment and contrasting brick window settings. The grander architectural style is indicative of its historic higher status.



Ivy House



The Red House

School Lane

- 4.7.7 Woodhouse Lane continues on to School Lane, so called after the school established in the 18th century at its northern end. The lane itself is characterised by the red brick boundary wall along its western side which is low enough to permit views out west across the field. The section complimented with additional painted iron railings is of a similar style to the Dunham Park boundary wall: the former with terracotta pyramidal coping and the latter with sandstone.
- 4.7.8 The buildings on School Lane are more widely spaced out and follow the same principals as Woodhouse Lane: red brick buildings with modest detailing and echoes of classical proportions. The houses are generally of the same proportions as the cottages on Woodhouse Lane with the upper floor windows set high up under the eaves. The sprawl of the village northwards is indicative of the need in the 19th century to provide more housing for estate workers. Although simple in style, the historic workers accommodation on both Woodhouse Lane and School Lane is robust and built to a good standard, as evidenced by the high-quality of the brickwork.
- 4.7.9 Detached cottages are more prevalent further north on School Lane. These exhibit much the same architectural style as the more modest terraced or semi-detached cottages but are more diversely positioned in relation to the streetscape: perpendicularly, for example.

Back Lane

- 4.7.10 The buildings on Back Lane are more widely spread than anywhere else in the Conservation Area. Development here predominantly dates from the 19th and early 20th centuries, at which time the accommodation needs of the Dunham Massey estate were levelling out. The architectural styles here are more diverse, reflecting the wider date range within which building took place.
- 4.7.11 The east and north sides of Back Lane are more densely planted than the rest of the Conservation Area and properties are generally set further back from the thoroughfare. This results in glimpsed views only of many of the buildings in this part of the Conservation Area.



Bishop's Lodge, partially visible through the planting

- 4.7.12 The distinctive boundary wall on School Lane continues along the south side of Back Lane. On the opposite site is a low-level section wall constructed of long rectangular blocks of roughly-hewn locally quarried stone. This is very common in Trafford in general and is often used for boundary treatments.
- 4.7.13 1-2 Fir Tree Cottages are notable as one of the only thatched buildings in the Conservation Area. It is not possible to tell from the documentary evidence available at this time whether many other properties in Dunham Town were historically also thatched. The shallower pitch of the terraced cottages, which are of similar proportions to Fir Tree Cottage, may potentially indicate that they were historically thatched before replacement slates were put in place.

Bridges

- 4.7.14 The two bridges in the proposed north boundary extensions date from the late 18th century when the Bridgewater Canal was cut through the landscape. Dunham School Bridge spans over the canal at School Lane and Dunham Town Bridge crosses at Back Lane. They are simple but robust structures of a single large arch, constructed with brick with plain sandstone dressing.



Dunham Town Bridge



Dunham School Bridge

Farmsteads

- 4.7.15 There are three farmsteads in the Conservation Area: Dog Farm, Big Tree Farm and Little Heath Farm. A period of agricultural improvements and rationalisation in the early 20th century saw the remodelling of most of the ancillary farm yard buildings throughout the Conservation Area.²² The early 20th-century alterations are typified by the use of contrasting smooth-finish bricks in the detailing (window settings, string courses and quoin stones). Upon comparison of historic maps, it is evident that the ancillary buildings stayed in much the same position, indicating that they were remodelled rather than completely rebuilt.
- 4.7.16 The 20th-century improvements were restricted to the ancillary farm buildings; the farm houses at Dog Farm and Little Heath Farm are contrastingly earlier in their architectural style. The former sympathises with the predominant traditional style evident on Woodhouse Lane, whilst the latter is believed to be a contemporary of Ivy House but subject to a lot of alteration.²³

²² National Trust HBSMR

²³ National Trust HBSMR



Dog Farm House



Heath Farm House

Public Realm

- 4.7.17 There are traditional Victorian-style lamp posts extant throughout the existing Conservation Area and the proposed boundary extensions, which are in keeping with the prevalent 19th-century style and contribute to the traditional character of the village. There are also traditional sign posts – notably that at the junction of School Lane, Woodhouse Lane and Back Lane – and refuse bins which echo the design of black and gold lamp posts.
- 4.7.18 Fittingly, the local post box is still located outside the historic post office at 100 School Lane. A modern telephone box is located further north on School Lane, replacing one that formerly stood adjacent to the post office.

31

Open Spaces, Parks, Gardens and Trees

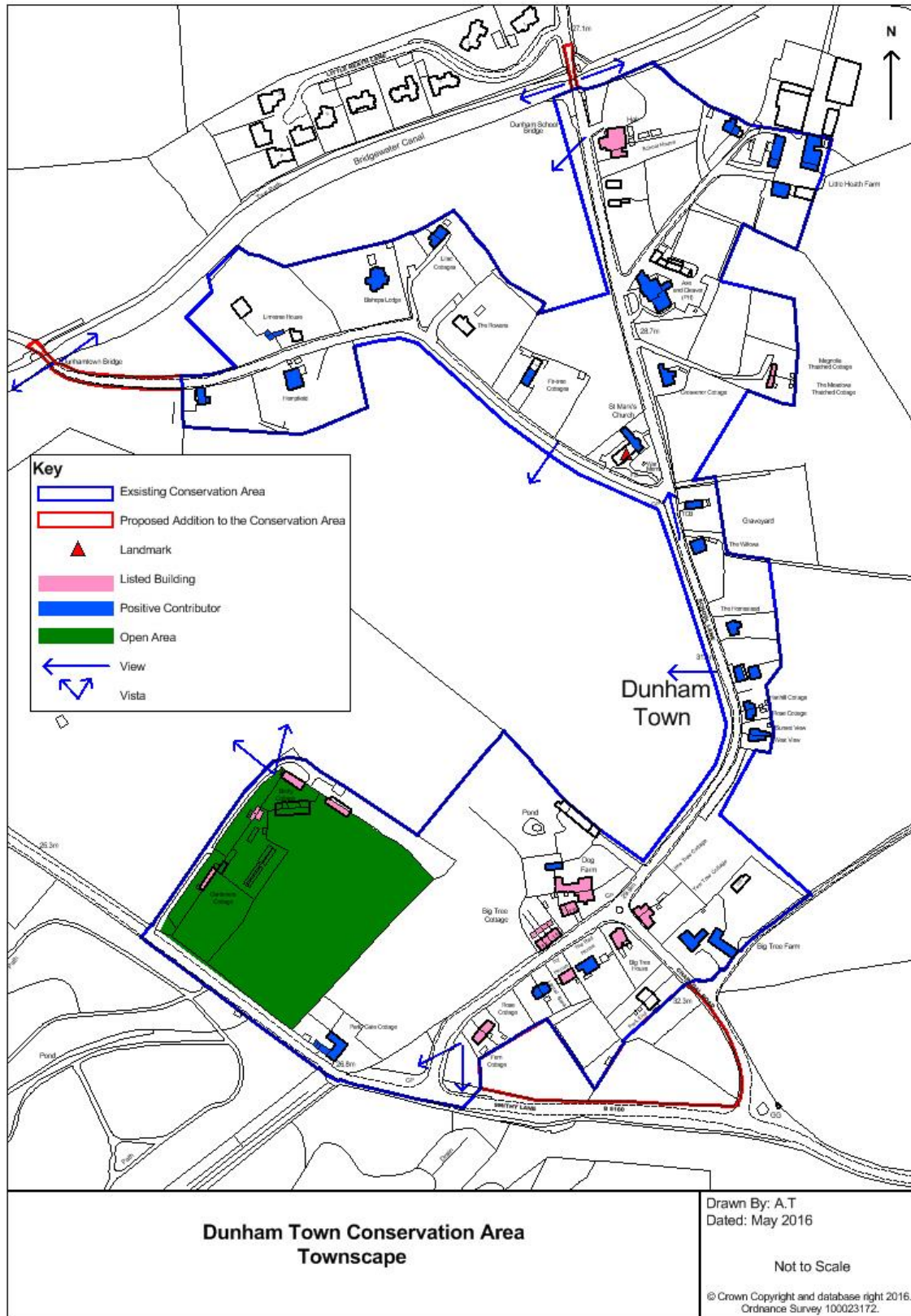
- 4.7.19 The Conservation Area is generally concentrated along defined thoroughfares and the only substantial open area within its boundaries is the kitchen garden. However, the field bounded on three sides by Back Lane, School Lane and the kitchen garden is an important and much larger open space which protrudes into the Conservation Area, thus impacting on its character.
- 4.7.20 As a rural village, the Conservation Area is particularly green, with mature trees (including that at the junction of Woodhouse Lane and Charcoal Road), planted boundary treatments and generous garden plots visible from the public thoroughfares, particularly on School Lane.
- 4.7.21 There is a large overgrown plot adjacent to the Charcoal Road/Smithy Lane junction which is proposed for inclusion in the Conservation Area. This was historically part of Dunham Park and was intermittently planted with parkland trees, which were later cleared to make way for the Smithy Lane bypass in the mid-1980s. This area has since become overgrown and detached in character from both the village and the park.

