Ashley Heath Conservation Area

Conservation Area Appraisal Consultation Draft June 2015

TRAFFORD COUNCIL

Ashley Heath Conservation Area
Conservation Area Appraisal
Draft: June 2015

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1. Introduction

1.1 Designation and Extensions of the Ashley Heath Conservation Area

1.1.1 The Ashley Heath Conservation Area was designated as a Conservation Area by Trafford Council on the 4th of July 1974. The Conservation Area was extended on 5th of April. This is a purely residential area, the central focus of which is South Downs Road. Two sub areas were identified within the Conservation Area. Sub Area A comprised the land to the north of the Conservation Area and extends as far south as the south side of South Downs Drive. At the time of designation this area contained mainly large residential buildings of Edwardian date, on large plots with attractive planting and examples of mature trees. The density of construction was low, and the placement of the plots irregular. Sub Area B was formed by the remaining land within the Conservation Area to the south of Sub Area A. Sub Area B contained a mixture of Victorian and modern residential properties in a variety of architectural styles. These houses are still sited at low densities and have a large plot size and attractive planting, but the plot sizes are smaller than those in Sub Area A. Since designation there has been significant infill development within the area, and the similarities and differences of these designated Sub Areas has been reassessed. As a result there are now two Character Zones proposed for the Conservation Area.

1.2 Definition of a Conservation Area

1.2.1 A Conservation Area is an area "of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance".[1] Designation takes place primarily by local planning authorities under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Local planning authorities also have a duty from time to time to review the extent of designation and to designate further areas if appropriate.[2]

1.2.2 Section 71 of the Act imposes a duty on the local planning authority to formulate and publish proposals for the preservation and enhancement of Conservation Areas. Proposals should be publicized and incorporate public comment. Conservation Area designation recognizes 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] English Heritage, *Understanding Place: Conservation Area Designation, Appraisal and Management*. (London: English Heritage, 2011) para 2.2.21

1.3 Value of Conservation Area Appraisals

1.3.1 The National Planning Policy Framework stresses the need for local planning authorities to set out a positive strategy for the conservation and enjoyment of the historic environment. Local planning authorities are required to define and record the special characteristics of heritage assets within their area. This appraisal fulfills the statutory duty placed on the local planning authority "to formulate and publish proposals for the preservation and enhancement of any parts of their area which are Conservation Areas."[4]

1.3.2 Conservation Areas may be affected by direct physical change or by changes in their setting. A clear definition of those elements which contribute to the special architectural or historic interest of a place will enable the development of a robust policy framework for the future management of that area, against which applications can be considered.[5]

1.3.3 The purpose of the Appraisal is, in accordance with the methodology recommended by English Heritage,[6] to define and record the special architectural and historic interest of Ashley Heath Conservation Area. This Appraisal will be used to prepare a Management Plan which sets out suggested actions to maintain and enhance the special character of the area. These documents will support the active management of the Conservation Area through the development control process, including support for appeals.

1.3.4 The undertaking of an appraisal will lead to a better understanding of the development of the Conservation Area, in terms of its local distinctiveness, setting and condition, which together contribute to the place it is today. This will enable the basis for positive management of Ashley Heath Conservation Area.

1.3.5 An adopted Conservation Area appraisal is a material consideration to planning application decisions including 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[7] and result in an educational and informative document for the local community.[8]

1.3.6 The Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) sets out permitted development rights for certain minor forms of development - i.e. development that may be legitimately undertaken without the need for planning permission. An appraisal can assess whether or not permitted development rights are having an adverse impact on the special interest of a Conservation Area and whether or not the use of an Article 4 direction is appropriate.

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[4] Section 71(1) Planning (Listed Buildings and Conservation Areas) Act 1990.
[5] English Heritage, *Guidance on Conservation Area Appraisals.* (London: English Heritage, 2006) para 2.8.
[6] English Heritage, *Guidance on Conservation Area Appraisals.* (London: English Heritage, 2005).

[7] English Heritage, *Understanding Place: Conservation Area Designation, Appraisal and Management*. (London: English Heritage, 2011) para 1.7
[8] English Heritage, *Understanding Place: Conservation Area Designation, Appraisal and Management*. (London: English Heritage, 2011) para 1.9

1.3.7 This Appraisal will provide a character assessment of the present Ashley Heath Conservation Area and those areas that are considered 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.

1.3.8 A review of existing boundaries was also undertaken to determine if areas should be included or removed from the designation; this discussion is found in Section 7 and the resulting extensions are also shown on Map 1 (page 6) consequentially the document will provide background evidence for assessing the acceptability of development proposals.

1.3.9 Further guidance and proposals will be detailed in the corresponding Ashley Heath Management Plan which should be considered in conjunction with this Appraisal.

1.4 Scope of the Appraisal

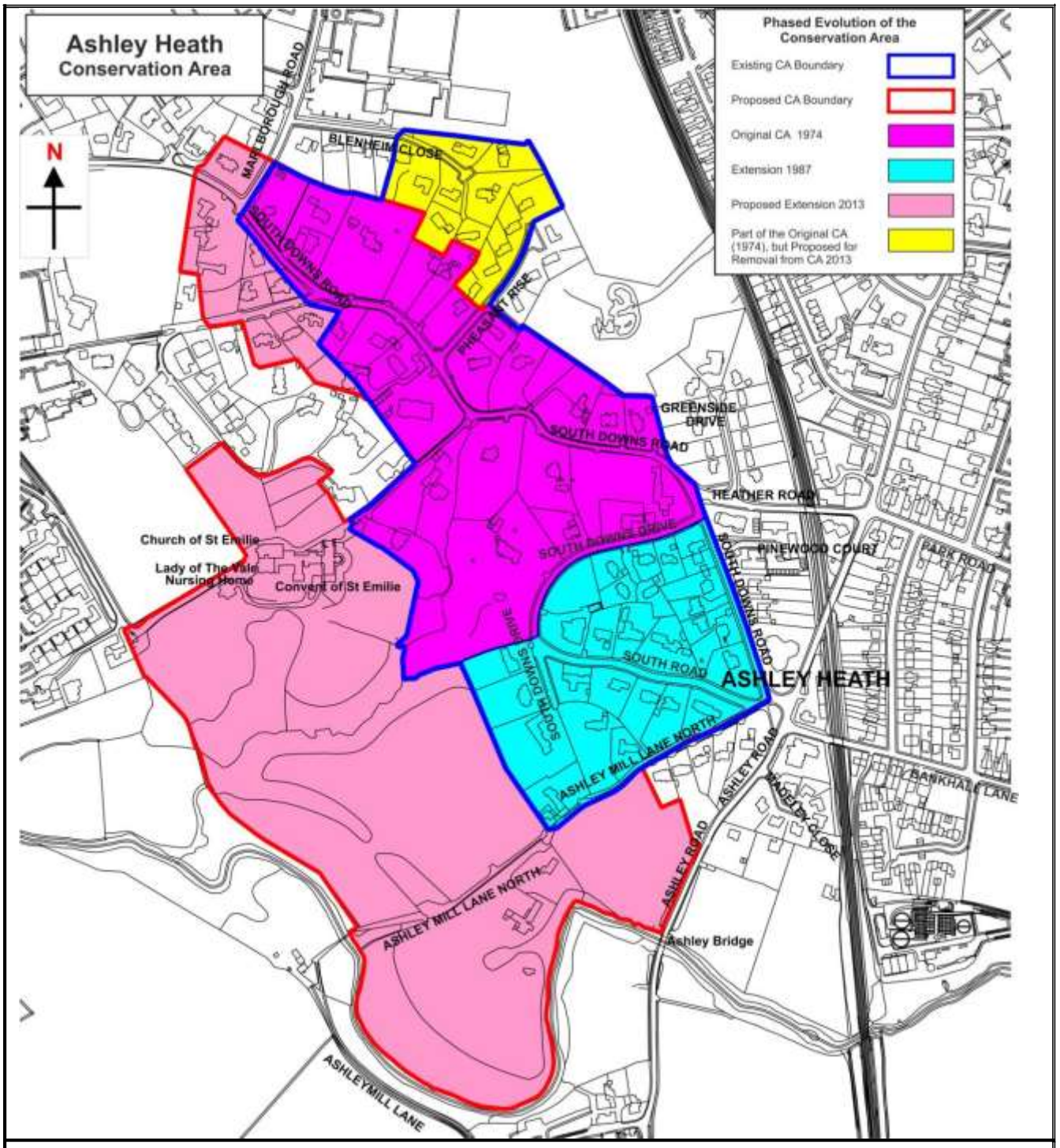
1.4.1 This document is not intended to be comprehensive in its scope and content. Omission of any specific building, structure, site, landscape, space, feature or aspect located in or adjoining to Ashley Heath Conservation Area should not be taken to imply that it does not hold significance and positively 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 Ashley Heath 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 Ashley Heath significant. Ultimately special attention shall be paid to the desirability of preserving and enhancing the character or appearance of the Conservation Area[9].

1.4.4 This Conservation Area appraisal has been produced by the Council following the submission of an initial draft by Kathryn Sather Associates.

[9] Section 7(1) Planning (Listed Buildings and Conservation Areas) Act 1990.



Map 1: Previous and Proposed Extensions of The Ashley Heath Conservation Area

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 (NPPF) provide the legislative and national policy framework for Conservation Area appraisals and management plans.

2.1.2 The NPPF (paragraph 126) states;[10]

"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".

2.1.3 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."11 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.

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

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

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

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

2.2 Conservation Area Policy Guidance

2.2.1 This appraisal was undertaken consulting guidance provided by English Heritage in the subsequent documents;

- 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
- Conservation Principles Policies and Guidance

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

2.2.4 In addition, consultation of the Historic Environment Record for Hale 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.

2.3 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".*[12] 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

[12] Section 72 (1) Planning (Listed Buildings and Conservation Areas) Act 1990

measures are designed to prevent development that may have a negative or cumulative effect on the character and appearance of an area and include the following;

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

3.1.1 The special character of Ashley Heath Conservation Area derives from the following elements:

- Ashley Heath Conservation Area was formerly an agricultural settlement that was substantially developed for residential use over a short time period from the 1850s to 1908. The prevalence of large detached properties in substantial grounds charts the influx of the upper and middle class population in the area.

- Many of the properties in the Conservation Area retain a high level of historic architectural detail including original windows, doors, ridge tiles, finials, black and white timber detailing and polychromatic brick work.

- Traditional craftsmanship embodied in original building materials (primarily brick and sandstone) ensured a balance of variety and harmony.

- There are attractive views in Character Zone A of the area from Ashley Mill Lane North looking south across pasture land. There are also attractive views along the north section of South Downs Road. These views are limited to certain areas, as the topography of the area affects the views along the road. However, the rise in the road to the northwest and the winding nature of the road adds to the secluded character of the area. Within Character Zone B there are attractive views across the River Bollin and into the Conservation Area from the pathway that runs from north-west to south-east along the river. There are also attractive views over green open land from the north of the Convent.

- The Conservation Area has some significant listed buildings. Moss Farmhouse, the cruck framed Moss Barn and Moss Cottage are 16th and 17th century properties that document the former agricultural nature of this area. The Old House is an excellent example of timber frame architecture, which due to its position in the landscape, and striking black and white timber detailing, has landmark quality.

- The size, maturity and quality of the many gardens and the plants and trees they contain are a significant asset to the views from the street. Particularly along South Downs Road, where the trees create a rural, secluded character.

4 Assessment of Special Interest

4.1 Introduction

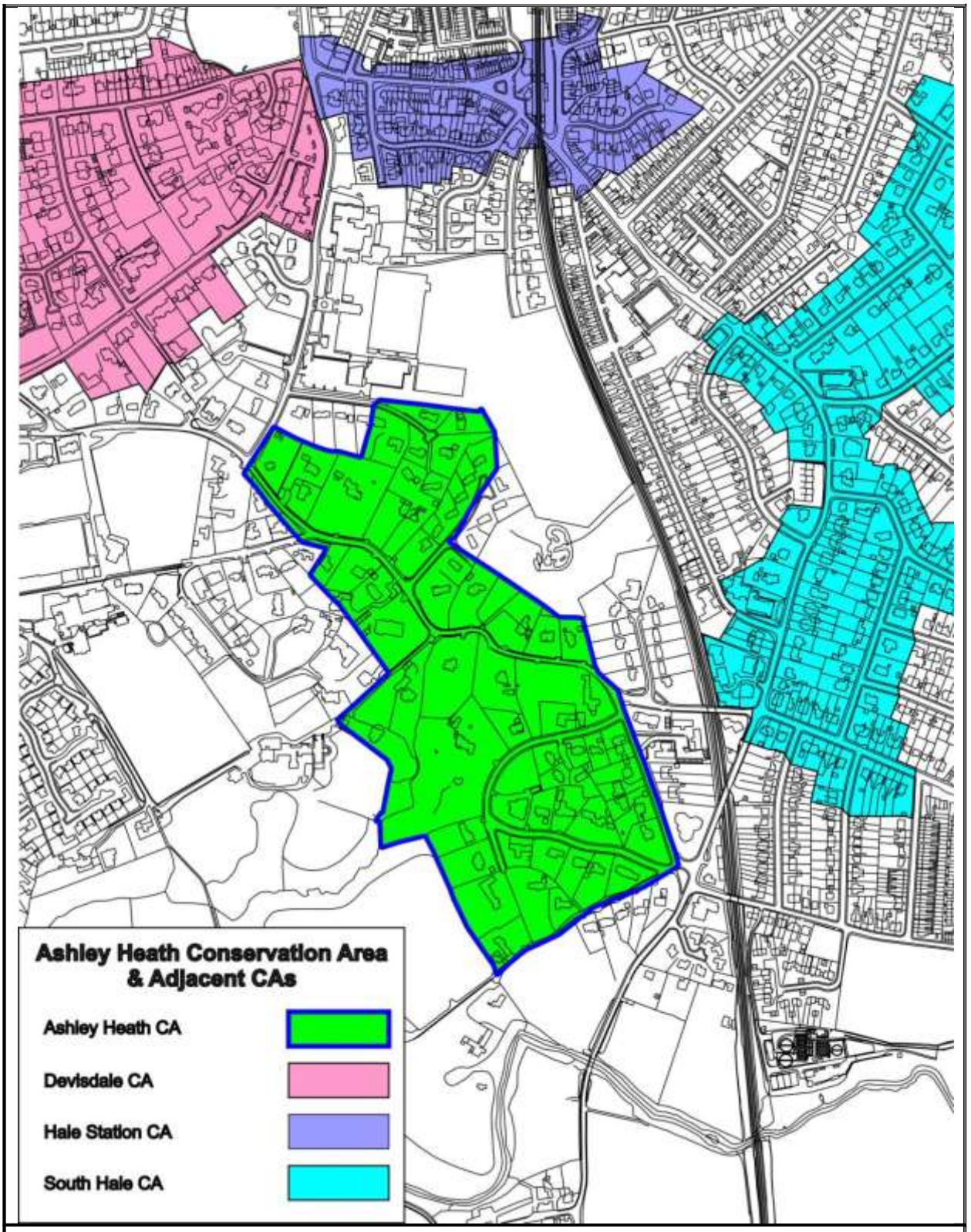
4.1.1 The main section of the appraisal comprises a detailed analysis of the special interest of the Ashley Heath Conservation Area with regard to its location and setting, historic development and archaeology, architectural quality and built form, open space, parks, gardens and trees.

4.1.2 The Ashley Heath Conservation Area is situated to the southwest of Hale and the southeast of Bowdon. The Conservation Area straddles both areas. The Historic Environment Record entry for the Ashley Heath Conservation Area classes the area as being situated within the township of Hale. For the purposes of this report the Conservation Area will be assessed as belonging to this Township. Historically, the area where Ashley Heath is now situated was agricultural land that was not developed until the late 19th century. At this point the area became overwhelmingly residential in nature.