Landmarks and Key Views

- 4.7.22 The landmark features in the Dunham Town Conservation Area reflect its relative modesty as a rural village and consequently may not be considered landmarks out of their local context.
- 4.7.23 The kitchen garden is a notable landmark feature within Dunham Town. It is one of the oldest extant features in the Conservation Area, and its walls and other structures are clearly visible in views from Back Lane and School Lane. Its southern wall and associated entrances echo the park's boundary wall on the south side of Smithy Lane, clearly unifying the two sides of the road and consequently the two parts of the estate.
- 4.7.24 Due to its central location and distinctive splayed spire, St Mark's Church is a second landmark feature in the Conservation Area and is the main focal point in views north up Woodhouse Lane.

Local Details

- 4.7.25 The buildings within the Dunham Town Conservation Area are predominantly typical of their status, function and period. There are few immediately recognisable details in the Conservation Area which are unique within its boundaries; however, in the wider context of the Dunham Massey estate, the modest scale and style of the red brick cottages and the canon of detached houses are recognisable as a local standard.



Map 10: Townscape Analysis Map

Shop Fronts

- 4.7.26 There is a traditional village shop at 100 School Lane in the centre of the Conservation Area. Formerly a terrace of three cottages, a post office was established at the westernmost end of the terrace in the 19th century and the two remaining cottages were merged, resulting in today's arrangement. Alterations were evidently undertaken in the 19th century and the shop still retains its traditional large window adjacent to the entrance, both of which are set under a simple architrave.



Shop front, 100 School Lane

- 4.7.27 The Little Heath Farm Shop is typical of local farm shops nationwide and is located in one of the early 20th-century agricultural buildings in the yard. Although it does not have a traditional shop front, it is evident that the wide barn door has been adapted to include a standard door with glazed panes in the upper section and on either side.

Development Opportunities

- 4.7.28 Where houses are located on a generous surrounding plot there may be some scope for modest extension providing it does not overpower the main block of the house. Such extensions are evident on some properties throughout the Conservation Area. The densely compacted plots of the cottages on the west side of Woodhouse Lane render these buildings less capable of extension.
- 4.7.29 It should be noted that restrictions on development within the Green Belt are applicable throughout the whole of the existing Conservation Area and the proposed boundary extensions. Development to or within the setting of a listed building will face additional restrictions.

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 and those which make a positive contribution, which are referred to as Positive Contributors. These assets have been logged below 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 application.
- 5.1.2 This assessment has been undertaken using the criteria of the Historic England at Risk Register condition assessment: very bad, poor, fair and good.²⁴

5.2. Listed Buildings

- 5.2.1 Listed buildings are designated under the Planning (Listed Buildings and Conservation Areas) Act 1990 for their special architectural or historic interest. Listing gives them protection as alterations, additions or demolitions are controlled by listed building consent, which is required by local planning authorities when change is proposed. Listing ranges from Grade I (the highest level of protection) through to II* and II.
- 5.2.2 There are a high proportion of listed buildings within the Conservation Area. Dunham School Bridge in the proposed northern boundary extension is also listed. The full list descriptions for all listed buildings within the existing and proposed boundaries are included in Appendix B.

²⁴ <http://www.english-heritage.org.uk/content/imported-docs/f-j/key-to-entries-on-the-register.pdf>, accessed 07/01/2015

Fern Cottage & Rose Cottage (listed as 'Farm Cottage Rose Cottage'), Woodhouse Lane



Ivy Cottage



Rose Cottage

Date: Late 18th/Early 19th century

Condition: Good

Grade: II

This terrace was formerly four cottages which have since been amalgamated into the remaining two. Scarring in the external brickwork indicates where changes have been made. The cottages are especially notable as examples of the brick workers' terraces prevalent both in Dunham Town and the wider Dunham Massey estate.

Ivy House, Woodhouse Lane



Date: Early 18th century

Condition: Good

Grade: II

From the early 18th century through to the mid-19th century there was a flurry of building activity on the Dunham Massey estate, including a notable group of detached houses, of which Ivy House is one.²⁵ It is of a similar early 18th-century date as the northernmost Big Tree Cottages terrace. Its cambered brick lintels are repeated in the later Big Tree Cottages, indicating that the early 19th century builders copied the style opposite rather than the earlier cottages adjacent. The windows themselves have evidently been replaced and the asymmetrical style of the glazing bars is very unusual.

²⁵ GMHER no. 7709.1.0.

1, 3 and 4 Big Tree Cottages, Woodhouse Lane



1 Big Tree Cottage



3-4 Big Tree Cottages

Date: Early 19th century

Condition: Good

Grade: II

1, 3 and 4 Big Tree Cottages are simple brick buildings with reference to classical proportions and minimal detailing. There was originally a fourth cottage which was merged with No. 4 to create a larger end dwelling.²⁶ The four chimney stacks are a clear indicator of the original four-property terrace and the empty bay indicates where the fourth door was originally. Small outbuildings to the rear of these cottages will be covered under curtilage listing.

²⁶ GMHER no. 7313.1.0.

Big Tree Cottages, Woodhouse Lane



Date: Early 18th century

Condition: Good

Grade: II

The second terrace of Big Tree Cottages is set further back from the road and has a date stone of 1730. As with their later neighbouring counterparts, the cottages are of brick with similar proportions but slightly different lintel styles. Both sets of Big Tree Cottages are notable examples of the modest workers' cottages prevalent throughout the wider Dunham Massey estate.

Dog Farmhouse, School Lane



Date: Early 19th century

Condition: Good

Grade: II

Dog Farm House may potentially incorporate a smaller, earlier house. Scarring in the external brickwork indicates where alterations have historically taken place. The house is unusual for its large windows set high up under the eaves, more akin to the terraced cottages than other buildings of a similar size and age, such as Ivy House.

Big Tree House, Woodhouse Lane



Date: Mid-18th century

Condition: Good

Grade: II

Big Tree House is another of the detached buildings erected on the Dunham Massey estate. The two full-height semi-circular bays with their large windows are particularly notable features and are most likely early/mid-19th-century alterations.

Kitchen Garden Wall & Gardener's Cottage, Smithy Lane



Entrance to the Kitchen Garden



Gardener's Cottage

Date: Wall possibly early 17th century, cottage possibly 1702

Condition: Good

Grade: II

The kitchen garden is an important feature in the Conservation Area and is directly linked to the house at Dunham Massey. The wall brickwork is of good quality and the cottage is tucked away discreetly, with glimpsed views only of the upper levels. Unusually for the Conservation Area, the Gardener's Cottage has dormer windows.

Magnolia Cottage and The Meadows (Listed as ‘Magnolia the Meadows’), off School Lane



Date: 17th century with considerable alteration and rebuilding

Condition: Good

Grade: II

Magnolia Cottage and The Meadows are only partially visible from School Lane and accessed via a private access track. They are two of only a few thatched properties in the Conservation Area and are also notable for their age.

Dunham School, School Lane



Date: 1759 with large c.1860 & 20th-century additions

Condition: Good

Grade: II

Now a private residence with the parish hall attached, the former school was one of the original local amenities for villagers. Its original one-storey three-bay elevation is mostly visible and has a distinctive small pedimented gable over the door with a roundel plaque commemorating the foundation of the school by Thomas Walton in 1759.

Yew Cottage and Lime Tree Cottage, Charcoal Road



Date: Possibly 17th Century

Condition: Good

Grade: II

Although earlier in construction date, Lime Tree Cottage and Yew Tree Cottage at the corner of Woodhouse Lane and Charcoal Road have the same brick lintel style as the 1730s Big Tree Cottage terrace, indicating that alterations took place around that same time. It was originally one large house and has subsequently been divided into two cottages, which are notably larger than those on the opposite side of Woodhouse Lane.

Dunham School Bridge, School Lane



Date: 1770s

Condition: Good

Grade: II

The bridge, so named after the nearby former school, is located within the proposed boundary extension at the north end of the existing Conservation Area. It crosses the 1776 Bridgewater Canal and is of simple construction: a red brick segmental arch with supporting buttresses and sandstone detailing.

46

Dunham Massey, Registered Park & Garden

Condition: Good

Grade: II*

Dunham Massey park has been in use as a deer park since at least the mid-14th century and is enclosed by a brick wall erected in 1748-51. The park covers approximately 100 hectares and Dunham Massey Hall is located at its northern end. A small triangular section of the park was cut off following the construction of the Dunham Town bypass between Charcoal Road and Woodhouse Lane in the 1980s. The kitchen garden is covered both by the Conservation Area and the Registered Park and Garden boundaries.

5.3. Positive Contributors

- 5.3.1 The term ‘positive contributor’ identifies a non-designated heritage asset which makes a positive contribution to the Conservation Area and proposed boundary extensions. These buildings, structures and sites 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.²⁷
- 5.3.2 A single building or structure can be classed as a positive contributor. Identification within the appraisal focuses primarily on a building or structure and does not necessarily take into account the positive contribution made also by landscaping, spaciousness and other historic structures within the curtilage or setting of positive contributors. These characteristics amongst others must also be taken into account during the decision making process. Where a building, structure or site is not identified in the appraisal as a positive contributor, this does not necessarily mean the building detracts from the character or appearance of the Conservation Area. Further enhancement may be required or investigation into the potential significance of the building, structure or site.
- 5.3.3 These elements have been assessed with reference to Historic England criteria set out in their document *Understanding Place: Conservation Area Designation, Appraisal and Management*, paragraph 2.2.21.²⁸ The criteria are listed in Appendix D.

²⁷ Department of Communities and Local Government, *National Planning Policy Framework*, (2012).

²⁸ Historic England, *Understanding Place: Conservation Area Designation, Appraisal and Management*, (2011).

101 Woodhouse Lane



101 Woodhouse Lane - street elevation



101 Woodhouse Lane - side elevation

Date: Early 19th Century

Condition: Good

Reason: Included for its contribution to the streetscape and interesting three-tier gable end. The windows have been replaced in a sympathetic, period-appropriate style, with different styles on the traditional street elevation and gabled side-elevation.

Laurel Bank and Spinney Bank, Charcoal Road



Date: Early 20th Century

Condition: Good

Reason: Included for their contrasting architectural style which adds an additional layer of history to the Conservation Area. Also included as the site of a now-lost terrace of cottages evident in historic maps up until the early 20th century.

Dog Farm Outbuildings, School Lane



The Lavender Barn at Dog Farm



Dog Farm outbuilding

Date: Mid-19th and Early 20th Century

Condition: Good

Reason: Included as a surviving group of agricultural buildings. There is evidence of a range on the site of Lavender Barn in the 1870s but the smooth brick detailing around the windows indicate early 20th-century intervention, at which time a programme of agricultural improvements was being carried out estate-wide. The re-appropriation of the Lavender Barn into a tea room has been sensitively carried out and the barn has retained its traditional agricultural character.

The Red House, Woodhouse Lane



Date: Early 19th Century

Condition: Good

Reason: Included for historic value as an example of the detached houses built across the Dunham Massey estate in the 18th and 19th centuries. The smooth brick detailing around the windows is indicative of early 20th-century modification. The windows have evidently been replaced with modern alternatives which suit the dimensions of the window openings.

Big Tree Farm, Charcoal Road



Date: Early 19th Century

Condition: Good

Reason: Included for historic value as a farmstead has been evident on this site since at least the late 18th century. The house itself is not visible from the public thoroughfare. The outbuilding is included for its traditional agricultural aesthetics and as another example where early 20th-century alterations have been made. The building to the rear, currently housing the Dunham Massey Brewing Company, is also included in this entry.

Red Brick School Lane Cottages: West View, Sunset View, Rose Cottage, Harthill Cottage, and The Homestead



West View and Sunset View



The Homestead

Date: 19th Century

Condition: Good

Reason: Included as typical examples of modest workers' cottages and sympathetic replacement windows. Particularly notable for group value. The Smithy is also notable for the historic smithy attached to the rear which, given its style, is likely to have been re-built in the early 20th century but is evident in earlier maps.

The Willows, School Lane



Date: Mid-19th Century

Condition: Good

Reason: Included for positive contribution to streetscape and distinctive double-pitched roof.

100 School Lane (shop)



Shop front, 100 School Lane



South elevation of 100 School Lane

Date: Early 19th Century

Condition: Good

Reason: Included as a surviving historic local amenity with a simple traditional shop window. The cottage adjoining exhibits the same simple detailing and modest proportions extant throughout the Conservation Area.

St Mark's Church, junction of School Lane and Back Lane



Date: Mid-19th Century

Condition: Good

Reason: The church is a focal point in centre of the Conservation Area which has seen little change and has high communal value.

Fir Tree Cottages, Back Lane



Date: Early 19th Century

Condition: Good

Reason: Included as examples of traditional modest cottages which are notable for their retention of a traditionally rural thatched roof.

Bishop's Lodge, Back Lane



Date: Mid-19th Century

Condition: Good

Reason: Bishop's Lodge is only partially visible from the public thoroughfare. It is included for its historical value and contrasting early Victorian architectural style.

The Old Blacksmith's, Back Lane



Date: Early 19th Century (possibly with later rebuilding)

Condition: Good

Reason: Included for its historic value as the site of the village blacksmith with nearby pond to provide cooling water. It has been sympathetically restored in recent years and retains its traditional small windows with casements to the upper third.

Lime Tree House, Back Lane



Date: Early 19th Century

Condition: Good

Reason: Included as an example of one of the smaller detached houses built on the Dunham Massey estate between the 18th and 19th centuries.

Dunham Town Bridge, Back Lane



Date: 1770s

Condition: Good

Reason: Included for group value with Dunham School Bridge and their collective historic association with the 1776 Bridgewater Canal.

Hempfield, Back Lane



Date: Early 19th Century (possibly with later rebuilding or substantial remodelling)

Condition: Good

Reason: Included for its good-quality early 20th-century architecture and positive contribution to views across the field from School Lane.

Grosvenor Cottage, School Lane



Date: 19th Century (with 20th-century alterations to the exterior)

Condition: Good

Reason: Typical of the local estate workers' cottages and included for group value with other cottages further south on School Lane.

Axe & Cleaver, School Lane



Date: Late 19th Century (with modern external refurbishment)

Condition: Good

Reason: Included as a historic local amenity with high communal value and contrasting Victorian architectural style.

Little Heath Farm, off School Lane



Heath Farm House



Little Heath Farm Yard

Date: 18th-20th Century

Condition: Good

Reason: Included collectively for group and historic value. A farmstead has been present here since the 18th century, from which time the house is believed to date, and there is evidence of early 20th-century rebuilding as part of the estate-wise improvements to agricultural buildings.

Little Heath Cottages, off School Lane



Date: Mid-19th Century

Condition: Good

Reason: Included for group value with other Little Heath Farm buildings and separate group value with the terraced cottages in the Conservation Area. End extensions have been erected on a sufficiently small enough scale to not detract from the main terrace.

Section of Dunham Massey Estate Wall



Date: Early-19th Century

Condition: Good to Poor

Reason: Included for historic value as a feature of the Dunham Massey estate landscape and aesthetic value as a good quality brick wall. The poor condition mars its appearance in places.

6. ASSESSMENT OF CONDITION

6.1. General Condition

- 6.1.1 The buildings within the Dunham Town conservation area are generally well maintained, with the majority owned by National Trust. There are some areas of pointing and general maintenance required to some of the agricultural buildings. The two canal bridges to the north of the Conservation Area are in poor condition and require urgent maintenance works.

6.2. Intrusion and Negative Factors

Individual Properties

- 6.2.1 On the north section of School Lane, Meadows Cottage appears well maintained. However, the building is only partially visible from the road. Grosvenor Cottage in front of this is well maintained, with some minor areas of eroded pointing and algal growths to the brickwork.
- 6.2.2 The Axe and Cleaver public has some sections of timber frame visible, presumably decorative. There is horizontal boarding to the dormer gable, possibly covering deteriorated timber framing behind. The out-buildings to the rear are in poor condition with some slates and ridge tiles missing. The end section appears to be derelict with windows missing and vegetation growing in.