4.1.3 The Township of Hale is located 16.1 km to the south west of Manchester. Hale is bounded along the south by the River Bollin, the western boundary runs along the edge of Bowdon Hill, the east of Hale is bounded by Styal, and in the north by Timperley Brook. Hale is situated on an east-west sandstone ridge. This ridge runs along the northern bank of the River Bollin from Bowdon Hill to Styal. At the western end of Hale Road the ridge is 43m OD and rises to 651x1 OD at the centre of Halebarns, before falling away again. Along the Bollin valley in the south-western corner of the township the ridge is at its lowest level, 25m OD.

4.1.4 The geology of the Hale area is comprised of two elements as it is sited on a thick deposit of glacial drift. There are sand and gravel deposits along the Bollin Valley, as well as in the Hale Barns and Hale Moss areas. The rest of the Township is covered with boulder clay deposits.

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



Map 2: Ashley Heath Conservation Area in Relation to Nearby Existing Conservation Areas

General Description, Character and Plan Form

4.1.6 Ashley Heath is broadly rectangular in shape and the focus of the area is South Downs Road, which extends across the length of the Conservation Area from the northwest to southeast. Two Sub Areas were identified in previous planning guidelines dating from 1992. Due to the 20th and 21st century development dispersed throughout the Conservation Area the character of the area is now more uniform than it was previously. There is no longer a significant clear difference in the character of the existing Conservation Area.

4.1.7 The Conservation Area is entirely residential in nature, with properties lining South Downs Road, South Downs Drive and South Road. There are a variety of properties including spacious detached and semi-detached Victorian and Edwardian properties and examples of 20th and 21st century development. There are four listed structures that predate the Victorian residential development in the area. These are the Moss Farmhouse (Moss Farm Barn), which date to the 16-17th centuries; The Old House which is a 17th century timber framed building and Moss Cottage which bears a date inscription of 1666. Moss Farmhouse and Barn stand testament to the agricultural nature of the area's past. Moss Farm is the oldest structure within the Conservation Area, dating to the 16th-17th centuries. It has been suggested the cruck frame may be as early as the 15th century. The exterior of the building is rendered brick with an area of stone plinth and a slate roof. Moss Cottage is of brick and timber frame with thatch roof. The Old House on the corner of South Downs Road and South Downs Drive is panel timber framed covered with rough cast.

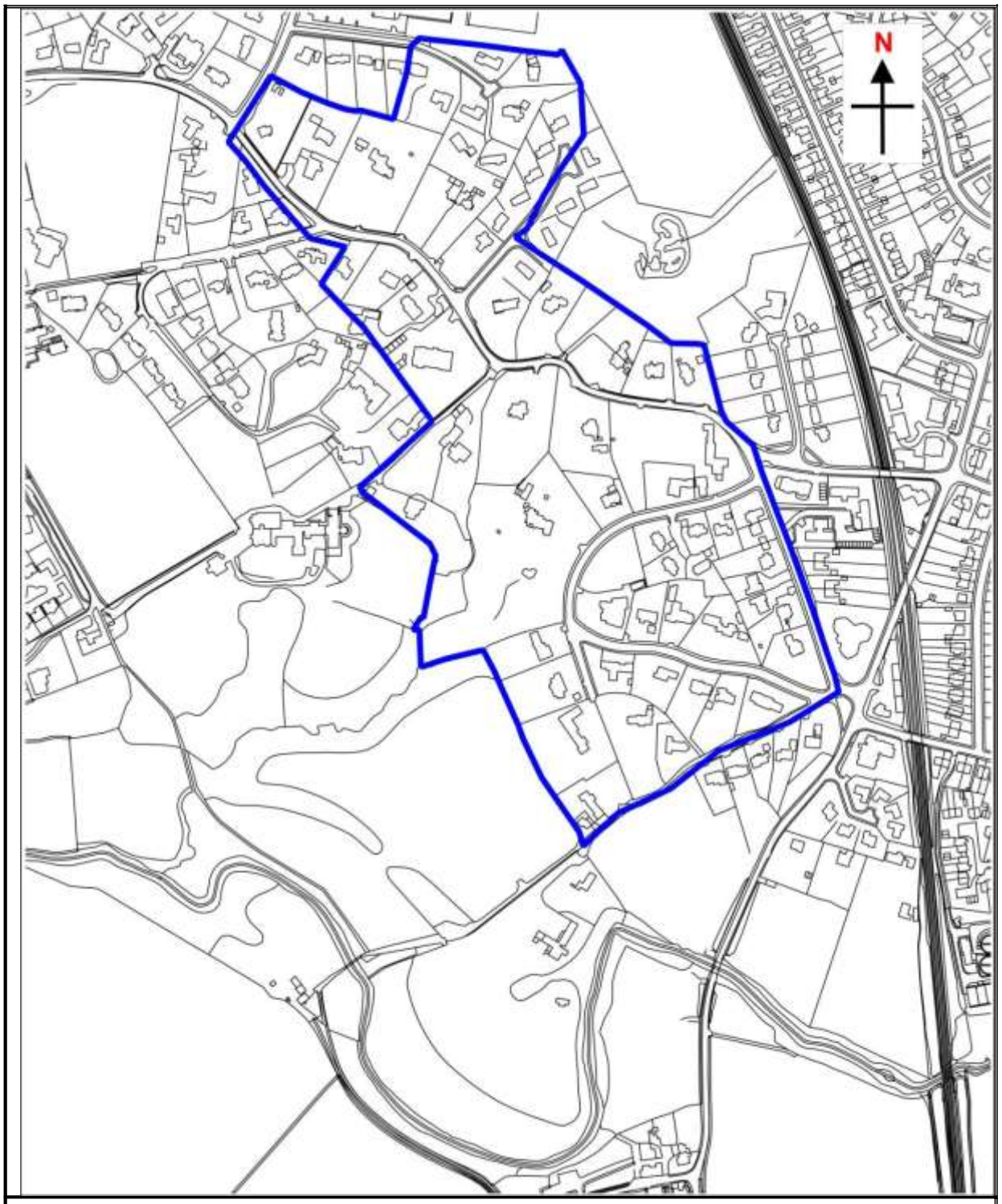
4.1.8 Both Motley Bank and Bollingsworth House were erected in the early Victorian period and are visible on a map dating to 1831. The late Victorian structures in the Conservation Area are located along the north and northeast, south and west side of South Downs Road, to the south and west of South Downs Drive. Fifteen large houses were built in this small area between 1876 and 1897. They are of a variety of styles, including Tudor Revival and Gothic. The large detached Edwardian buildings in the area are a combination of Tudor Revival and Arts and Crafts in style with black and white timber detailing, rooflines interrupted by gables and prominent, decorative chimney stacks. Numerous examples are two storeys in height with a semi basement. Even though the buildings are two storeys, they still have a commanding presence due to the high ceilings, scale and massing. There was a small amount of development in the area between 1908 and 1937; these structures are generally large detached houses of good quality. The modern development within the Conservation Area dates from the mid 20th to early 21st century. Many of the modern structures have been designed to reflect the historic nature of the area with details such as gables interrupting roof lines, black and white timber detailing and rendering.

4.1.9 All properties are set back from the street line; some are completely concealed from view by mature trees and shrubbery. There are a variety of boundary treatments such as low stone walls with planting, railings, modern brick walls or

wood panelled fencing. The effect of the mature trees and boundary treatments is one of seclusion, and visually the trees and planting have a more prominent effect on the street scene than many of the properties. The majority of the properties within the Conservation Area are detached and many are set within large plots with mature trees and shrubs. The plots of the properties are generally smaller in the south, due to plot divisions to allow for modern development. Examples of early plot size and layout can be seen throughout the Conservation Area. Along South Downs Road to the north and to the west of South Downs Drive the plots have remained intact and are much larger. There are no open public spaces within the current Conservation Area.

4.1.10 Topographically the Conservation Area is set over two levels. The natural gradient of the area is clearly visible along of South Downs Road, its highest point being the northwest end towards Bowdon Hill, descending to a lower level towards the southeast end of the road and the River Bollin. The landscape to the south of The Dingle on South Downs Drive also varies in level. The Dingle stands on higher ground that falls away to the southwest. The rise and fall of South Downs Road and the winding nature of the road itself create a private and secluded character. This also has the effect of creating a more rural than suburban character.

4.1.11 The roads and pavement are predominantly tarmac. Throughout the Conservation Area there are examples of both stone and concrete curb stones. Along Ashley Mill Lane North there are areas of cobbles, some of the pathway has been covered with tarmac, but some areas of cobble remain. In some areas of South Downs Road the pavements are very narrow, completely disappearing in other areas. This does not have a negative effect on the character of the area, but residents consider this to be a safety issue. There are grass verges in some areas, but these are sporadically placed along South Downs Road, and are not a recurring feature of the streetscape. The street furniture varies throughout the area – street lighting is of a combination of styles, ranging from Victorian style street lanterns to modern metal and concrete lampposts. Traffic management signage is of a modern design.



Map 3: Existing Ashley Heath Conservation Area Boundary

4.2 Historic Development of Ashley Heath

4.2.1 Cartographic evidence dating to 1831 shows Ashley Heath as a dispersed rural settlement with very few structures. The structures in the Conservation Area at this time included Moss Farmhouse and Barn, Moss Cottage, The Old House, Motley Bank, Motley Hall, Ford Bank (Photograph 1). Ashley Mill was situated on the River to the south of the Conservation Area, and there was a smithy and farm complex, also to the south of the Conservation Area. South Downs Road, Ashley Road and Heather Road were in existence at this time, as were smaller roads extending to the south from South Downs Road giving access to Moss Bottom, The Vicarage and Bow Green. There were areas of woodland to the north of South Downs Road and the south of the river.

Photograph 1: South Downs Road and Moss Cottage (Sue Nichols, SN0265r)

4.2.2 Ashley Heath continued as a small dispersed agricultural settlement, as evidenced by the Tithe Map, which dates to 1842. This too only shows a few structures, all of which are mentioned above. The main land owners in the area at this time were Miss Phebe Checkley, who owned several plots to the south of South Downs Road; The Earl of Stamford who owned several plots to the north of South Downs Road including Moss Farm and John Krauss, who owned several plots, including that of Moss Cottage. The Tithe also indicates that there were previously two cottages on the plot of Moss Cottage.

4.2.3 By 1876 Bollingworth House had been erected to the south of Motley Bank, this structure would later become the Lady of the Vale Nursing Home. At this time The Lodge was also built to the south west of Bollingworth House. Bollingworth House was a purely residential structure with no agricultural lands or out buildings; it marks the beginning of the residential expansion in the area during this period.

4.2.4 Over the next 16 years there was substantial residential development in the area. By 1897 Wood Thorpe and numbers 36, 30, 23, 17, 1, 3, 5 South Downs Road had been erected (Photographs 2 and 3). The north section of South Downs Drive had been laid and number 1 South Downs Drive and Donny Brook had been built.

A house was also erected to the north of the Rover Bollin named Riverside.

4.2.5 Further information on the history of Hale can be found in Appendix 2.

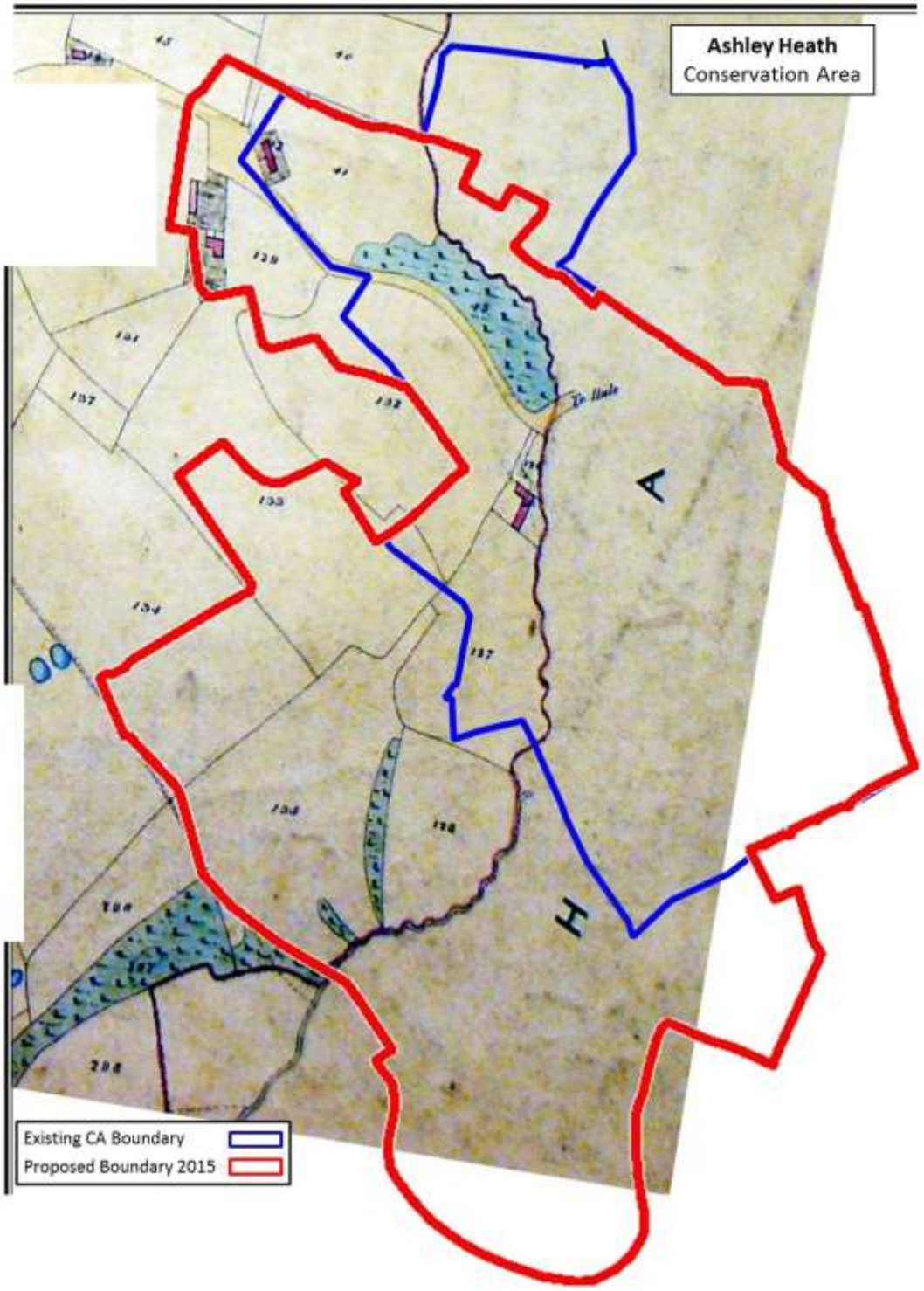
Photograph 2: South Downs Road, 1909 (Sue Nichols SN0375r)

Photograph 3: South Downs Road showing the Old House, 1900 (Trafford LifetimesTL3330)