Derelict outbuilding to Axe and Cleaver

- 6.2.3 Heath Farm has been poorly repointed with a cementitious mortar applied over the brickwork arises. Windows have been replaced with modern casements. Spalled brickwork was noted to the associated outbuilding.
- 6.2.4 The Village Hall consists of a number of building phases. The main section has brickwork and slates which appear in good condition. To the north there is a single storey modern addition which is unsuitable design but appears to be in reasonable order. There is a mixture of asphalt and cement fibre sheeting roof, the condition of which could not be viewed. The Old School House adjoins to the south, dated 1759. The rendered elevations

with incised imitation ashlar jointing, slate roof above and brickwork chimney all appear in good condition. The windows have been replaced with modern casements.

- 6.2.5 Little Heath Farm is a collection of buildings set back to the east of School Lane. The main Farm House is of brickwork walls in English Garden Wall bond and has slate roofs. There are stone quoins to the west gable and delamination was noted to several. The brickwork is in fair condition, though some areas of pointing have been eroded. The timber casement windows are in reasonable order. The associated two agricultural buildings are in reasonable order generally, though patch pointing is required and one section of gutter is missing. Little Heath Cottages were only partially visible from the road but appeared in good condition other than slipped slates to the roof.



Eroded Quoins to Little Heath Farm House

- 6.2.6 St Marks Church is generally well maintained. There is evidence of a recent repair to a stepped crack on the west gable below window. The extension to the north of the church is of a suitable scale and style.



Repaired stepped crack to St. Mark's Church

- 6.2.7 Fir Tree Cottage on Back Lane is in good order, though the brickwork has been painted to several elevations which may be having a detrimental effect. The Rowans is well-maintained, though currently undergoing widespread renovation works with sections of blockwork walling visible.
- 6.2.8 Bishop's Lodge is set back from the road and partially obscured. The windows have been replaced but otherwise the building appears in good condition. Lime Tree House all appears to have been recently renovated and is in good condition. Hemp Field is set back slightly from the road. Where visible the brickwork walls have been painted or rendered with a rough cast. The building appears well maintained but a damp patch was noted to the render at a parapet gutter outlet.
- 6.2.9 The Post Office building on School Lane has brickwork elevations generally, with a rendered front façade. A vertical joint to the side elevations indicates that a shop unit was possibly added to the front of an older cottage. Incised ashlar joints to the render are taken round corners to form imitation quoins. There are timber casement windows. All elements appear in good condition, though there are some spalled bricks to the chimneys.
- 6.2.10 The Willows has walls rendered with incised joints and timber casement windows. All elements appear well maintained and in good condition. The collection of four detached buildings to south are all well maintained and in good condition.
- 6.2.11 On Charcoal Road the two storey terrace to north is divided into two cottages: Lime Tree and Yew Tree. The brickwork to Yew Tree Cottage has been repointed in cement but the building is otherwise in good condition.
- 6.2.12 Big Tree Farm house and barn are set at right angles to each other. The mortar to the barn has been eroded and requires repointing generally but the buildings are otherwise in reasonable condition.



Eroded pointing to the barn at Big Tree Farm

- 6.2.13 Dunham Massey Brewing Company is located to the rear of Big Tree Farm and is likely a former agricultural building. It is set back from road so was only partially visible but appeared to be in good order.

- 6.2.14 Two semi-detached houses to the south of Charcoal Road, Park End and The Gables, are both well maintained. Tree House to the corner of School Lane has some cracks to render on the front elevation and areas of joinery require redecoration.
- 6.2.15 Dog Farm on School Lane is a collection of buildings set round a central open space. The barn requires repointing as the mortar is generally eroded. Some areas of joinery are possibly rotten and require redecoration. The main farmhouse is well maintained.
- 6.2.16 The brickwork of Big Tree Cottages requires some repointing and there is heavy moss and vegetation growth to the roof, gable and chimney. The timber casement windows are in good condition.



Moss and vegetation to the roof of Big Tree Cottages

- 6.2.17 Three further cottages located on the street have all have been repointed in cementitious mortar applied in ribbon pointing style but otherwise appear in good condition.
- 6.2.18 The Red House has some open joints and step cracks noted above two windows but is otherwise in good condition. Ivy House is in good condition. The pair of semi-detached houses, Loral Bank and Spinny Bank, are well maintained. There is some vegetation to the elevations and some slipped roof tiles. The pair of adjoining cottages, Rose Cottage and Fern Cottage require some areas of patch pointing.
- 6.2.19 Park Gate Cottage and Laundry Cottage are adjoining buildings located off Smithy Lane. The stone tile roof is in need of some minor repairs but otherwise the houses appear in good condition. The Gardeners Cottage and Bothy Cottage are set back from Smithy Road and only partially visible. Gardeners Cottage is partially sat within the walled garden boundary wall and the elevations are heavily covered by vegetation, which could mean that the brickwork below is in poor condition.

- 6.2.20 Within the southern proposed boundary extension between Smithy Lane, Charcoal Road and School Lane, the section of redundant Dunham Massey estate wall is in poor condition with various areas of spalled brickwork, eroded pointing, delaminated copings, loose, missing or poorly repaired copings, undermining from animals, vegetation, moss and algal growths to brickwork. A lean-to structure to the rear has a roof flashed onto copings and an overflow pipe passing through the wall causing localised erosion.



Section of estate wall with eroded pointing, spalled bricks and damaged copings

- 6.2.21 Within the proposed boundary extension to the north, the majority of the brickwork of the canal bridge on School Lane has been poorly repointed in cementitious mortar applied over the brick arrises. There are also some areas of eroded pointing to the external face of the bridge. Large sections of the balustrade wall have been rebuilt in poorly matched brick. Multiple copings are damaged, which appears to be from vehicle collisions, and some copings have been replaced. The stone string course has been heavily eroded and the stone retaining walls to pedestrian ramps are covered by vegetation. The railings beyond the bridge to the north are in poor condition, require decorating and several sections have buckled. There is graffiti to the brickwork at canal level.
- 6.2.22 Within the proposed boundary extension to the north of Back Lane, large areas of the brickwork to the canal bridge has spalled to both sides of bridge, due to hard pointing. There are some areas of eroded pointing to the external face. The concrete copings have eroded and lost their finished face in several areas. The stone retaining walls to the pedestrian ramps are covered by vegetation, as is the stone canal edge to the south bank. The railings beyond the bridge to the north are in poor condition, require decorating and several sections have buckled. There is graffiti to the brickwork at canal level.



Eroded concrete copings and spalled brickwork below

Open Spaces and Areas

- 6.2.23 There are a mixture of brick and stone walls, timber fences and hedges to property boundaries, which are generally well maintained. A large section of original stone wall has been dismantled to The Rowans, which should be reinstated.
- 6.2.24 There are areas of cobbling to the various farm yards, which are generally partially obscured by earth and gravel. Localised dips were noted with ponding occurring.
- 6.2.25 The concrete bollards to Smithy Lane are not appropriate for a Conservation Area but are in good condition.

73

Intrusive Development

- 6.2.26 None noted within the Conservation Area.

6.3. Problems, Pressures and Capacity for Change

- 6.3.1 There are presently traditional Victorian-style lamp posts extant throughout the Conservation Area and along Smithy Lane in the proposed boundary extension area to the south-east. There is pressure for these to be replaced with the standard LED lamps installed throughout the rest of the borough. The traditional lamp posts add to the historic character of the Conservation Area and are well-suited to the rural thoroughfares. The proposed replacement lamps would be inappropriate and detract from the rural and historic sense of space.
- 6.3.2 The cottages throughout the Conservation Area and the proposed boundary extensions are characteristically modest in both scale and architectural detailing, as befits their original status as accommodation for Dunham Massey estate workers. Unsympathetic extension and alteration of these properties may potentially threaten to distort this key characteristic of the Conservation Area.

- 6.3.3 Similarly, unsympathetic alteration to the larger or later houses in the Conservation Area could result in the dilution of their historic or architectural merit, as is the case at The Rowans, the exterior of which has been thoroughly renovated, resulting in the loss of any aged patina. Though this has been done within permitted development rights, it is an example of how the historic character of a property can be eroded without further control, such as an Article 4 direction.
- 6.3.4 The historic properties throughout the Conservation Area are frequently accompanied by smaller outbuildings, historically for keeping domestic livestock, fuel storage, etc. This is especially true of Nos. 1, 2 and 4 Big Tree Cottages where a smaller range of outbuildings survive behind the terrace. As these are often smaller than the limit required before permission to demolish is necessary, there is potential to lose these historically-important outbuildings as they do not receive any protection.
- 6.3.5 The windows throughout the Conservation Area and proposed boundary extensions are typically appropriate to the style, scale and age of the individual buildings. Historic properties can be notoriously difficult to insulate and there is frequently pressure to address this through the installation of modern UPVC double-glazing. Timber frames, as opposed to UPVC, are commonplace in the Conservation Area and are encouraged the most appropriate material. Double glazed timber framed windows may be appropriate if made to a sympathetic design. Similarly, cast iron is the historically appropriate material for rainwater goods and plastic versions are inappropriate.
- 6.3.6 In response to the evolving agricultural industry, the historic brick yard buildings both in Dunham Town and elsewhere in the wider Dunham Massey estate are commonly being re-appropriated for alternative use as a means of diversifying sources of income, for example the Lavender Barn at Dog Farm and the farm shop at Little Heath Farm. It is important that the historic agricultural buildings retain their traditional character and are not subjected to unsympathetic alteration.
- 6.3.7 The Conservation Area is characteristically agricultural, particularly so along its eastern fringes. Permitted development rights concerning agricultural buildings are less strict than those applicable to residential properties. Consequently, there is potential for large agricultural buildings to be erected which exceed the scale normally permitted within a conservation area.



Sub-station near Axe and Cleaver

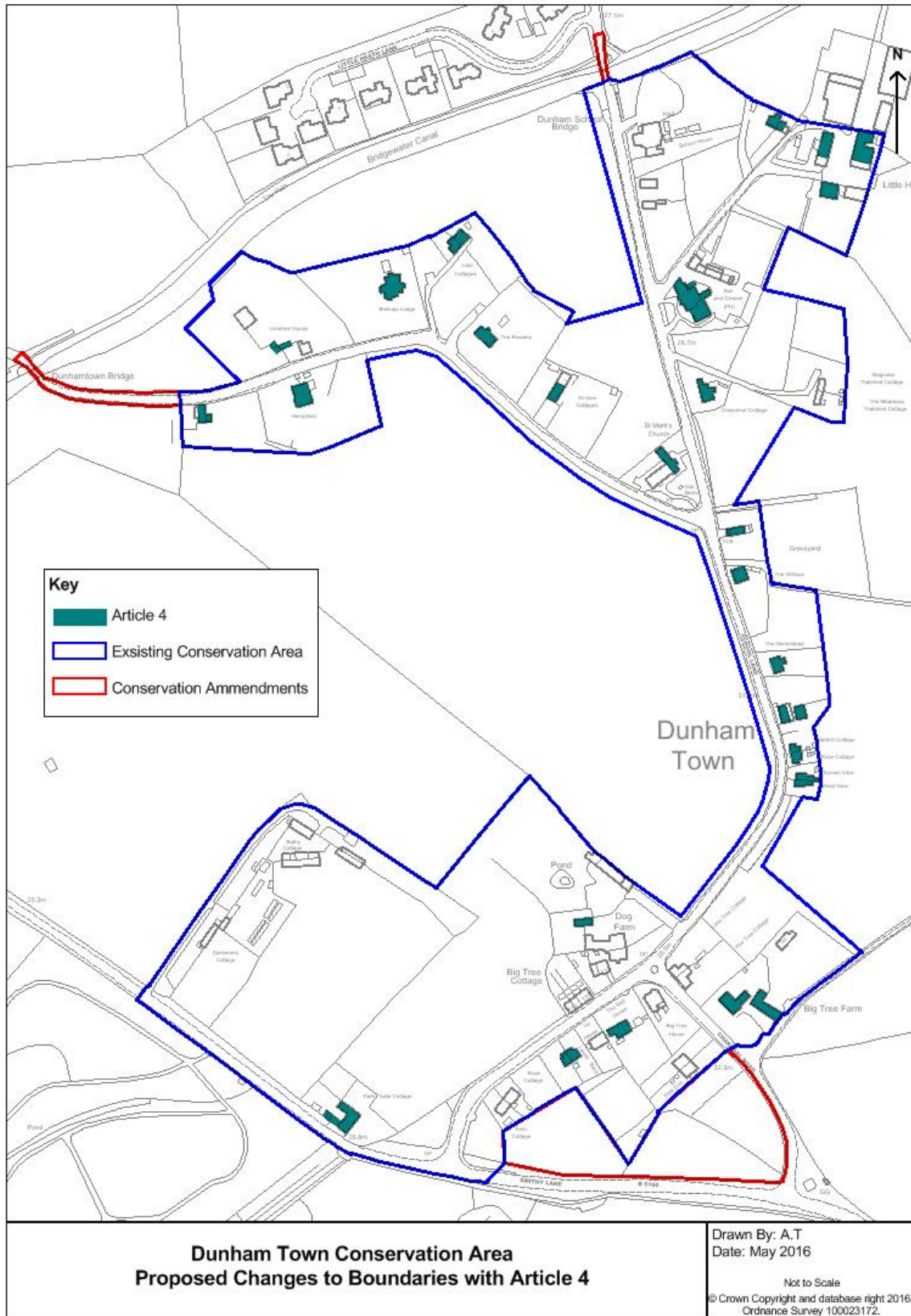


Elevated pipeline by Dunham School Bridge

- 6.3.8 A modern sub-station near the Axe & Cleaver is poorly disguised and consequently has a negative impact on the aesthetics of the streetscape. Likewise, there are adjacent modern piers supporting an elevated pipeline against the east side of Dunham School Bridge which completely obscures this elevation from view and is a significantly detracting feature.
- 6.3.9 The plot in the proposed south-east extension to the Conservation Area is overgrown and contains a section of the original park wall which became detached when the B5160 (Smithy Lane) cut-through was laid out. The plot is now redundant and the unmanaged vegetation may cause damage to the wall, potentially to the point of collapse.
- 6.3.10 There is a wide range of boundary treatments throughout the Conservation Area and most area generally in a fair condition. There is scope to improve the coping and small areas of pointing on the School Lane west boundary wall. Attention is also needed to the modern section of boundary wall on Charcoal Lane.
- 6.3.11 The high footfall of National Trust visitors to Dunham Massey has a knock-on effect in the surrounding area. In Dunham Town there are problems with on-road parking on Woodhouse Lane and Charcoal Road, even with a large new car park at Dunham Massey. On busy days there is potential for serious congestion. There may be pressure for further car parking provision from the National Trust in the future.

7. IDENTIFYING THE BOUNDARY

- 7.1.1 The *Planning (Listed Buildings and Conservation Areas) Act 1990*, the NPPF and best practice guidance produced by Historic England all state that the boundaries of existing conservation areas should be reviewed from time to time. Parts which are no longer of special interest 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 **Proposed Extension Areas A and B:** It is proposed that the Conservation Area boundary is extended to include both Dunham Town Bridge and Dunham School Bridge on School Lane and Back Lane, respectively. The bridges are important historic structures inextricably linked with the cutting through of the Bridgewater Canal in 1776 and, by association, the industrialisation of Greater Manchester. They are a key historical feature within the village.
- 7.1.4 **Proposed Extension Area C:** At the south-east corner of the present Conservation Area it is proposed that the remaining section of the triangular plot bounded by Smithy Lane, Charcoal Road and Woodhouse Lane is included in the Conservation Area. This was historically part of the park at Dunham Massey until relatively recently when the bypass was cut through. The park was listed around the same time; however, this area has not been recognised in the registered park boundary. A section of the original park boundary wall still survives in the plot proposed for inclusion in the Conservation Area.



Map 11: Dunham Town Conservation Area boundary extensions including potential Article 4 Directions

8. A PLAN FOR FURTHER ACTION

8.1.1 Below is a list of key issues within the Dunham Town Conservation Area which need to be addressed and action points for improvement. These will be expanded upon with management policies in the Dunham Town Conservation Area Management Plan.