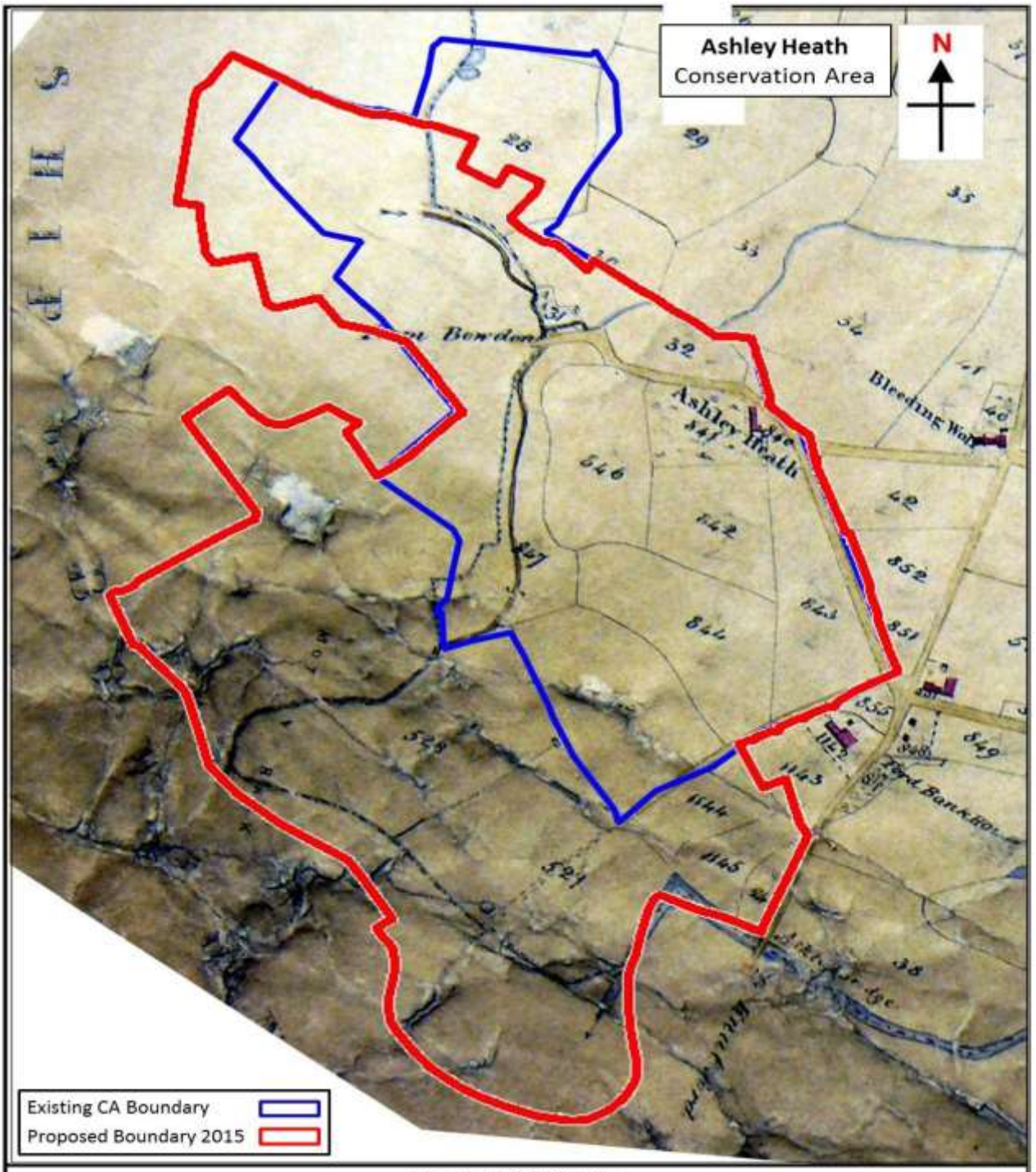
4.2.5 The residential development in the area continued to expand, and in 1908 the south section of South Downs Drive had been laid and developed with the addition of Bollindale and Greystead to the south side of the road. Further development along South Downs Drive included The Dingle. To the south, Plockton and the Coach House were erected. By 1936 three semi- detached houses had been developed along the east side of South Downs Road, these were a much smaller scale in comparison to others in the area. In the mid to late 20th century plots have been divided to make room for modern development. There are examples of modern development throughout the Conservation Area; examples include plots along South Downs Road especially the area to the north of Motley Bank. Pheasant Rise to the north of South Downs Road is an entirely late 20th century development, as is Blenheim Close.

Photograph 4: South Downs Road (Trafford Lifetimes, TL3356)