- Address the overgrown triangular section of detached parkland at the south-east corner of the Conservation Area and conserve the section of original park wall.
- An Article 4 direction is recommended as an appropriate way to address issues with loss of traditional features. In the Dunham Town Conservation Area this would cover windows, doors, rainwater goods and small curtilage agricultural buildings for the properties listed below and shown on map 11 (page 76). Further detail will be provided in the forthcoming Management Plan.
 - 101 Woodhouse Lane
 - Laurel Bank, Charcoal Road
 - Spinner Bank, Charcoal Road
 - Dog Farm outbuildings, School Lane
 - The Red House, Woodhouse Lane
 - Big Tree Farm, Charcoal Road
 - Dunham Massey Brewing Company, Charcoal Road
 - West View, School Lane
 - Sunset View, School Lane
 - Rose Cottage, School Lane
 - Harthill Cottage, School Lane
 - The Homestead, School Lane
 - The Willows, School Lane
 - 100 School Lane
 - St. Mark's Church, School Lane
 - Fir Tree Cottages, Bank Lane
 - Bishop's Lodge, Back Lane
 - The Old Blacksmith's, Back Lane
 - Lime Tree House, Back Lane
 - Hempfield, Back Lane
 - The Rowans, Back Lane
 - Grosvenor Cottage, School Lane
 - Axe and Cleaver, School Lane
 - Little Heath Farm, off School Lane
 - Little Heat Cottages, off School Lane
- The exact number of small historic outbuildings to properties is not known. These are important reminders of historic uses but are small enough to be outside restricted demolition rights for Conservation Areas and therefore at risk of being lost. As part of the Management Plan the extent of these buildings should be established so that Article 4 directions can be put in place to protect them.

- Work with the Highways Department of the council to find an appropriate solution to replacement lamp posts or to retain the existing Victorian-style lamp posts throughout the Conservation Area and the proposed boundary extensions, which are in keeping with their historic character. Also work with Highways to ensure signage is appropriate to the character of the Conservation Area.
- Work with the Highways Department to implement a solution to the problems caused by on-road parking at the south end of the Conservation Area.
- Implement a sympathetic means of disguising the sub-station next to the Axe & Cleaver.
- Address the poor condition of some areas of boundary treatment.
- Alterations and extensions to designated and non-designated heritage assets should be restricted to a proportionate scale and design that respects the form of the original buildings. This is especially true of the 18th and 19th century workers' cottages which are characterised by their modesty. This will be addressed in greater detail in the Management Plan.
- Work with the Manchester Ship Canal Company to investigate a scheme that will reveal the east elevation of Dunham School Bridge.
- Assess the church as a potential for listing, as it is unusual that it is not listed, and if deemed suitable apply to Historic England for it to be listed.

9. BIBLIOGRAPHY

Historic Sources

Ordnance Survey 25" Map Series

Samuel Lewis, *A Topographical Dictionary of England* (1848), <http://www.british-history.ac.uk/report.aspx?compid=50930> (accessed 13 October 2014).

A History of the County of Chester: Volume 5 part 1: The City of Chester: General History and Topography (2003), <http://www.british-history.ac.uk/report.aspx?compid=19184> (accessed 13 October 2014).

A History of the County of Chester: Volume 3: Houses of Benedictine Monks: The Priory of Birkenhead (1980), <http://www.british-history.ac.uk/report.aspx?compid=39974> (accessed 13 October 2014).

<http://www.nationaltrust.org.uk/cs/Satellite?blobcol=urldata&blobheader=application%2Fpdf&blobkey=id&blobtable=MungoBlobs&blobwhere=1349118420283&ssbinary=true> (accessed 13 October 2014).

Oxford Dictionary of National Biography, all entries for Dunham Massey, <http://www.oxforddnb.com/search/quick/?quicksearch=quicksearch&docPos=1&searchTarget=fulltext&simpleName=dunham+massey&imageField.x=14&imageField.y=6> (accessed 24 October 2014).

80

J. H. Hanshall, *The History of the County Palatine of Chester* (1817), <http://books.google.co.uk/books?id=wsYHAAAAQAAJ&pg=PA371&dq=%22dunham+woodhouses%22&hl=en&sa=X&ei=orlIVODbLqHB7Aae4IH4Dg&ved=0CEgQ6AEwBw#v=onepage&q=%22dunham%20woodhouses%22&f=false> (accessed 24 October 2014).

Nicholas Pevsner and Edward Hubbard, *The Buildings of England: Cheshire*, <http://books.google.co.uk/books?id=KI99LwM8BYgC&pg=PA205&dq=%22dunham+woodhouses%22&hl=en&sa=X&ei=PbpIVPTKBSne7Ab38oCoAg&ved=0CC4Q6AEwAzgK#v=onepage&q=%22dunham%20woodhouses%22&f=false> (accessed 14 October 2014).

History of Parliament entry on Sir George Booth, <http://www.historyofparliamentonline.org/volume/1660-1690/member/booth-sir-george-1622-84> (accessed 14 October 2014).

History of Parliament entry on Sir Henry Booth, <http://www.historyofparliamentonline.org/volume/1660-1690/member/booth-hon-henry-1652-94> (accessed 14 October 2014).

<http://archiveshub.ac.uk/data/gb133-egr> (accessed 14 October 2014)

Cheshire Archives

Book reference: 118941, *Transactions of the Historic Society of Lancashire and Cheshire (Vol. XLVI): The Progress of the Duke of Monmouth (1895).*

John Rylands Library

<http://archives.li.man.ac.uk/ead/search?operation=full&rsid=7418&firstrec=1&numreq=20&highlight=1&recid=gb133egr4-5> (accessed 14 October 2014)

EGR14/73/1/8, Hamlet of Sinderland and Woodhouses Tithe Apportionment.

EGR14/13/5/144, Building Ground No.156 (5 August 1897).

EGR14/13/5/152, Building Ground No.160 (10 May 1898).

EGR14/13/5/183, Building Ground No.191 (19 October 1903).

EGR14/8/5/28, Agreement for Letting: Seamons Moss Farm (25 March 1939).

EGR14/8/5/29, Agreement for Letting: Yew Tree Farm (25 March 1939).

EGR14/8/5/30, Agreement for Letting: Greenbank (29 September 1939).

EGR14/8/5/31, Agreement for Letting: Garden at Dunham Town (25 March 1940).

EGR14/8/5/32, Agreement for Letting: Ivy House at Dunham Town (24 June 1940).

EGR14/8/5/33, Agreement for Letting: Parkview (29 September 1940).

EGR14/8/5/34, Agreement for Letting: House, Smithy and Land at Dunham Town (25 March 1942).

EGR14/8/5/35, Agreement of Tenancy: House, Shop and Garden at Dunham Town (24 June 1942).

EGR14/8/5/36, Agreement for Letting: Land at Middow Lane, Dunham Massey (29 September 1942).

EGR14/8/5/37, Agreement for Letting: Yew Tree House Farm, Dunham Massey (25 March 1944).

EGR14/8/5/38, Agreement of Tenancy: No.3 Box Tree Cottages, Dunham Massey (25 March 1944).

EGR14/8/5/39, Agreement of Tenancy: Land at Woodhouse Lane, Dunham Town (1 November 1947).

Trafford Local Studies

729, Tithe map of the Parish of Bowden, 1836-51.

Appendix A: Contacts

Trafford Council Contacts

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

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 Historic England)

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

Appendix B: Listed Building Descriptions

Name: FARM COTTAGE ROSE COTTAGE

List entry Number: 1349044

Grade: II

Date first listed: 12-Jul-1985

2 cottages, formerly 4 cottages. late C18 and early C19. English garden wall bond to Rose Cottage, Flemish bond to Farm Cottage, slate roof. Formerly 4 cottages each of 2- storey, double-depth with a door to the right although the doors to bays 2 and 4 have been blocked. Continuous outshut to rear. The 2 remaining doors have heavy frames and cambered brick arches. Total of 8 3-light casement windows with stone sills and cambered brick arch heads. 4 late C19 ridge chimney stacks. Included for group value.

Listing NGR: SJ7391787520

Name: IVY HOUSE

List entry Number: 1356498

Grade: II

Date first listed: 12-Jul-1985

House. Early C18. Brick with slate roof. Double-depth 2- storey (plus attic) central-entrance plan with C20 garage against right gable. 3 bays with 2 brick strings, modillion eaves cornice and gable stacks. Recessed 6-panel door with moulded timber surround and pediment. 2 ground floor windows, 3 first floor, each with cambered brick arches and repaired casement windows of 2 and 3 lights.

Listing NGR: SJ7397687561

Name: BIG TREE COTTAGES

List entry Number: 1356497

Grade: II

Date first listed: 12-Jul-1985

3 cottages. Early C19. Flemish bond brick with slate roof. Row of cottages, probably formerly of 4, but now of 3. Nos. 3 and 4 are double-depth, 1-bay wide whereas No. 1 is entered through the gable and is double-depth and 2 rooms wide. 4-bay elevation has door to left in bays 1 and 2 with cambered brick arches and heavy frames, otherwise each bay has a 3-light casement window to each floor with stone sills, cambered brick arches and glazing bars. 4 ridge chimney stacks of late C19 date. Included for group value.

Listing NGR: SJ7396287585

Name: BIG TREE COTTAGES

List entry Number: 1067915

Grade: II

Date first listed: 12-Jul-1985

House and cottage, now 3 cottages. "G.M. 1730" on enriched datestone. Brick (English bond) with C20 tile roof covering. The original central-entrance 2-storey double-depth house was extended in C18 to provide a cottage to the left under a continuous roof. A door was at some stage added to the right unit of the house to create 2 cottages. Each cottage has a doorway with heavy frame and segmental brick, arch and a window on each floor with 2 or 3-light casements and brick arches to the ground floor. Coped gables with kneelers and 3 C19 chimney stacks.

Listing NGR: SJ7397587607

Name: DOG FARMHOUSE

List entry Number: 1110847

Grade: II

Date first listed: 12-Jul-1985

Farmhouse. Early C19 although there are signs that it was an adaptation of an early C18 single-depth house. English garden wall bond brickwork with slate roof. Double-depth, 2 rooms wide, 2 storeys, central-entrance plan with 2-storey wing to rear. 6-panel door has C19 canopy. 2 16-pane sash windows to either side with stone sills and cambered brick arches. Signs of the earlier building exist on all elevations in the form of blocked window openings with segmental brick arched heads. 2 gable chimney stacks are late C19 replacement.

Listing NGR: SJ7398187622

Name: BIG TREE HOUSE

List entry Number: 1356511

Grade: II

Date first listed: 26-Apr-1976

Date of most recent amendment: 12-Jul-1985

House. Mid C18. English bond brick and roughcast with graduated stone slate roof. Gable-entrance plan with 2 storeys plus attic, outshut and C20 extension to rear and 2 2-storey bay windows on each floor with sash windows separated by pilasters; a dentilled eaves cornice and a coped parapet. Dentilled pediment to gable entrance which has half-glazed door, pilasters and side lights. Other windows are casements. Fine Adam style fireplace and C18 staircase with deep handrail.

Listing NGR: SJ7401387586

Name: KITCHEN GARDEN BOUNDING WALL AND GARDENER'S COTTAGE

List entry Number: 1067916

Grade: II

Date first listed: 12-Jul-1985

Kitchen garden wall and gardener's cottage. Wall maybe early C17 (Swarbrick), cottage maybe 1702; both are shown on J. Harris's painting of 1751. English garden wall bond brickwork, stone dressings and copings and stone slate roof. The wall is roughly square in plan with gateways at the centre of each side and the Gardener's Cottage forming part of the north-west side. The wall has buttresses at regular intervals, a roll-moulded weathered stone coping, heating flues in the north-west side and a south-west gateway which is advanced, has a segmental-headed recessed arch and a raised coping (c.1750). The Gardener's Cottage is 3 x 1 bay with 2 storeys and a mono-pitched roof. The elevations are symmetrical, the outer one having a central door with plain stone surround, a 2-light chamfered mullion window on either side and 3 small casement above. The gables are coped with kneelers and the ridge has a stone cornice coping. The garden side has a central segmental-headed cart entry (now door) with keystones and a total of 5 2-light stone chamfered mullion windows. J. Swarbrick, "Dunham Massey Hall", Transaction of the Lancashire and Cheshire antiquarian Society, Vol XLII, 1925, pp. 62 and 63.

Listing NGR: SJ7373287640

86

Name: MAGNOLIA THE MEADOWS

List entry Number: 1337661

Grade: II

Date first listed: 12-Jul-1985

2 cottages. C17 with considerable alteration and rebuilding. English garden wall bond brick with thatched roof. Single-depth, each cottage having a room on either side of the door. Lean-to to left gable, porch to right. Left cottage has 1, 2 and 3-light casement windows, 2 eyebrow dormer windows and signs of 2 brick label moulds. The right cottage has a stone plinth; the brickwork is largely rebuilt but retains 1 bay of timber framing. 2 and 3-light casement windows and C20 dormer window. The eaves have been raised throughout and there are 3 ridge chimney stacks.

Listing NGR: SJ7412287984

Name: DUNHAM SCHOOL

List entry Number: 1067913

Grade: II

Date first listed: 12-Jul-1985

Date of most recent amendment: 27-Feb-1986

School, now parish hall and caretaker's house. Dated 1759 with large additions of c.1860 and C20, not of special interest Brick, partly rendered, with slate roofs. The original 1-storey school is 2 rooms deep by 2 wide with central entrance. The entrance and right hand window opening have segmental heads with keystones, the left window opening is a C20 replacement. Above the door is a small- gable over an engraved panel "This School was Erected in 1759 For the Benefit of the Township of Dunham Massey. According to the Will of Thomas Walton Gent".

Listing NGR: SJ7401088144

Name: LIME TREE COTTAGE YEW TREE COTTAGE

List entry Number: 1338548

Grade: II

Date first listed: 12-Jul-1985

Date of most recent amendment: 24-Jan-1986

House; now 2 cottages. Possibly C17. English garden wall bond brick with slate roof. Formerly a 3-unit baffle-entry plan with 2 storeys. A door has been inserted to the left unit (Elm Tree Cottage) and a C20 extension built at rear. Each unit has a 3-light casement window to each floor with segmental brick arches to the ground floor except 1st unit ground floor which is 4-light. Stone plinth and raised eaves line. Gable chimney stack as well as 1 to the left of the house-part. The interior has good splat baluster stair, a spere, a bressumer beam which is chamfered on the fire side and oak panelling said to have been re-used from the "Dog on the wall" public house.

Listing NGR: SJ7402987602

Name: DUNHAM SCHOOL BRIDGE

List entry Number: 1067917

Grade: II

Date first listed: 12-Jul-1985

Date of most recent amendment: 27-Feb-1986

Public road bridge over Bridgewater Canal. Canal opened 1776, John Gilbert engineer. Brick with sandstone dressings. Segmental brick arch and stone band. Stone copings which rise to a small apex at the centre on brick parapet walls. Brick buttresses restrain the walls at either side of the arch.

Listing NGR: SJ7398088191

Registered Park and Garden

Name: DUNHAM MASSEY

List entry Number: 1000853

Grade: II*

Date first registered: 20-Feb-1986

[Selected sections of accompanying text:]

A walled deer park landscaped with avenues, water features and structures of the late C17 to mid C18, and gardens which retain C18 and C19 features.

88

CHRONOLOGY OF HISTORIC DEVELOPMENT

Dunham Massey was the chief seat of the barony of the de Massey family from the time of Domesday until c 1342 and the area has been the site of a deer park since at least 1353. Ownership had passed to the Booth family by 1453 and George Booth, second Earl of Warrington, is said to have planted large numbers of oak, beech and elm trees in the park at Dunham following his succession to the title (TLCAS 1925). The Hall and park were painted in an aerial view in 1696 by Adrian van Diest, and in 1751 a series of detailed aerial views of the Hall and park from different notional vantage points were painted for the second Earl by John Harris. Ownership passed through marriage to the Grey family, Earls of Stamford, and in 1976 Roger Grey, the tenth Earl of Stamford, bequeathed the Hall and park to the National Trust.

DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING Dunham Massey is situated c 1.5km west of Bowdon in an area of agricultural land. The c 100ha park is on land which rises

gently to the north and slopes down to the River Bollin on the west and south-west sides. The park is surrounded by a brick wall which was built 1748-51 when two 'iron palisades' and three deer leaps were incorporated into it (Dunham Massey Papers). One of the palisades is probably the clairvoie incorporated into the wall and aligned with the north front of the Hall, and the other is at the end of the south-eastern avenue. Two of the deer leaps are situated on the eastern boundary, one c 100m south of Charcoal Lodge, the other c 50m south of the first. The third leap is situated c 100m west of Ash Walk Gate on the southern boundary. In the late C20 a bypass to the village of Dunham was constructed and the wall was rebuilt along the line of the new road between Charcoal Lane and Woodhouse Lane. The designed landscape extends beyond the wall to the north where there is an avenue terminating at an obelisk situated in Whiteoaks Wood (c 600m north of the Hall). On the south side of the site planting along Ash Walk, beyond the park wall, is also included within the boundary of the registered site.