Sequence of Maps Showing Development of Ashley Heath

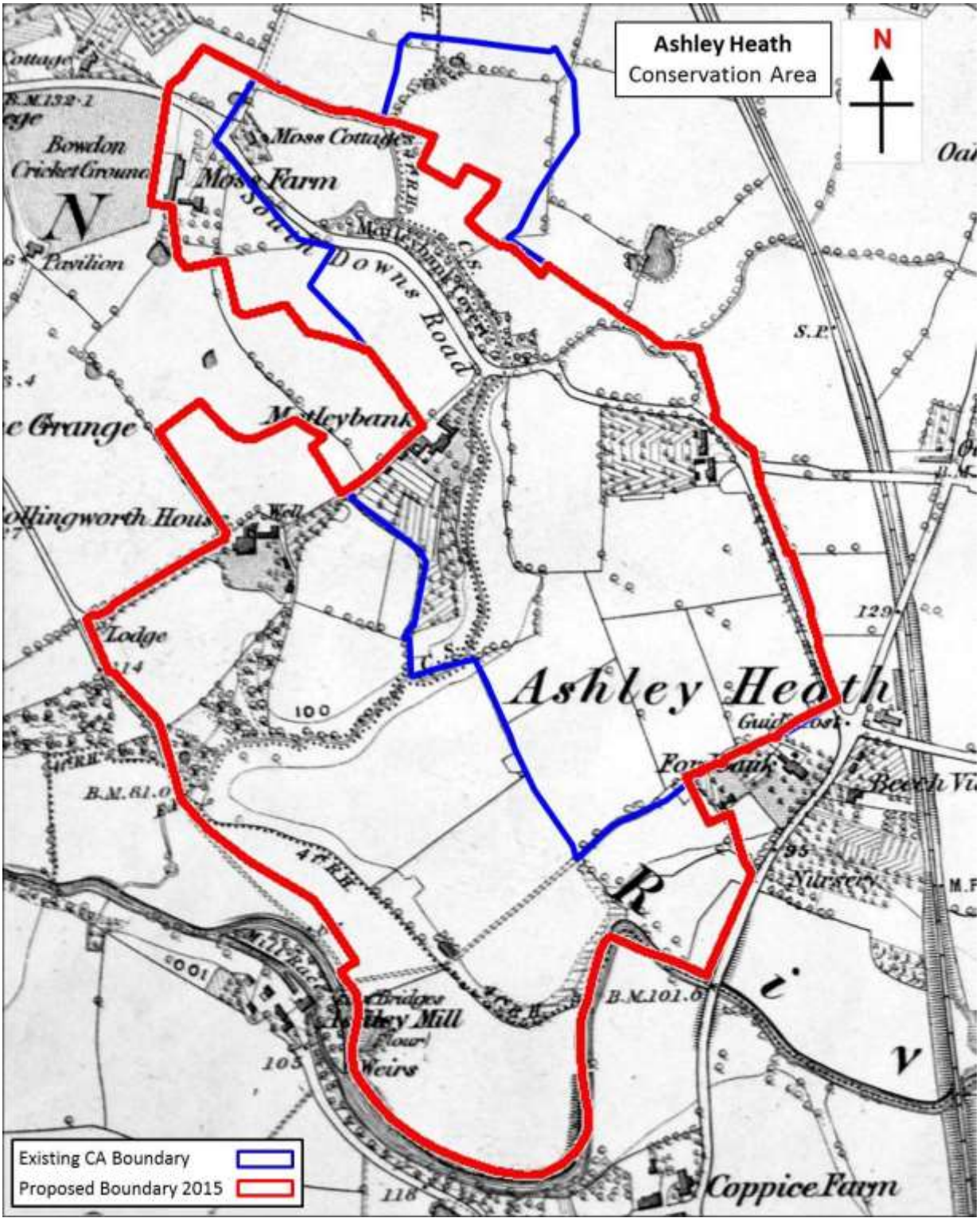


Map 4: 1842 67 Tithe Map

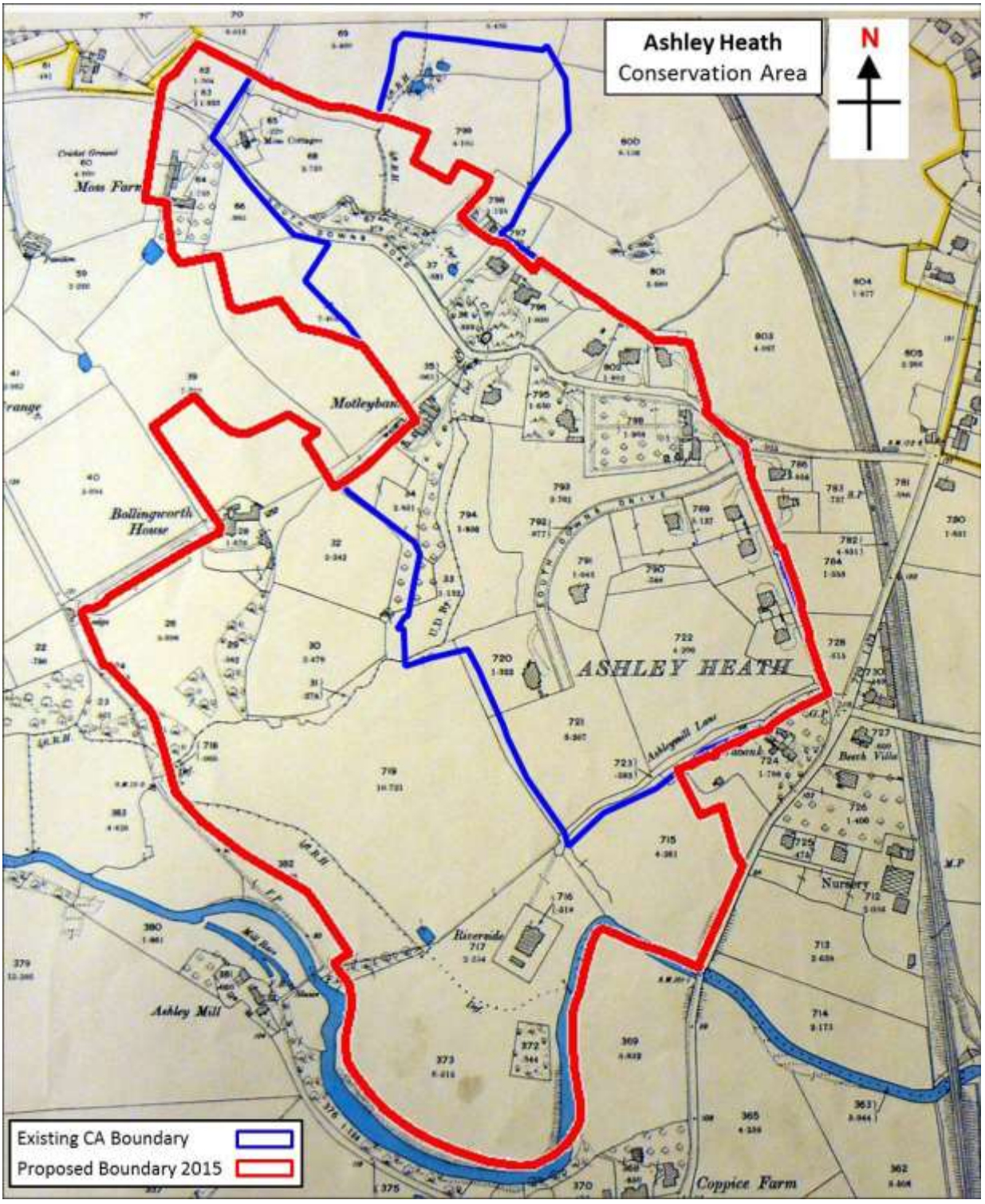


Map 5: 1842 Tithe Map

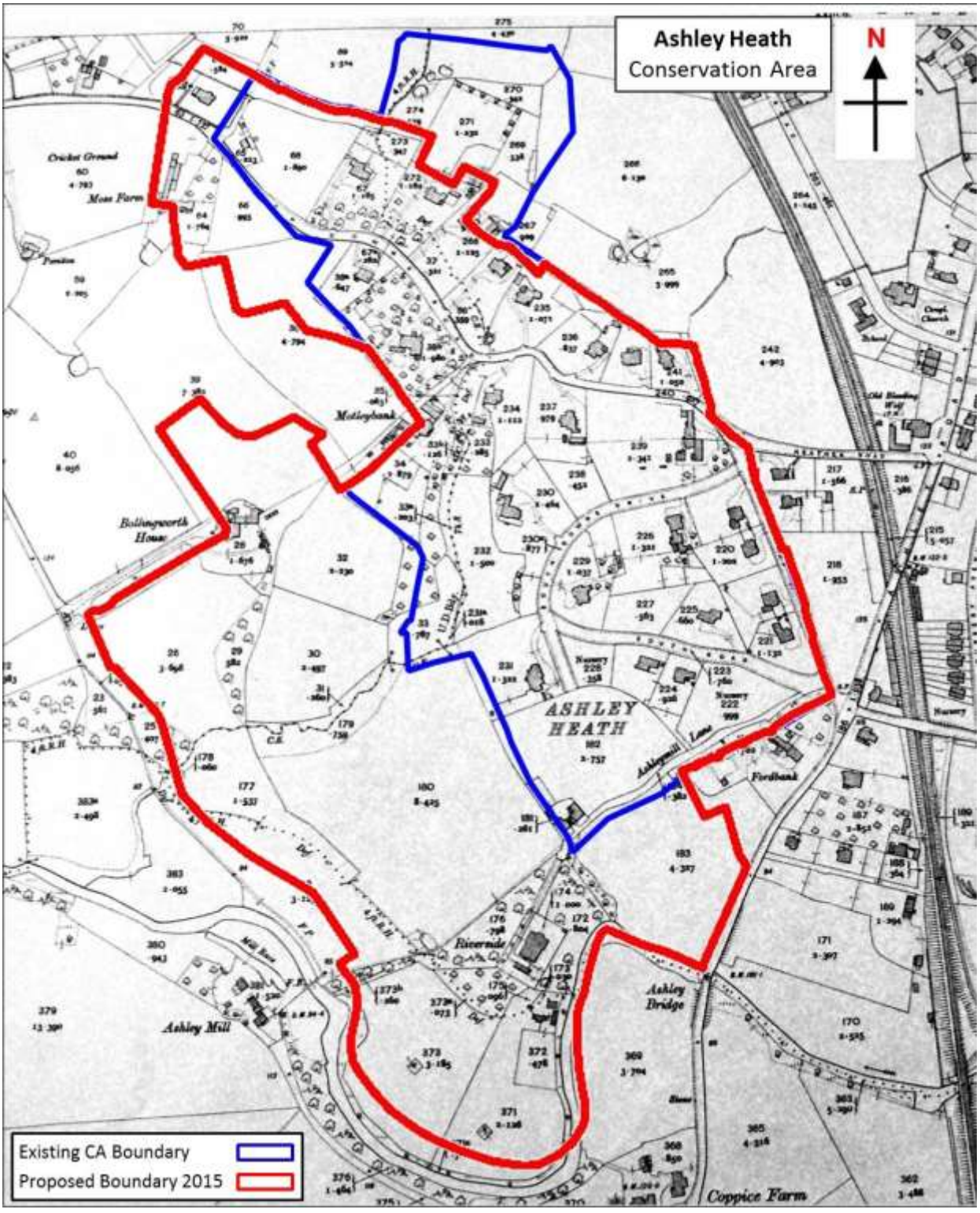
Map 5 1867 Tithe Map



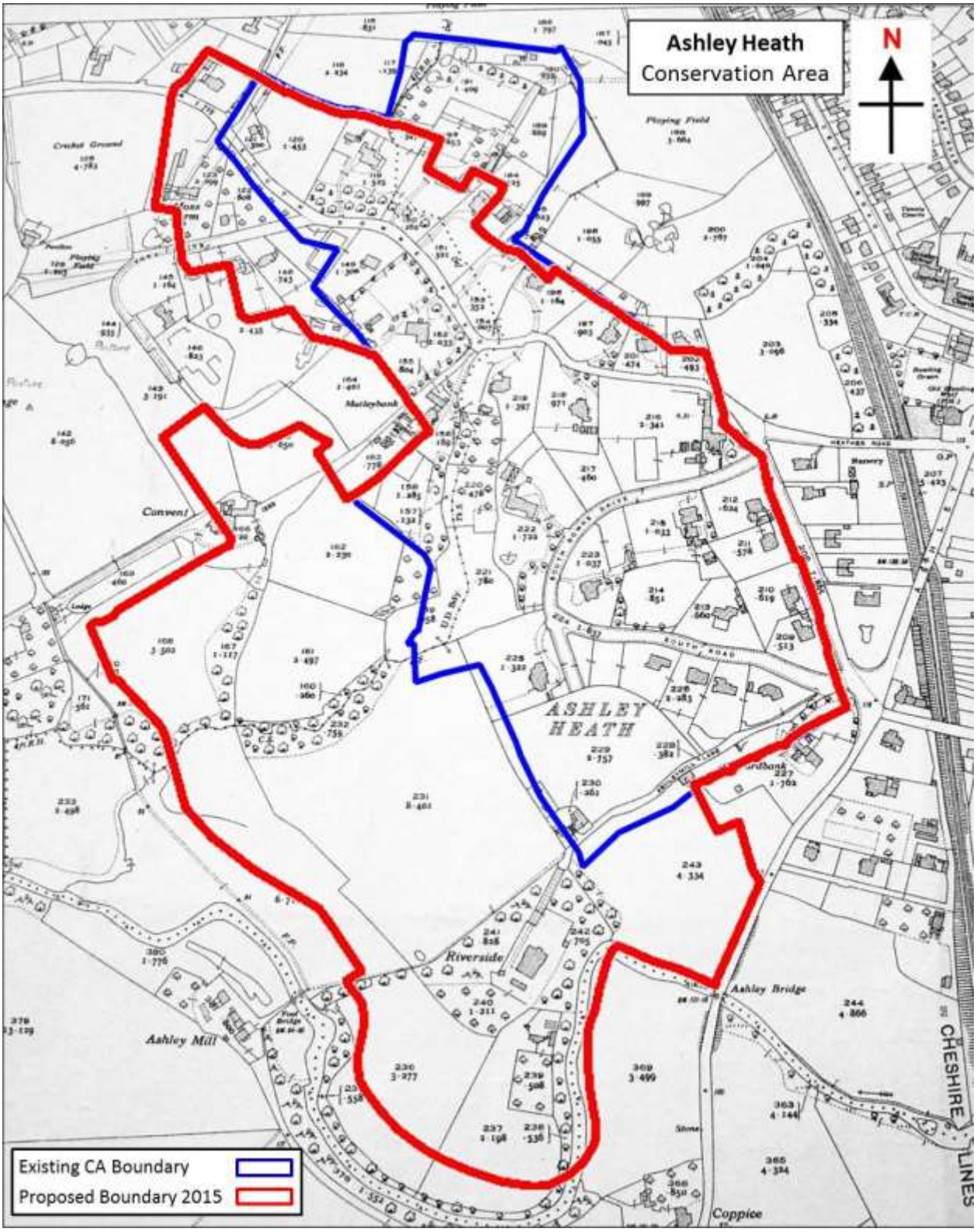
Map 6: 1882 OS Map



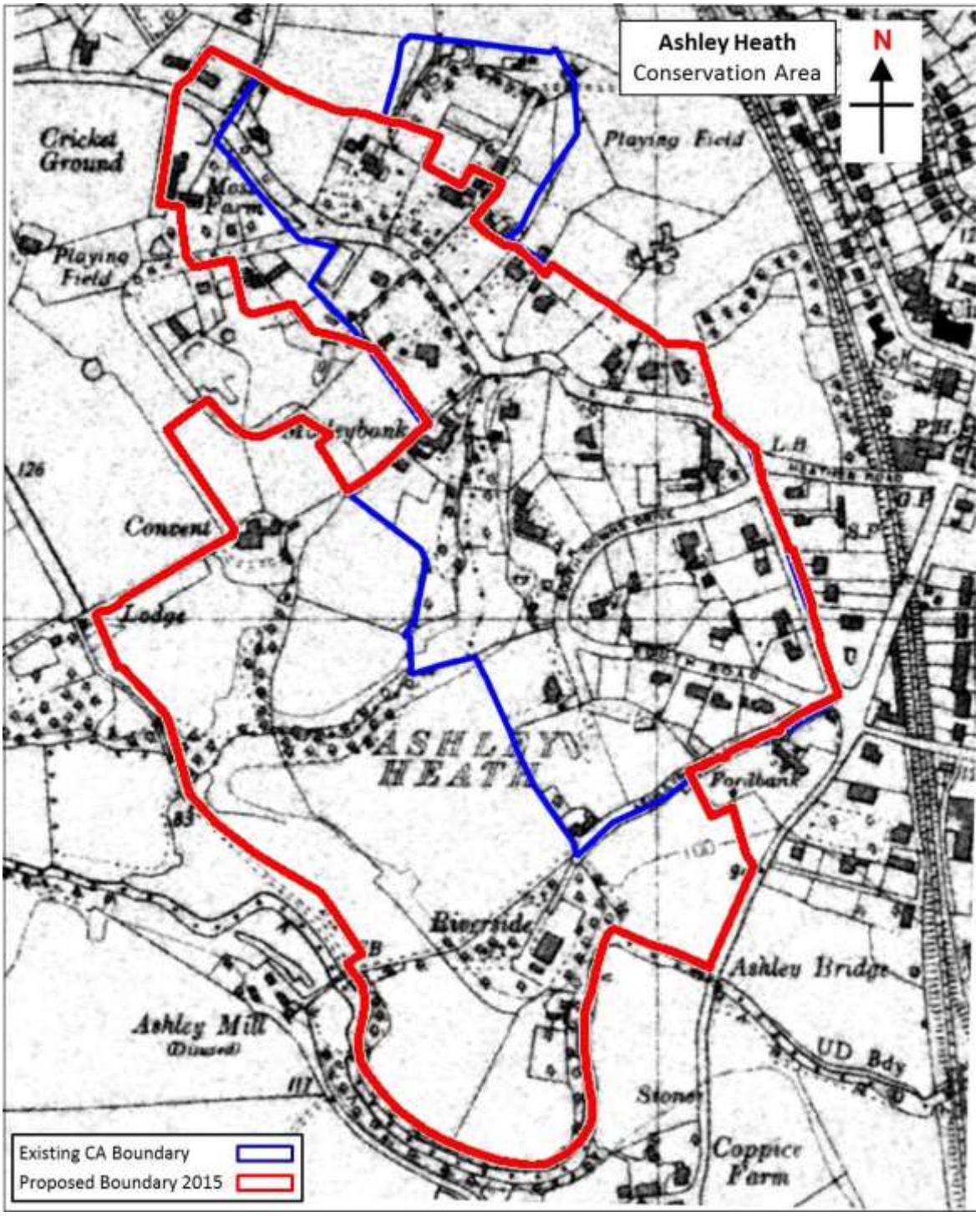
Map 7: 1897 OS Map



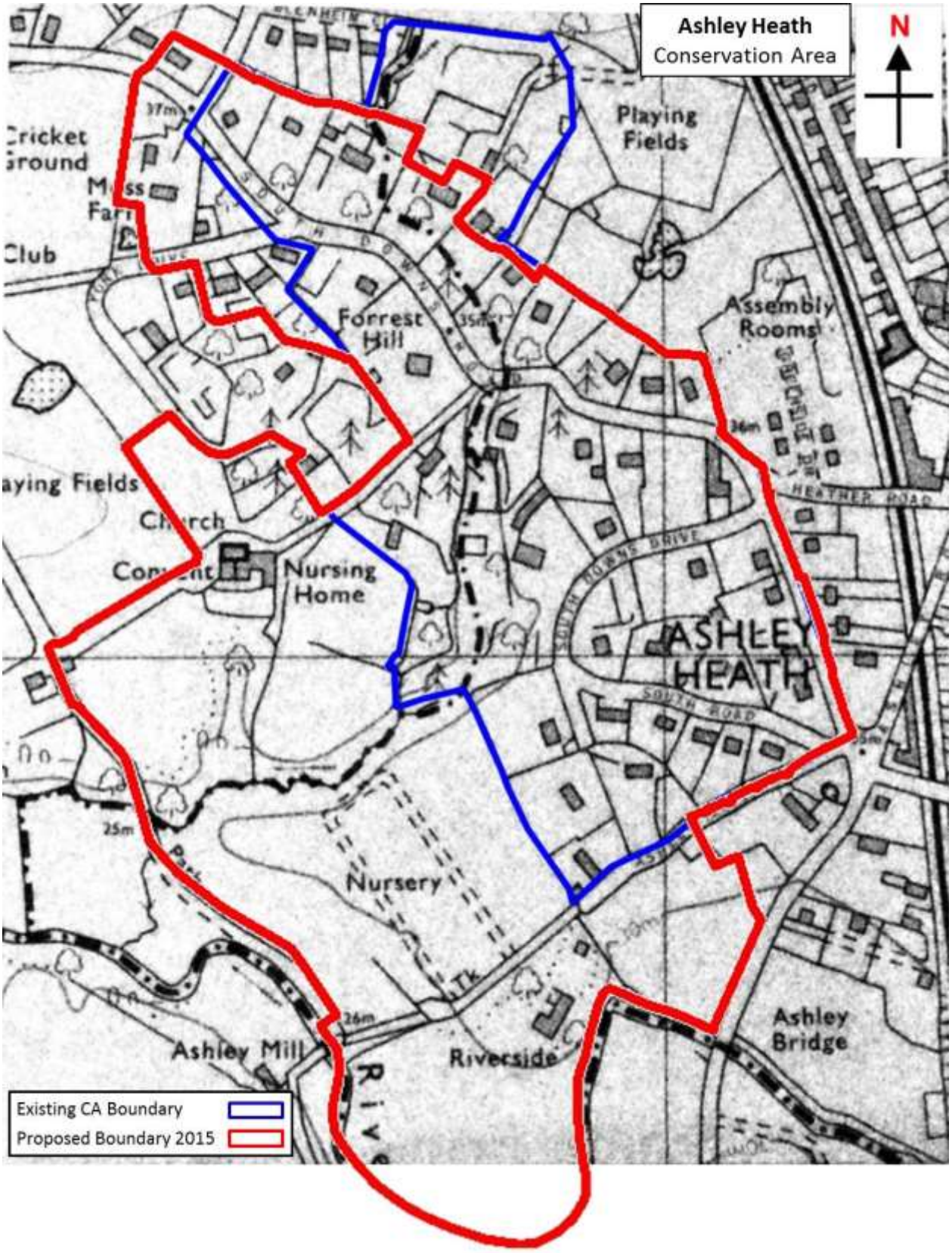
Map 8: 1909 OS Map



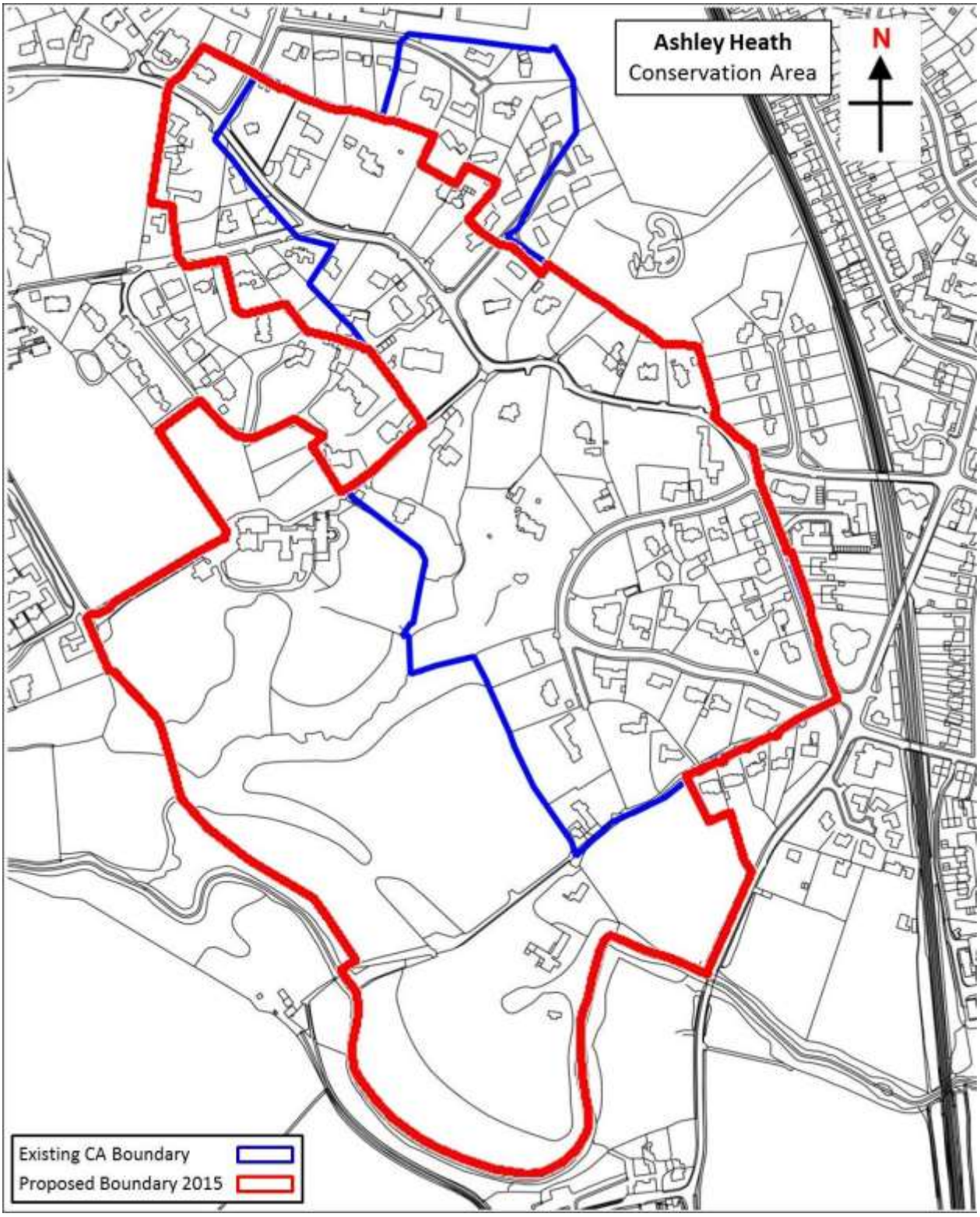
Map 9: 1936 OS Map



Map 10: 1954 OS Map



Map 11: 1971 OS Map


Ashley Heath
Conservation Area
N
Existing CA Boundary
Proposed Boundary 2015

Map 12: 2013

Archaeology

Previous Archaeological Work

4.2.6 Previous archaeological work within Hale has included:

- Excavations at Buttery House Farm in 1977, 1980, 1986: Buttery House Farm is a moated site situated on Buttery House Lane. It was excavated by Manchester University and then by GMAU. The excavation recovered a variety of structures dating from the 13th to early 20th centuries. The excavations found that the earliest activity on the site was an irregular collection of post-holes, three drainage gullies and a pond. These are presumed to have been related to the moat's use as a parkland feature. It is possible that they surrounded a lodge. A second phase of construction on the site dated to the sixteenth and seventeenth centuries when a second timber building was erected on the site. This structure may have been part of the farmhouse of the Brundreth family, who occupied the site in the seventeenth and early eighteenth centuries. Features associated with this structure included a saw pit of the seventeenth and eighteenth centuries. This timber building from the second phase of construction was replaced in the nineteenth century by a brick structure and a second brick building was erected on the eastern side of the moat platform.

- In 1991- The Barn, Springvale, Hale Barns: A survey on this site in March 1991 examined a late 18th century barn with unusual features in the history of farm building in this area. The structure is of three bays, with pointed arch brick trusses and a corn drying flue (GMSMR 7354). The barn was later used as horse stables, and as a garage/storage area.

- In 1994 - Davenport Green: In the February of 1994 GMAC conducted an archaeological assessment of an area in Davenport Green. A desk based assessment was undertaken on behalf of AEG, environmental consultants to AMEC. The report identified numerous sites of archaeological interest. These included Sunderland Park, Buttery House Farm (earlier works detailed above), Latham Hall, and an area of ridge and furrow near Davenport Green Hall.

Sites of Archaeological Interest/ Visible Archaeological Remains

4.2.7 There are 76 sites registered as being of archaeological interest within the Township of Hale.[31] There are no Scheduled Ancient Monuments, find spots or sites of archaeological interest registered within the Ashley Heath Conservation Area.

[31] Trafford SMR Updated. GMAU. 1995

Potential for Underground Remains

4.2.8 There is evidence of occupation of the Hale area dating back to the Anglo Saxon period and throughout the medieval period. During this period the settlement was comprised of dispersed farmsteads. A possible archaeological consideration therefore is the presence of Medieval and Anglo Saxon features. The most likely archaeological issue within the area is the presence of medieval agricultural features. GMAUS identified the fringes of Hale Moss as an area of potential settlement activity.

4.2.9 A local resident has recovered finds in a field to the southwest of the Conservation Area. These have been examined by one archaeologist who believes they may date to the Anglo Saxon Period. More analysis is required to verify the provenance of the finds.

4.3 Architectural Quality and Built Form

Identification of Character Zones

4.3.1 Character zones were previously identified as sub areas. The planning guidelines produced in 1992 identified two sub areas within the Ashley Heath Conservation Area. Sub Area A consisted of the land to the north of South Downs Drive, incorporating the northern section of the road. It was previously described as, "Centred around a winding section of South Downs Road and producing an informal arcadia with varied views of buildings irregularly sited at low densities within extensive planting. The buildings are a mixture of stone, brick and half timbering, often flamboyant in style and Edwardian in date.[32]" Although some of these points remain true, the area now has a higher density of properties as some plots have been divided in order to accommodate modern development, for example along South Downs Road. There are also small areas of entirely late 20th century development such as Pheasant Rise and Blenheim Close that are proposed for deletion from the Conservation Area. This description does not mention that some of the properties in this area are Victorian as well as Edwardian.

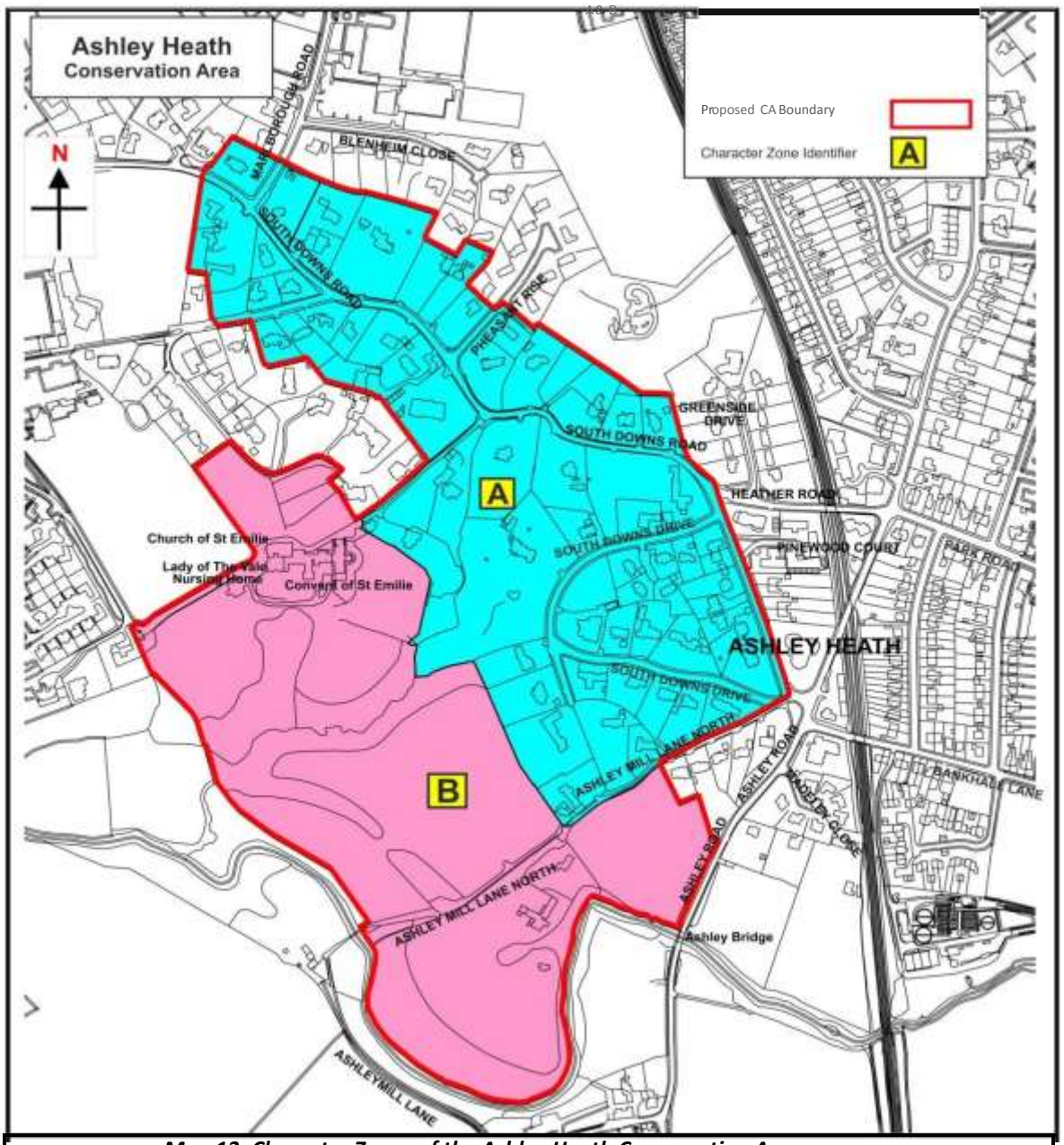
4.3.2 Sub Area B was situated to the south of South Downs Drive. It was described as follows, "Sub Area B contains a mixture of detached Victorian and Edwardian and more modern houses but still at a low density and with extensive attractive landscaping."[33] Both sub areas contain properties of Victorian and Edwardian dates, there are architectural details repeated in both areas such as black and white timber detail. With the development that has taken place since the previous planning guidelines were written, there are now modern structures in both sub areas. There are no longer enough differences in character between these two areas to justify labelling them as separate character zones. This appraisal has identified the entire existing Conservation Area as well as a proposed extension, as one Character Zone, and a proposed extension to the southwest of the area as a separate Character Zone.

[32] Trafford Council, Planning Guidelines for Ashley Heath Conservation Area. 1992
[33] Trafford Council, Planning Guidelines for Ashley Heath Conservation Area. 1992

4.3.3 **Character Zones**

- **Character Zone A: Core Residential Area -** This Character Zone is comprised of the current Conservation Area and an extension to the northwest of the current boundary. The area has been extended to include the listed Moss Farm and associated listed barn, some of the properties along York Drive and number 60 South Downs Road. It is also deemed appropriate to not include modern development that does not reflect the character or special interest of the Area. This Character Zone contains buildings that range in date, the oldest dating to the 16th century. The area is purely residential in character with large detached and semi-detached dwellings sited at a low density, most with substantial gardens. Although some to the south are on smaller plots in comparison to others, all are considered to be of a substantial size. Black and white timber detailing and framing are characteristic architectural details repeated throughout the area. Mature gardens with a variety of trees and shrubs are also a common feature throughout the area.

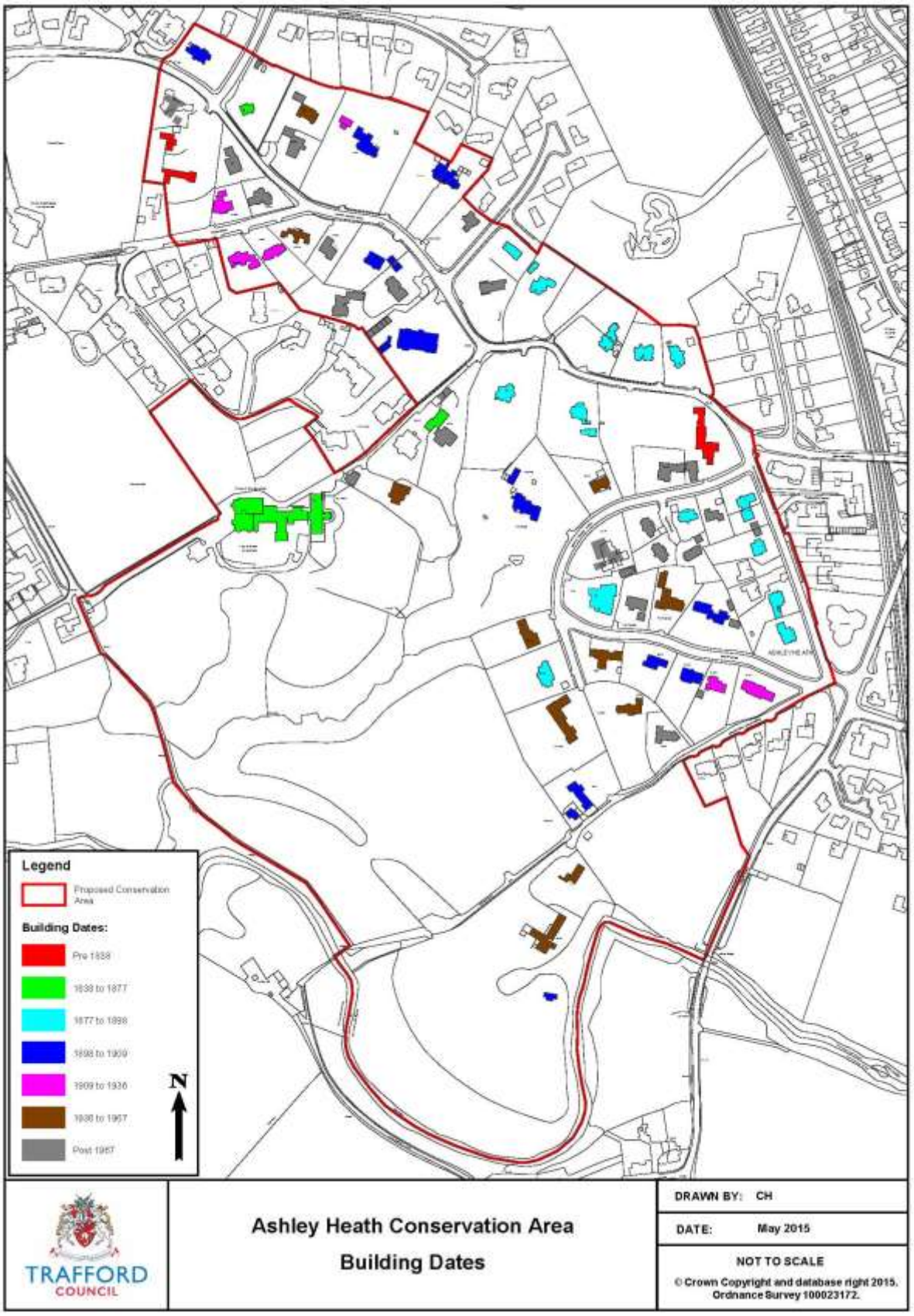
- **Character Zone B: Rural Area-** This Character Zone is a proposed extension to the southwest of the current Conservation Area. It is comprised of the green open land in between Ashley Mill Lane North and the River Bollin, the open space to the north of Ashley Mill Lane, the Lady of the Vale Nursing Home, the Church of St Emilie and the green open space to the north of the church.



Map 13: Character Zones of the Ashley Heath Conservation Area

Ages of Buildings

4.3.4 The ages of buildings within the Conservation Area have been identified through both a basic visual inspection and map regression (see Map 14). Buildings have been dated to the earliest known part of the building evident from the aforementioned research, although many may have later extensions, or in some cases later facades or conceal earlier origins. The buildings have been allocated into general date ranges based upon available maps which provide sufficient detail to allow assessment. Maps assessed include the Cheshire tithe map (dated 1835) 1852 Board of Health Plan, Ordnance Survey plans surveyed in 1876 (published in 1878) and subsequent Ordnance Survey maps. Whilst this analysis attempts to provide an approximate date to buildings and properties, it is not in lieu of a comprehensive building survey which should be undertaken using appropriate expertise.



Map 14 Building Dates

Character Zone A: Core Residential Area

Qualities of the Buildings

4.3.5 There are four listed buildings within this Character Zone of the Conservation Area. These are Moss Farm and the associated Moss Farm Barn, Moss Cottage and The Old House. More details on these can be found below.

4.3.6 The properties within this Character Zone are exclusively residential in use and character, of a variety of ages and styles. Most are detached but there are a few examples of semi-detached properties. Many buildings have retained original features such as decorative black and white timber detailing, windows, doors, decorative ridge tiles, terracotta finials, decorative brick chimney stacks, polychromatic brickwork, date inscriptions and boundary walls (Photographs 5 and 6). Due to the restricted view of many of the properties there are only three buildings that could be classed as having landmark quality. These are numbers 23 and 17 South Downs Road and The Old House on the corner of South Downs Road and South Road.

Photograph 5: Brick Property, Half Rendered, Black and White Timber Detailing

Photograph 6: Victorian Property with Polychromatic Brick Detailing

Building Materials

4.3.7 The predominant building material throughout this Character Zone is brick. Numerous buildings are partially or fully rendered. There are a variety of colours used, red, various tones of brown and cream. A variety of bonds are used throughout the area. Numerous houses have black and white timber detailing to the upper floors. Roofs are a combination of Welsh slate and tile; there are examples of terracotta ridge tiles and decorative finials and chimney pots. There are numerous brick bonds throughout the Character Zone. These include English Garden Bond, Header Bond, Flemish and variants of Flemish stretcher bond (Photographs 7 and 8).

Photograph 7 : Variant on Flemish Bond

Photograph 8: Stretcher Bond

Dominant Architectural Styles

4.3.8 The scale and massing of the properties within the Conservation Area is quite consistent, however, the architectural styles vary. There are examples of Victorian and Edwardian Tudor Revival properties with areas of black and white timber detailing to upper floors and decorative chimney stacks. The windows in these properties vary, there are examples of timber casements with leaded lights, oriel windows and various bay windows. Doors to properties are a mixture of original and replacement. There are also examples of High Victorian architecture, with polychromatic brickwork highlighting openings and chimney stacks (Photograph 9).

Photograph 9: 17 South Downs Road

Photograph 10: Arts and Crafts Property, Naemoor, South Downs Drive

4.3.9 There are numerous Arts and Crafts properties throughout the Conservation Area that retain a variety of architectural detail (Photograph 10). There are examples of brick, half timbered, rendered and half rendered properties. The roof structures display multiple gables interrupting roof lines and low pitched roofs. There are some examples of decorative window and door openings including receding orders. There are also shallow timber lintels and sills. The windows themselves range from timber casement windows with leaded lights, timber sashes, timber bay windows and timber oriel windows. Dormer windows are also a feature of many of these buildings.

4.3.10 The mid 20th to early 21st century properties within the Conservation Area mainly adhere to the scale and massing of the historic properties in the area, with the exception of two bungalows on South Downs Drive and the properties proposed for deletion along Pheasant Rise. These houses are smaller than other properties in the area, and the style of these properties does not reflect the historic nature of the Conservation Area. The majority of the larger modern properties along South Downs Drive and Blenheim Close are set in substantial gardens, back from the street line, with varying boundary treatments. Stylistically there is a combination of Mock Tudor with black and white timber detailing, styles that reflects arts and craft and classical architecture.

Public Realm

4.3.11 The majority of roads are of tarmac although along Ashley Mill Lane North there are areas of cobble stones (Photograph 12). Curb stones are a combination of concrete and stone. The pavements along South Downs Road are very narrow, completely disappearing in some areas. Along South Downs Road, contemporary traffic calming measures have been introduced. The floorscape is also of tarmac; there are numerous areas of pavement that are overgrown with moss, for example along South Downs Road and Pheasant Rise (Photograph 13 and Photograph 14). There are also patch repairs to the tarmac in some areas of South Downs Road and South Downs Drive. The streetlamps are varied in style. There are examples of Victorian style street lanterns, modern metal lampposts that have been painted black and concrete lampposts. There are very few examples of signage; traffic management signage is of a modern design (Photograph 11).

Photograph 11 : Signage Along South Downs Road

Photograph 12:: Area of Cobbles and Grass Verge on

Photograph 13: South Downs Road

Photograph 14: Area of Moss on Pheasant Rise

4.3.12 There is a wide variety of boundary treatments throughout this Character Zone of the Conservation Area. These include low stone walls with planting, timber fences, modern brick walls, low brick walls with metal railings and hedgerows (Photographs 15-18).