KITCHEN GARDEN A large walled garden is situated on the far side of Woodhouse Lane, c 300m north-east of the Hall. An arched entrance, which appears to have been rebuilt, gives access to the garden from Woodhouse Lane. The wall has been repaired and rebuilt in many places and is generally of narrow handmade bricks in English garden wall bond with a moulded stone coping. A gardener's cottage is built into the north-western wall. The remnants of glasshouses shown on the 1882 edition of the OS map survive in the northern part of the garden. The 1751 paintings show the gardener's cottage and the garden planted with orchards to the north and divided into formal plots to the south.

Appendix C: Historical Development of Dunham Massey

The history of Dunham Town is intertwined with the history of Dunham Massey, which historically was larger than the large, modern-day Parish of Bowden. The focus here will therefore be on the wider development of the Dunham Massey estate, rather than on Bowdon.

The Manor of Dunham Massey has a long history of settlement, largely due to its historic connection with the ancient city of Chester. The city of Chester was established in the Roman period, and there is evidence that it continued to be a site of settlement after the end of the Roman occupation of Britain.²⁹ This may perhaps be due to its strategic position at the centre of important Roman roads to other major cities such as York. However, there is no clear evidence of a settlement at Dunham Massey in this earlier period.

The first mention of a settlement at Dunham Massey is found in 1086, which records a house in the manor of Dunham Massey owned by Hamo de Massey. It also records the settlement as a burgage, paying tenure to the Norman earls and bishops of Chester.³⁰ These burgages were of considerable value to their occupying lords in this period, and so it is likely that Dunham Massey was locally prominent.

Dunham Massey remained in the hands of the Massey family until the mid-14th century, at which point the last baron de Massey died without an heir.³¹ The manor and its manor house, also called Dunham Massey, was then passed to the Inghams, the Stranges, the Fittons and the Venables, before finally being acquired by the Booth family of nearby Barton, in whose hands the lands remained until the mid-18th century.

A castle at Dunham Massey is recorded in 1173 and again in 1323, although it is not clear whether this was additional to or the same as the house recorded in the 11th century for the first Hamo de Massey. By the 17th century, however, the castle had been destroyed and the resultant mound was used as a viewing platform. This mound was much reduced by the 19th century, and today there remains no trace of the castle, except perhaps for a mound which may be the remains of earthworks for the castle.³²

As noted above, the association of the Booth family with Dunham Massey is of considerable significance. Successive Booths were of national prominence, producing a number of important ecclesiastical figures in the 15th and 16th centuries, and active political figures in the 16th and 17th centuries.³³ Reflecting this power, the family held several titles, beginning with the barony of Dunham Massey. In the 17th century, the Booths acquired the title of Baron Delamer. This was given to Sir George Booth by Charles II in 1661 for his Royalist sympathies in the Civil War, particularly for his title role in the so-called Booth's rising of 1659 against the Parliamentarians which was ultimately unsuccessful. The Booths also subsequently acquired two further titles of Earl of

²⁹ *A History of the County of Chester: Volume 5 part 1: The City of Chester: General History and Topography* (2003), <http://www.british-history.ac.uk/report.aspx?compid=19184> (accessed 13 October 2014)

³⁰ Ibid

³¹ Ibid

³² Dunham Massey, <http://list.english-heritage.org.uk/resultsingle.aspx?uid=1000853> (accessed 13 October 2014)

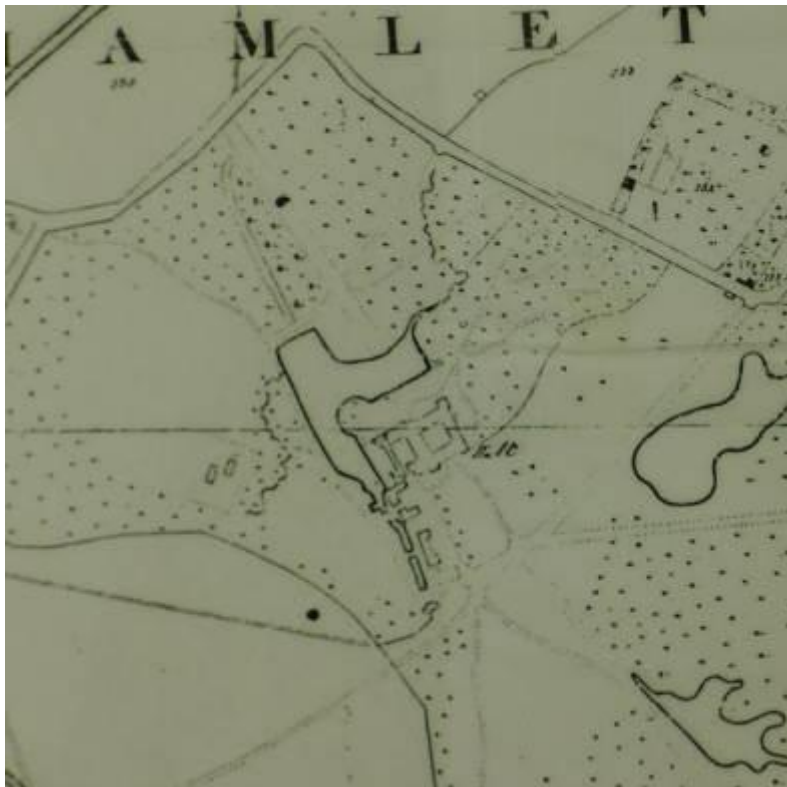
³³ *Transactions of the Lancashire and Cheshire Antiquarian Society*, vol. 53 (1938), pp. 32-82

Warrington and Earl of Stamford, which were later amalgamated into the single title of Earl of Stamford and Warrington.

The Booth family also had a notable local impact. For example, a William Booth was responsible for the construction of the new house on a moated platform at Dunham Massey in the early 17th century. This replaced an older building which likely stood on or near to the current site, which was surrounded by an historic deer park. This house remained uncompleted by the time of William Booth's death, and was completed after the period of Civil War in the later 17th century by his son, George Booth, first Baron Delamer (1622-1684).³⁴

The house which stands today is not however in its primary state. In the first quarter of the 18th century, it was remodelled to the designs of John Norris, while in the third quarter of the 18th century the last Booth heir, Lady Mary Booth, oversaw the remodelling of the landscape, work which was reputedly undertaken by Lancelot 'Capability' Brown.

The house was then acquired by the Grey family via the marriage of Lady Mary Booth, and remained occupied by the Grey family until the seventh Earl of Stamford's scandalous second marriage to a former circus performer, Catherine Cocks, at which stage the house and wider estate were abandoned.



*Dunham Massey Hall depicted in the Bowdon Parish tithe map, 1836-51
(reproduced with permission of Trafford Local Studies Centre)*

³⁴ <http://list.english-heritage.org.uk/resultsingle.aspx?uid=1000853> (accessed 13 October 2014)

After reoccupation in 1906 by the 9th Earl of Stamford, William Grey, the house was significantly refurbished by J. Compton Hall. Compton Hall is also notable for restoring St Margaret's Church at Dunham Massey in the same period, and for writing an account of the history of Dunham Massey Hall, encouraged by the 9th Earl.³⁵

Roger Grey, the 10th Earl of Stamford (1896-1976) was the last owner of the Dunham Massey estate, and a careful caretaker of the house and wider estate.³⁶ At his death in the 1970, the house and 3,000 acre estate were bequeathed to the National Trust, in whose hands they remain today.

The area's retention of much of its historic character can largely be attributed to its long history of private ownership, which has afforded protection from the dual processes of land sales and speculative development. This has meant that successive improvements in transport, such as the cutting of the Bridgewater Canal in the 1760s and the establishment of the Manchester and Altrincham Railway in the 1840s, had a far less significant impact on the character of the area. This stands in sharp contrast with Trafford more broadly, where these new waterways and railway lines have successively transformed the wider area into a conurbation for the city of Manchester.

³⁵ <http://archives.li.man.ac.uk/ead/search?operation=full&recid=gb133egrb-egr7-20-3> (accessed 13 October 2014)

³⁶ <http://www.nationaltrust.org.uk/article-1356401302038/> (accessed 13 October 2014)

Appendix D: Selection Criteria for Positive Contributors

Historic England's guidance *Understanding Place: Conservation Area Designation, Appraisal and Management* (2011) in paragraph 2.2.21 uses the following questions to assess if an element should be considered as a positive contributor:

- 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?