Photograph 15: Brick Piers with Metal Gates, Blenheim Road

Photograph 16: Hedgerow South Downs Road

Photograph 17: Timber Fence and Stone Wall, South Downs Road

Photograph 18: Low Stone Wall with Planting Above, South Downs Road

Local Details

4.3.13 Details such as the use of black and white timber detailing, roof lines interrupted by multiple gables, doorways with receding orders, leaded window lights terracotta ridge tiles, finials and decorative chimney stacks and brick detailing are used throughout the Conservation Area and the wider area of Hale. The mature gardens to the fronts of the properties, the low density of the housing stock, the stone wall boundary treatments and the location of the houses away from the street line are also characteristics of the wider area of Hale.

Uses/Former Uses

4.3.14 The area was formerly an agricultural settlement. It developed as a residential settlement in the late 19th century and has remained as such. There are currently no commercial properties within this Character Zone of the Conservation Area.

Open Space, Parks and Gardens and Trees

4.3.15 There are no parks or large open spaces within this Character Zone of the Conservation Area. Back gardens are secluded and hidden from view, but the majority of properties within the area are situated on substantial plots. Along South Downs Road the topography of the sloping landscape, winding road and mature trees in front gardens have a significant effect on the street scene. The mature trees that line South Downs Road, give the area a very private and peaceful character and a rural appearance. There are still planted gardens to the fronts of properties along South Downs Drive and the south of South Downs Road but there are less mature trees and the roads are wider. As a result the character of this section of the Conservation Area is slightly more residential than rural as the properties are more visible.

Key Views and Vistas

4.3.16 Due to the winding nature of the northern section of South Downs Road and the topography of the area, views are quite restricted in some places. However, in some areas along the road the mature planting provides an attractive view. There are attractive views to the east and west along South Downs Road just in front of Athelney House, and another facing south just to the north of Pheasant Rise. There are attractive views facing northwards along South Downs Road from the corner of

Heather Road and in front of number 26 South Downs Road. Along South Downs Drive there are attractive views along both the north and south sections of the road. These encompass the wide street, mature planting and houses (Photographs 19-20).

Photograph 19: View South Along South Downs Road

Photograph 20: View Along South Downs Drive

Development Opportunities

4.3.17 Due to the lack of vacant land within this Character Zone, there are no opportunities for new development. .

Character Zone B: Rural Area

Qualities of the Buildings

4.3.18 This Character Zone is mainly comprised of open green space, and there are very few buildings. To the north of the area is the Church and Convent of St Emilie, the Lady of the Vale Nursing Home and the associated lodge. To the south of the area, south of Ashley Mill Lane North are two mid to late 20th century properties set in extensive grounds. The Lady of the Vale Nursing Home has landmark qualities.

Building Materials

4.3.19 The predominant building material in this character zone is brick. Render is used to the exterior of the Lady of the Vale Nursing Home and the Lodge, but the rest of the complex is bare brick. Black timber is used decoratively to the gables of the Lodge. There are examples of modern UPVC windows to the Nursing Home and the ground floor of the Lodge. The Church of St Emilie has mid 20th century stained glass windows.

Dominant Architectural Styles

4.3.20 Due to the small number of structures in this Character Zone, there is no one dominant architectural style. The complex of the Convent of St Emilie is a combination of Victorian Neo Classical design and buildings that date to the mid to late 20th century (Photographs 21-24). The Lodge is a small early Victorian building with black timber detailing. The two properties to the south of Ashley Mill Lane North also date from the mid to late 20th century.

Photograph 21: The Lady of the Vale Nursing Home

Photograph 22: The Lady of the Vale Nursing Home

Photograph 23:The Church of St Emilie

Photograph 24: The Lodge

Public Realm

4.3.21 Ashley Mill Lane North is a combination of materials; there are areas of tarmac, dirt track and areas of cobble stone. The section within this Character Zone is mainly dirt track. The pathway that leads northwest from Ashley Mill Lane North towards the Convent and runs along the River Bollin is also a dirt track. The pathway that leads from the river towards the Convent is also a dirt track, but it is lined with a low brick wall of herringbone bond (Photograph 25). The road leading from Grange Road to the Convent is tarmac with concrete curb stones. There is no significant signage or street furniture in this area. The topography in this area is over two levels. The highest point being the end of Ashley Mill Lane North, the road then falls to a lower level towards the River. It remains at this level, but rises again to the north, towards the Nursing Home.

Photograph 25: Low Herringbone Wall

Photograph 26: Ashley Mill Lane North, Facing West

Local Details

4.3.22 The Lady of the Vale Nursing Home, due to the lack of structures in Character Zone B the rendered Victorian Nursing Home is a prominent feature in the landscape.

Uses/Former Uses

4.3.23 The area was formerly agricultural land. The Bowdon Parish Tithe map identifies

numerous meadows and plots of pastureland belonging to the Earl of Stamford, John Robinson, Wilbraham Egerton and Thomas Assheton Smith. The property that now houses the Lady of the Vale Nursing Home was formerly a private residence.

Open Space, Parks and Gardens and Trees

4.3.24 To the south side of Ashley Mill Lane North there are large areas of open green space. These open spaces are a contrast in character to the rest of the Conservation Area, which is residential in nature. There are also large areas of open space to the north and south of the Convent of St Emilie. These are all undeveloped green space. There are areas of mature woodland along the River and to the east of the Convent.

Key Views and Vistas

4.3.25 Key views and vistas within this Character Zone of the Conservation Area include a vista to the south of Ashley Mill Lane North, incorporating the green open space looking towards Ashley Road. Along Ashley Mill Lane North itself looking towards the south there is a key view that encompasses mature planting and hedgerows (Photograph 29). There is also an attractive vista to the north of the Convent looking across green open spaces towards the properties along Theobald Road. Along the path that runs along the River Bollin there are attractive views out of the Conservation Area across the river, and into the Conservation Area encompassing open green space (Photograph 30).

Photograph 27: View From the Nursing Home Looking North

Photograph 28: View Along the Path by the River

Photograph 29: View Along Ashley Mill Lane North

Photograph 30: View from River Path Looking into the Conservation Area

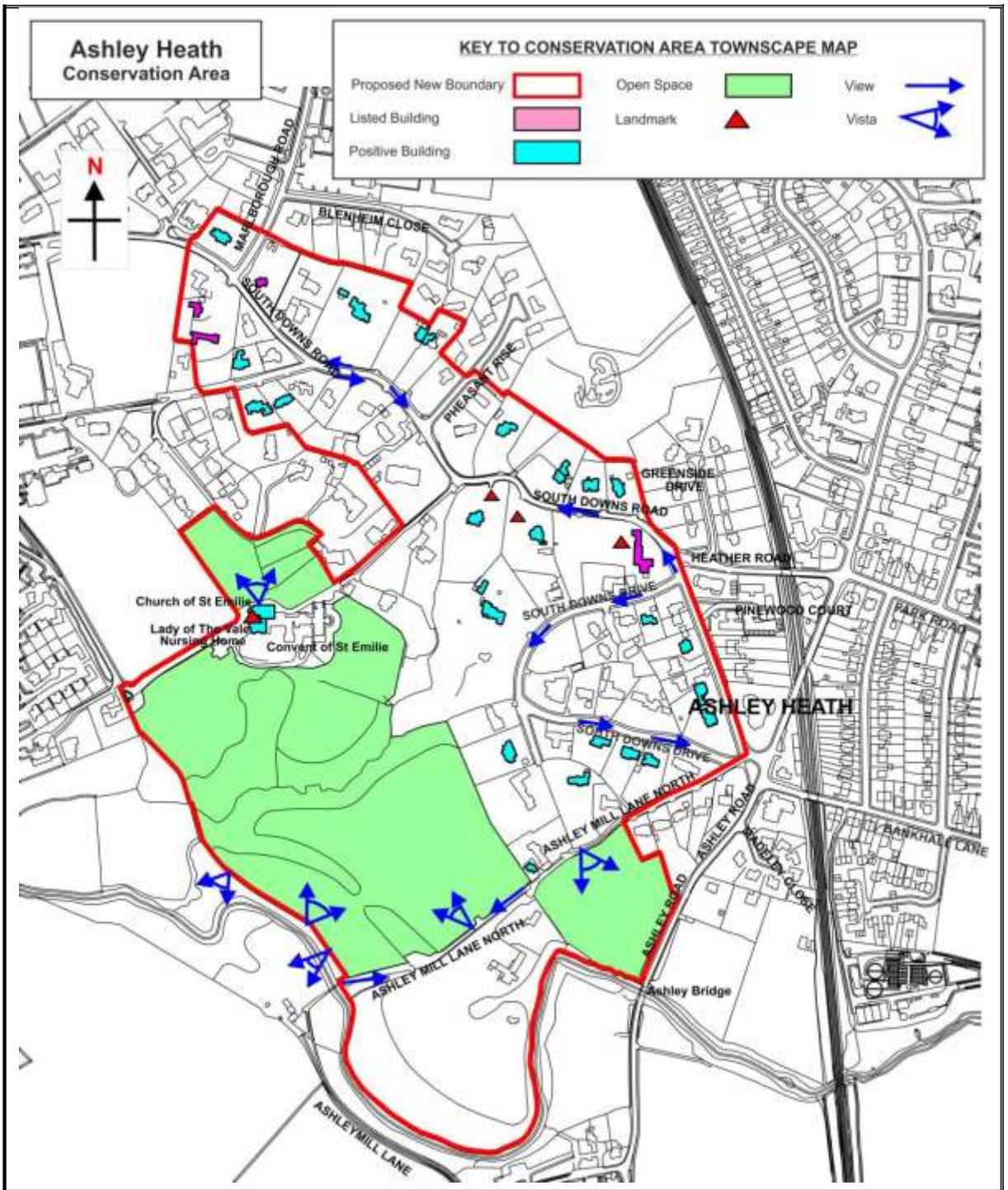
Development Opportunities

4.3.26 The open green space to the north and south of Ashley Mill Lane North is in the Green Belt, so development is unlikely unless it could demonstrate exceptional circumstances. This should also be avoided as the open space makes a positive contribution to the character of the Conservation Area.

Landmarks

4.3.27 Within the Ashley Heath Conservation Area there a few buildings which, within their spatial context, serve as landmarks. These include:

- Number 23 South Downs Road; situated on a prominent corner of the road, the black and white timber detailing is highly visible;
- Number 17 South Downs Road, situated on a prominent corner, also on raised ground makes this a highly visible property
- The Old House, South Downs Road, this listed building is situated on the corner of South Downs Road and South Downs Drive, a prominent corner.
- The Lady of the Vale Nursing Homes.



Map 15: Townscape Analysis

5 Audit of Heritage Assets

5.1 Introduction

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

5.1.2 The list of heritage assets can be found at the end of this document in Appendix 1.

5.2 Listed Buildings

5.2.1 A listed building is a building that has been placed on the Statutory List of Buildings of Special Architectural or Historic Interest. A brief description of every listed building can be found at the end of this document in Appendix 1. For a full copy of each listed building description please see the National Heritage List for England which can be accessed via Historic England's website.

5.2.2 Please note that the list description provided by Historic England is also principally to aid identification and is not intended to provide a comprehensive or exclusive record of all the features of importance. The amount of information varies greatly and absence of any feature external or internal does not, therefore, indicate that it is not of interest or that it can be removed or altered without consent.

5.3.3 It is a criminal offence to carry out any works either to the exterior or the interior which would affect the character of a building once it is listed unless the requisite consent has been sought. Where there is doubt please contact the Council's Conservation Officer.

[34] Department of Communities and Local Government, *National Planning Policy Framework.* (Department of Communities and Local Government, 2012).
[35] English Heritage, *Understanding Place: Conservation Area Designation, Appraisal and Management*. (London: English Heritage, 2011) para 2.2.21.

6 Assessment of Condition

6.1 General Condition

6.1.1 In general the condition of buildings in the Ashley Heath Conservation Area is good. Owners of residential properties go to considerable effort and expense to maintain the properties in good condition and retain their historic character. There is little evidence of inappropriate alterations to structures, although some boundary treatments may be considered to be of an inappropriate style for the area. Change within the area has been due to modern development within the boundaries of existing plots and areas of undeveloped land. The gardens in the Conservation Area contain a significant variety of mature trees, which contribute greatly to the character of the Conservation Area. There have been some instances of large tree boughs falling into the road along South Downs Road. The condition of some of the mature trees in this area may need to be assessed.

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

6.2 Intrusion and Negative Factors

Individual Structures

Inappropriate Extensions to the Rear of Properties

6.2.1 There are some examples of inappropriate extensions to the rears of properties that do not reflect the character of the properties. They are of an inappropriate design, scale and massing for the area.

Open Spaces and Areas

6.2.2 The boundary treatments throughout the Conservation Area are of a variety of styles and ages. The piecemeal boundary treatments are having a negative effect on the character and appearance of the area as there is no sense of visual harmony. Some of these boundary treatments are not of an appropriate design. The Conservation Area is characterised by stone walls with hedge planting behind and/or railings above. Where the original railings have been lost, some of the replacements have been taller or more ornate, thus diminishing the character of the area. Some of the boundary treatments within the Conservation Area are in a state of disrepair; examples include the timber panelled fencing along South Downs Road, and the stone boundary wall to Woodend and Woodside. These poorly maintained boundaries are having a negative effect on the character of this section of the Conservation Area.

Photograph 31: Timber Panelled Fence

Photograph 32: Damaged Stone Boundary Wall and Tarmac Patch Repairs

6.2.3 There are elements of the public realm that are having a negative effect on the character of the Conservation Area. This is particularly evident on the west side of South Downs Road where the road diverges from Heather Road. In this area there are road markings that are intrusive due to the thickness of the lines and size of the demarked area (Photograph 34). In addition, previous unsympathetic repairs to roads and pathways, such as tarmac patch repairs, have negatively affected the character of the Conservation Area. Some of the footpaths through the Conservation Area are covered with moss, this is not only a health and safety issue, but it also gives the area an untidy appearance (Photograph 35). Other negative elements of the street scene include lamp posts that differ in style, some are concrete of an unsympathetic modern design and some are mock Victorian. There are examples of numerous styles being situated along the same street, making a significant negative impact on the character of the area.

Photograph 33: Modern Gates and Gate Piers

Photograph 34: Inappropriate Road Markings

Photograph 35: Moss on the Footpath along South Road

Photograph 36: Concrete Lamp Post

6.2.4 The speed of traffic travelling along South Downs Road is currently a point of concern for many residents within the Conservation Area. With the lack of safe pedestrian footpaths, this area is a health and safety hazard. The traffic also detracts from the quiet residential character of the Conservation Area.

Intrusion

6.2.5 Within the Conservation Area there has been some inappropriate infill and redevelopment. Some buildings dating from the mid 20th to early 21st centuries are intrusive due to the choice of materials and poor quality, unsympathetic design. These include Forrest Hill (39 South Downs Road), the properties along Pheasant Rise and Blenheim Close (Photographs 37-40). Along South Downs Road numbers 3a and 5a are infill developments that divide original plot sizes and negatively alter the density of development and character of the area.

Photograph 37: Blenheim Close

Photograph 38: Blenheim Close

Photograph 39: Forest Hill 39 South Downs Road	***Photograph 40: Pheasant Rise***

6.3 Problems, Pressures and Capacity for Change

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

6.3.2 The volume and speed of the traffic along South Downs Road is currently a problem. Due to the proximity of the schools in the area, twice a day the area is very busy, and with a lack of pedestrian footpaths to some areas, the character of the area changes from quiet and residential to a busy, and at points dangerous, thoroughfare. Sensitive and creative solutions are needed, including an awareness of the size and design of new signage and traffic control measures.

6.3.3 The variety of mature trees, shrubs and hedges that line South Downs Road are an attractive feature of the Conservation Area and an important part of the area's character. This does, however, create issues with traffic safety, as in stormy weather branches fall into the road blocking routes. This level of planting may also lead to root damage to properties and footpaths. Removing the trees would have a very negative impact on the character of the area, however the condition of the trees needs to be monitored to ensure that dead or dying limbs are removed and not left to fall and obstruct the road. In addition, hedges planted too close to stone boundary walls can damage the wall.

7 Identifying the Boundary

7.1.1 The NPPF and best practice guidance produced by English Heritage states that the boundaries of existing Conservation Areas should be kept under review. Parts of which are no longer special should be excluded. Where drawn too tightly, the Conservation Area should be extended to include more recent phases or plots associated with buildings of historic interest.

7.1.2 It is now recognised that Conservation Area boundaries need to be seen within a wider context of urban development. Designated areas should provide protection to buildings that were perhaps not previously considered to be of architectural merit and to the spaces between buildings, such as streets and neutral areas. It is also the case that further information can come to light about the historic importance of buildings and spaces.

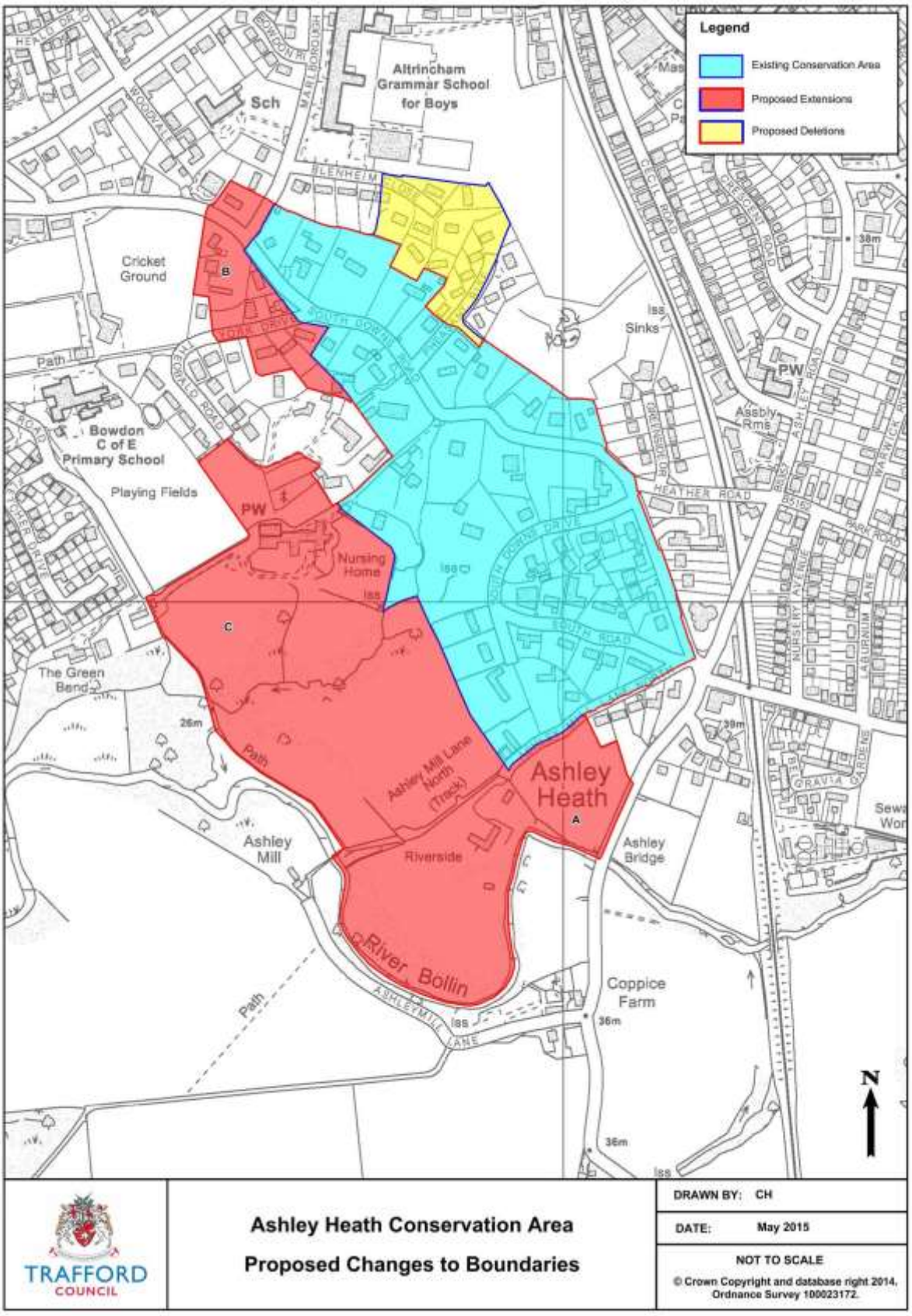
7.1.3 Taking this into account, it is proposed that the Conservation Area boundary be amended in the following places:

- **Proposed Boundary Extension A**: To include the open space to the south of Ashley Mill Lane North. This open space affords impressive key views out of the Conservation Area to the south east across attractive open green space. This was historically an agricultural area, only developed from the mid 19th century.

- **Proposed Boundary Extension B**: To include Woodhatch, The Ridge and Owl Pen along the south side of York Drive, and Carremore and York Cottage to the north side of the road. This extension would also include numbers 51, 53, 55 and 60 South Downs Road. This proposed extension contains buildings of a variety of dates. All properties, with the exception of Carremore and number 55, are historic dating from the 16th century to the 1930s. Each property suggested for inclusion is a high quality building in its own landscaped garden and is of sufficient special interest to warrant inclusion into the Conservation Area.

- **Proposed Boundary Extension C**: To include the Church of St Emilie, The Convent of St Emilie, the Lady of the Vale Nursing Home and the Lodge. Also within this proposed extension are the areas of open green space to the north of the Convent as far as Theobald Road and the large tract of open green space to the south of the Convent, extending southwards to the line and including the pathway along Ashley Mill Lane North. This proposed extension would terminate in the west at the line of and including the pathway that runs along the east side of the River Bollin on a north-west south-east axis. This proposed extension contains numerous key views into and out of the Conservation Area. In light of a recent archaeological find spot being located in a field to the North of Ashley Mill Lane North there may be a deeper historic significance to this area than previously realised. The pathway that runs along the line of the Bollin also appears to be an historic track way, as it appears on the Tithe map

- **Exclusion D** To re-draw the boundary on Pheasant Rise and Blenheim Close. Currently the boundary includes the mid to late 20th century houses to the east end of Blenheim Close and to the west side of Pheasant Rise. These are not in keeping with the character of the Conservation Area and do not warrant inclusion. The boundary will be redrawn to include the northern property boundaries of Athelney, 42-46 South Downs Road and numbers1, 2 and 4 Pheasant Rise. The properties on Pheasant Rise will remain within the Conservation Area due to the large amount of mature planting to the front of the properties, which makes a positive contribution to the character of the Conservation Area



Map 16 Proposed changes to boundaries

8 A Plan for Further Action

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

- Ensuring new development reflects the historic architecture of the Conservation Area in terms of design, materials, scale and massing.

- Ensuring original plot boundaries are maintained, although division of existing large properties into smaller units may be acceptable, providing there are no detrimental effects to the exteriors of the properties. Additional new development within plot boundaries negatively alters the character of the area.

- Ensuring the retention of significant mature trees and encouraging the retention of significant large shrubs and hedges, especially those on boundaries.

- The need to encourage appropriate boundary treatments in terms of appropriate style, maintenance; and railings (where there is evidence in the stonework) which reflect the style and dimensions of former railings.

- Encouraging a more appropriate design of street furniture and working towards a uniform style throughout the Conservation Area.

- Working towards appropriate solutions to the problems with traffic within the Conservation Area, including less intrusive road markings and speed management measures.

- Balancing the pressure to adapt properties while retaining the historic character, including extensions to the rear of the properties.

Appendix 1: Listed Buildings, Positive Contributors

Listed Buildings

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

Reference	**AH/01**		
Site Name	**Moss Cottage**		
Grade	**II**		
Address	South Downs Road (North Side)		
Postcode		**Location**	SJ 76640 86440
SMR Reference		**Listed Building No.**	1121961
Listing Description			
Cottage. "RL 1666 HL" (Robert and Helen Lewis) on dormer window although the rear range was added in c.1960. Whitewashed brick, timber frame and thatch roof. 2-unit, 1- storey plus attic, a parallel range having been added at the rear. Door to right unit with 2-light C20 casement to either side. A former door has been blocked up to the extreme left. The pitched dormer window has 4 lights and inscribed tie beam. Gable ridge stacks and exposed framing to right gable. The interior has exposed timber-framed internal walls chamfered beams and roof members. Built for farm labourers by the occupants of Moss Farm (q.v.).			

Reference	**AH/02**		
Site Name	**Moss Farmhouse**		
Grade	**II**		
Address	South Downs Road (South Side)		
Postcode		**Location**	SJ 76580 86383
SMR Reference		**Listed Building No.**	1121966
Listing Description			

House. C16 and C17 with later alterations. Rendered brick, the crosswing having a stone plinth, and slate roof (replacement of thatch). 3-bay C16 wing with one storey and attic. 2-storey C17 crosswing at left end. The 3-bay range has a casement window in each bay and a central door and C20 porch. The eaves have been raised to accommodate the attic and 2 dormer windows are inserted at the rear. The rear door is opposite the front door and there is a leanto on the right gable. The C17 crosswing has a total of 11 casement windows as well as one 3-light ovolo- moulded timber mullion window of C17. Gable stacks to both ranges. 2 cruck frames divide the units of the single storey range and chamfered beams and framed partitions are found almost throughout. Mrs Gaskell is known to have visited the farm regularly. W A Singleton suggests that the Cruck frames as early as C15. W A Singleton "Moss Farm Bowden" Cheshire, Life January 1959.

Reference	**AH/03**		
Site Name	**Barn to North of Moss Farmhouse**		
Grade	**II**		
Address	South Downs Road, (South Side)		
Postcode		**Location**	SJ 76572 86410
SMR Reference		**Listed Building No.**	1067938
Listing Description			

Barn now disused. C16. Timber crucks with later brick walls and asbestos roof. Originally of 6 but since 1960 of 3 bays the southern end having been demolished. Each of the three pairs of crucks has a tie beam (except for No. 1, the northern-most, which has been replaced by spurs) a collar and a yoke (except for No. 2 which has a yoke strut). The through purlins have concave wind bracing. It is said originally to have been the longest barn in Cheshire. W.A.Singleton "Moss Farm Bowdon", Cheshire Life, January 1959

Reference	**AH/04**		
Site Name	**The Old House**		
Grade	**II**		
Address	South Downs Road, Hale, Greater Manchester		
Postcode		**Location**	SJ78NE
SMR Reference	7352.1.0	**Listed Building No.**	1067888
Listing Description			

House. 1688 on internal door lintel although extensive alterations & additions of various later dates. Square-panel timber framing, additions roughcast, all with C20 tile roof covering. 3-unit plan (probably through passage) with projecting crosswing at left & extensive additions to both left & right. The later porch, gives access to the crosswing, may formerly have had a door to a through passage. 1 storey plus attic. Rendered stone plinth, angled braces & decorative framing to the crosswing gable, and 2 dormer gables. Two 3 or 4-light leaded casements to each unit (some prob C18). Rear roughcast as is rest of house with canted bay window to house-part. Interior much altered, but retains ovolo-moulded & chamfered beams (1).

Monuments

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

Positive Contributors

1. A positive contributor is a non-designated heritage asset that makes a positive contribution to the surrounding area. They are classed as heritage assets as they are identified by the local authority as having a degree of significance, meriting consideration in planning decisions, because of their heritage interest[34.] They should be considered in addition to listed buildings, and buildings entered into the local list. A single building, group or landmark can be classed as a positive contributor.

2. These elements have been assessed with reference to English Heritage criteria set out in their document Understanding Place: Conservation Area Designation, Appraisal and Management, paragraph 2.2.21.[35] The guidance uses the following questions to assess if an element should be considered for positive contribution:

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

Character Zone A

Positive Contributor	Description	Condition
	60 South Downs Road This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands.	Good
	Athelney House **South Downs Road** This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands.	Good

	Folley House **The Trees** **The Coppice** **44 & 46 South Downs Road** These buildings reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building	Good
	reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands.	
	York Cottage **York Drive** This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands.	Good

	The Ridge **York Drive** This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands.	Good

	The Owl Pen **York Drive** This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands.	Good
	Southwald **36 South Downs Road** This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands.	Good

	Dingle Dean **26 South Downs Road** This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands.	Good
	Wood Thorpe **28 South Downs Road** This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands.	Good
	Sowlers Wood **23 South Downs Road** This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands. This building has landmark quality.	Good

	Heath Bank **17 South Downs Road** This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it	Good

	1 South Downs Drive This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands.	Good
	Greystead **South Downs Drive** This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area.	Good

	Bollindale **South Downs Drive** This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands.	Good

	Naemoor **South Downs Drive** This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it	Good
	1 South Downs Road This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands.	Good

	3 South Downs This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands.	Good

	5 South Downs Road This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands.	Good
	Donnybrook **South Downs Drive** This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands.	Good
	The Coach House **Ashley Mill Lane North** This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands.	Good

Character Zone B

	The Lodge **Grange Road** This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands.	Good
 	The Lady of the Vale Nursing Home and Church of St. Emilie **Grange Road** This building reflects a substantial number of other elements in the Conservation Area in age, style, materials and form. The building reflects the traditional functional character and former uses in the area. It illustrates the development of the settlement in which it stands. This building has landmark quality.	Good

Appendix 2: Historic Development of Hale

Prehistoric, Roman and Anglo-Saxon Period

1. There is limited evidence of prehistoric settlement in the surrounding area, in part due to the lack of systematic field survey, although Mesolithic tools indicate hunter gatherer activity.[13] The name Hale Low Farm indicates that there may once have been a prehistoric burial mound on the site (Low/Law being a mutation of Maw, the Old English word for hill). Although there is no archaeological evidence to support this theory. Bowdon Hill may have been the site of Bronze Age burial activity, with 18th century reports of urns containing cremated remains found in Dunham Park. Other prehistoric activity in the area includes an early Bronze Age settlement to the west in Little Bollington.[14]

2. The Roman Road known as Watling Street is thought to have run almost the length of England, from the southeast to Wroxeter (Viroconium) in Shropshire, with one section going west to Holyhead and another going north to Chester and on to Hadrian's Wall. It is this latter section (from Chester to Manchester) which is believed to broadly follow the line of the A556-A56, traversing the area.[15] A subsidiary road may have run southeast, along the Bowdon to Hale Barns ridge to Ringway Chapel. There are no archaeological features that indicate settlement during the Roman Period in Hale. Evidence of Roman activity within the area is represented by a few small finds and the line of a minor Roman road. The finds include a silver coin found in Hale and another coin that was found on Church Brow in Bowdon. Roman pottery and tile were recovered at the Manor House in Halebarns, but the pieces are now lost.[16] The Roman road followed the present course of Hale Road for much of its length through the township. In the grounds of St Ambrose School there were earthworks thought to relate to this feature, they were noted in the late nineteenth century, but they have now gone.[17]

3. After the Romans left in AD410, the native Britons may have provided a sparse population but the area may have been largely uninhabited and uncultivated. The Doomsday survey provides early documentary evidence of Anglo Saxon activity within the Hale and Bowdon Areas. At this time this area was classed as belonging to the Bucklowe hundred. The survey lists the manor of *Hale* as one of the nine Anglo-Saxon manors held by Alweard. Alweard held lands in northern Cheshire between the Rivers Bollin and Mersey; he also held manors along the southern banks of the Bollin. These manors included Alretune, Baguley, Bowdon, Dunham, Hale, and Sundreland. It has been suggested that the focus of this Anglo-Saxon lordship was Dunham and Bowdon. At the time of the survey, 1086, Hale was occupied by a 'radman' or rider and three 'villeins' and had 'one hide and two and a half plough lands (probably about 200 acres), half an acre of meadow and a wood'.[18]

4. Further evidence for Anglo-Saxon settlement in the area is derived from place names. 'Hale' is thought to derive from the Saxon word for a nook or shelter.[19]Archaeological finds relating to this period have been sparse. Two fragments of sculpture, together with some Saxon coins of the 10th century were found at St.Mary's Church in Bowdon.[20] One such silver coin was found in

[13] GMAU, Greater Manchester Urban Historic Landscape Characterisation: Trafford District Report (Manchester. July 2008)
[14] Michael Nevell, *The Archaeology of Trafford*, (Chester: Trafford MBC with University of Manchester Archaeological Unit and the Greater Manchester Archaeological Unit, 1997)12-15.
[15] Don Bayliss (ed.), *Altrincham: A History*, (Timperley: Willow Publishing, 1992) 9.
[16] Michael Nevell, *The Archaeology of Trafford*, (Chester: Trafford MBC with University of Manchester Archaeological Unit and the Greater Manchester Archaeological Unit, 1997) 21.
[17] Gmau & Gmac, *Trafford SMR Update Final Report*, (Manchester: January 1995)
[18] R.N.Dore, *A History of Hale, Cheshire: from Domesday to Dormitory* (Altrincham: Hale Civic Society, 1972) 14.
[19] R.N.Dore, *A History of Hale, Cheshire: from Domesday to Dormitory* (Altrincham: Hale Civic Society, 1972)12.
[20] Michael Nevell, The Archaeology of Trafford, (Chester: Trafford MBC with University of Manchester Archaeological Unit and the Greater Manchester Archaeological Unit, 1997)24.

the churchyard in the 1870s during a burial, bearing the inscriptions 'Eadmund Rex'.[21] The planting of the yew trees in the churchyard may also date back to the Saxon period. Recent excavations at the Timperley Old Hall moated site have produced significant finds that are thought be of Anglo Saxon date. Recently a rotary quern was recovered, further evidence of settlement in this area during the Anglo Saxon period.

Medieval Hale

5. The Normans did not reach Cheshire until 1070, in the context of the "Harrying of the North", a violent campaign to take control of the land and the rebellious Anglo-Saxon landowners. William the Conqueror created his loyal follower, Hugh d'Avranches, Earl of Chester in this year and he in turn gave a large estate in the Altrincham area to Hamo de Masci, creating him a Baron. The name Dunham Massey, which was the administrative centre of the estate, is clearly derived from his name.[22] The family remained and prospered, developing sub-families, with some of their land transactions being recorded in charters, e.g. Roger of Masci of Hale selling land in 'Bodeon' to Agatha de Massey for £4.7s and two robes. The 3rd Baron had founded the Priory of Birkenhead and his son gave the advowson of St.Mary's and half an acre of Dunham land to the monks of the Cistercian priory in 1278.[23] The church itself was supported by the glebe land in the vicinity of the church and vicarage.[24]

6. The medieval settlement of Hale was agricultural in nature, dominated by dispersed farmsteads.[25] Even so, of the eight settlements mentioned in the Doomsday book the three most important are thought to be the manors of Hale, Alretune, and Sundreland. The exact locations of Alretune and Sunderland are unknown. The theory has been posed that they are within the boundaries of modern day Hale. Until the late nineteenth century the manor of Hale included within its bounds the medieval settlements of Etrop Green and Ringway. Ringway and Sundreland at one time contained deer parks.

7. The name Hale as it first appears in the Domesday Survey means 'at the nook'. This is thought to be a topographical description relating to the original settlement's location at the foot of Bowdon Hill. It has been suggested that the core of the medieval settlement of Hale was probably immediately south of Hale Moss at the foot of Bowdon Hill, where Timperley Brook has carved a shallow basin. The tithe award records a Hale Field and a block of open-field/arable field-names in this area, providing further evidence of the agricultural nature of the settlement.

8. In the subsequent two centuries Hale grew in terms of both population and trade. This was encouraged by the introduction of a money economy and the trade resulting from being located in part of the hinterland for the Welsh campaigns of the late 13th century. At this time Hale Barns was not a separate settlement, but was an extension of the more dominant Hale.

9. The medieval parish of Bowdon is likely to have been the mother church for the wider area of the Mersey Basin. It contained the townships of Altrincham, Ashley, Ashton-upon-Mersey (until 14th century), Baguley, Bowdon, Carrington, Hale (including Ringway), Partington, Timperley and parts of Adgen and Little Bollington.[26] The Saxon church was replaced with a new one in the

[21] Alfred Ingham, *A History of Altrincham and Bowdon* (reprinted Warrington: Spectrum, 1983 from 1879 original) 5.
[22] Don Bayliss (ed.), *Altrincham: A History.* (Timperley: Willow Publishing, 1992) 12.
[23] Alfred Ingham, *A History of Altrincham and Bowdon* (reprinted Warrington: Spectrum, 1983 from 1879 original) 12.
[24] Bowdon History Society, Bowdon and Dunham Massey, Images of England Series (Stroud: Tempus Publishing Ltd. 1999) 10.
[25] GMAU, Greater Manchester Urban Historic Landscape Characterisation: Trafford District Report (Manchester. July 2008)
[26] Michael Nevell, The Archaeology of Trafford, (Chester: Trafford MBC with University of Manchester Archaeological Unit and the Greater Manchester Archaeological Unit, 1997) 27-8.

Romanesque or Norman style. It was again enlarged and the tower added in 1320, suggesting population growth and prosperity, and later a clerestory was built over the nave and the building was extended at the east end.[27]

10. There is documentary evidence that refers to five settlements in Hale during the 13th to 15th centuries. Rass Milne is first mentioned in a grant of land to Jurdan de Davenport around 1281. This document indicates that Rass Milne was the Mascy manorial corn-mill in Hale. This site may be associated with Ross Mill Farm on the River Bollin. By the nineteenth century there is no indication of a water-mill on this site although two fields on the river bank were named Ross Mill Meadow in 1838. The site of Bankhall is mentioned in 1377, when referred to in legal documents relating to a lawsuit between Robert de Massey and Alice, Widow of Richard de Hale. East Hale was mentioned in the 13th century, again, in documentation relating to law suits. The de Esthale family are named in these documents and place name evidence has suggested that this settlement may have been located in the position of the current Hale Barns. In 1406 the name Ollerbarrow appears. The name means “alder grove” and a farm situated in Western Hale assumed this name in the post medieval period. In 1443 Hale Low first occurs as Halelowe. This means ‘the mound at the nook'. The name was also applied to Hale Low Farm at a later date. The farm was occupied by a family of some wealth, the Leicester’s in the sixteenth and seventeenth centuries.

11. Hale remained in the possession of the Mascys until the death of Hamo VI in approximately 1340. Between c 1340 and 1433 there was an era of dispute, with various families claiming the right to barony of Dunham Massey. In 1433 the matter was settled, having a profound effect on Hale. The lordship of the manor of Hale was split into three. The Booth family, the acknowledged heirs of the Mascys, received one half of the lordship. The other half was divided between the Stanleys of Derby and the Chauntrells of Bache, near Chester. In 1402 Hale had fourteen freeholders or charterers (suggesting a much larger population of perhaps 200) living in dispersed farmsteads, varying considerably in wealth and status.

12. In the 15th century a Tithe Barn, a sign of prosperity was built in Hale Barns.[28] It was in this century that Hale Barns established a separate identity to that of Hale. Hale Barns was mentioned (in the context of a standalone settlement) in documentation dating to the early 1600s. There was also a Tithe Barn in Ashley Heath, which was originally part of Coppice Farm and dates to approximately the 16th century.

Tudor to Georgian Hale

13. After the Glorious Revolution of 1688, William Booth was made Earl of Warrington in recognition of his support for William of Orange. His son eschewed politics and focussed on rebuilding the estate and its management.

[27] Bowdon History Society, Bowdon and Dunham Massey, Images of England Series (Stroud: Tempus Publishing Ltd. 1999) 9.
[28] R.N.Dore, *A History of Hale, Cheshire: from Domesday to Dormitory* (Altrincham: Hale Civic Society, 1972) 28

Saxton's Map of Cheshire, 1577

14. Between the sixteenth and seventeenth centuries the nature of the settlement in the township of Hale was still one of dispersed farmsteads, many practising dairy farming. There are at least twenty farms known to have existed in this period. Both the Stanley and Chauntrell families sold their Hale estates in the early seventeenth century. Sir Baptist Hicks acquired these lands and by 1629, the year of his death, he was half Lord of Hale. His lands were bought by the Crewe family of Crewe Hall.

Camdens Britannia, 1695

15. By the 18th century many of the farms in the Hale area were owned by the Egerton's of Tatton, who had over 40 tenants and the Stamford estate, which had 20 tenants in 1704. During this period, there was one other substantial estate in Hale, that of the Foden's. Throughout the 18th century the Town itself was divided into five large farms, these being Tanyard, Partington, Oakfield, Broadoak and Elm. It was in this century, in 1723 that Hale Chapel was established in

Hale Barns by a group of non conformists. Seventeen years later the Unitarian Minister of Hale founded a school in the area.

Victorian Hale

16. The census of 1801 records the population of the area as 783. This had risen to 995 by 1851. The lordship of Hale remained divided between the Booths, their heirs the Earls of Stamford, and the Crewe family. In 1808 the Crewe family sold their Hale estates, the majority of which were bought by the Egertons of Tatton. However, their half of the lordship was sold to the Earl of Stamford, thus re-uniting the manor under the lordship of the Earl of Stamford. By 1838-40 Hale Township consisted of a small village at Halebarns. The village at Halebarns had its own chapel and a school. The rest of the township was still dominated by isolated farmsteads. The sale of lands in 1808 led to a major reorganisation of the landownership patterns within central and eastern Hale. Landownership was fragmented across nearly 40 freehold estates by 1840. These ranged in size from one acre to 106 acres. The rest of the township was owned by three landlords, The Egertons of Tatton owned 980 acres, making them the predominant land owners in the area. The Harrop family owned a total of 680 acres and the Lord of Stamford owned 600 acres.

17. The railway arrived in Altrincham in 1849 and caused house building along Ashley Road first in 1849 from the present traffic lights to Hale Station and then in the 1870s from Hale Station to the St. Peter's Church area, after the area was drained. In 1859-62 the Cheshire Lines Committee built a line out of Altrincham to Knutsford with a stop at Hale to serve Bowdon residents. They called the station built on the site of Peel Causeway Farm 'Bowdon (Peel Causeway)' to distinguish it from the Bowdon Station in Altrincham. This had a dramatic affect on the population of the area. The census of 1851 records the population at 995; by 1871 this figure had risen to 1,711. The notes attached to the 1861 census state that the main reason for the expanding population was the opening of the Cheshire Midland Railway Station on Peel Causeway. In 1866 John Siddeley built a brewery on Ashley Road opposite the present Railway Inn. William Berry, the blacking manufacturer built the first shops in Peel Causeway in the 1880s between the Railway Inn and the crossings.

18. Cartographic evidence dating to the late 19th and early 20th centuries charts the urban expansion of the Township of Hale. New development in the area spread westwards, initially along Ashley Road and Hale Road. The OS map of 1882 shows that the areas to the west of the Railway and the north of Ashley Heath and along Hale Road to Broomfield Lane had been developed for residential and commercial uses. Towards the end of the 19th century, within the western third of the Township, numerous Victorian villa properties had been erected. The Historic Landscape Characterisation Report for the Trafford Area states, "These buildings represent the domiciles of the majority of the middle classes of Trafford from about the mid-19th century onwards. They are typically substantial detached or sometimes semi-detached houses set in large gardens..... Villas typically form late 19th century ribbon developments or discrete suburban clusters, with significant concentrations around Altrincham, Sale, Hale and Timperley."[29]

19. Henry Goldsmith was a renowned architect who worked in Cheshire and Manchester. He developed property in the Hale area during this period. Henry was a Manchester born architect who entered into his father's practice in the 1870s. His numerous works included residences, places of worship, public and philanthropic institutions and business premises. He was also the author of "Economical House", a book that addressed the need for affordable but elegantly designed properties for the upper middle class. Goldsmith is renowned for his use of black and

[29] GMAU, Greater Manchester Urban Historic Landscape Characterisation: Trafford District Report (Manchester. July 2008)

white timber detailing, decorative ridge tiles and roof stained glass windows. Within Hale he designed numerous residential properties, these were mainly along Arthog Road (Portinscale, Braeside, Ardmore, Arnside Cottage, Mapperly and Danesborough), Harrop Road (The Vicarage), The Avenue (Eastdale and The Orchard) and Ashley Road (numbers 174 - 176). Many of these have been identified by examining a ledger of plans, held by Trafford Council. The research has not been exhaustive though and there may be other Henry Goldsmith buildings in the area that have not yet been identified as such. The names of the buildings identified in the ledger may also have changed over the years, and it has not been possible in every case to identify the exact location of every Goldsmith building mentioned above.

20th Century Hale

20. By 1901, the population of the area had expanded to 4,562 and continued to grow. By 1910 the development had expanded towards the south-east, encompassing Ashley Road, Bank Hall Lane, Arthog Road and Park Road. Within this new development were Stamford Park, a gas works and the Altrincham Football Club. All of these were developed on land that had been reclaimed from Hale Moss. The land between Hale Road and the Moss was also developed.

21. During the late 19th and early 20th centuries numerous properties within South Hale were designed by the renowned architect Edgar Wood. It is considered that the influence of Edgar Wood can be seen in then more careful use of materials, better design and improved siting of many houses built since his day.[30] These properties are now located within the northern section of Character Zone C. Wood was principally a domestic architect who enjoyed a considerable reputation both in Britain and abroad. These properties were erected predominately in the Edwardian period, instigated by John Richardson who first commissioned Edgar Wood to design his own property Halecroft, 253 Hale Road, in 1890. Halecroft is identified as an excellent example of Wood's earlier work largely expressing the ideals of the Arts and Crafts Movement and the vernacular revival.

22. John Richardson was a textile manufacturer who purchased land where Park Road meets Hale Road. Following the success of Halecroft, he employed Edgar Wood to design a group of houses in the Vernacular Revival style as part of a speculative estate. They date from 1901 -1914 and are grouped loosely about the junction of Hale and Park Roads. While each has its particular qualities, they are of interest collectively because they summarise almost the complete range of his architectural development.[31] The last house to be built was Edgar Wood's own, Royd House, 224 Hale Road. It is considered that this property with its flat roof, curved front with chevron motif, represented a visionary indication of the modern style. Further significant buildings erected in the style of Edgar Wood, but designed by John N. Cocker were erected in Character Zone B of the Conservation Area.

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

24. After the 1914-18 War many of the houses on Ashley Road were converted to shops on the condition that their gardens could be used to widen the pavement. The failure of the cotton industry, followed by the First World War and the depression of the 1920s had a grave affect on

[30] Dore, R.N., *A History of Hale: Domesday to Dormitory* (Hale Civic Society 1987) 120
[31] Hale Civic Society, *Hale & Ashley: The past 100 years* (Hale Civic Society 1987) 69-71

the local residents of Hale. Many people moved away from the area, or if they stayed they were forced to economise. The use of motor vehicles became more popular in this period, and Chester Road was manned by the Automobile Association. The increase of foreign imports affected the standard of agriculture in England, and husbandry in the area deteriorated despite the best efforts of farmers and land owners. In 1923 Hale Cinema, actually just in Altrincham, was opened

25. During the Second World War some of the large houses in the Cheshire area were taken over by the MOD for storage, offices, auxiliary hospitals and the billeting of troops. Men and women were conscripted into the forces, and the farms in the area were controlled by the War Agricultural Committee. Farming was a reserved occupation, so farm workers were exempt from military service. Additional support for agriculture was provided by the women's land army. The area of Altrincham was subject to air raids in the winter of 1940-1941 and Little Bollington was subject to bombing in the September of 1940. The upper park at Dunham Massey Hall was used as a military camp for the American soldiers. It was later used as a prisoner of war camp.[32]

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

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

Appendix 3: Contacts and Sources

Trafford Council Contacts

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

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

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

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

National Organisations

Historic England (formerly English Heritage)
North West Office, 3rd Floor Canada House, 3 Chepstow Street, Manchester, M1 5FW
Telephone: 0161 242 1416. http://www.historicengland.org.uk/. email: northwest@HistoricEngland.org.uk

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

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

Twentieth Century Society
70 Cowcross Street London EC1M 6EJ
Telephone: 020 7250 3857 www.c20society.org.uk_Email: coordinator@c20society.org.uk

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

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