



Bowdon Conservation Area Conservation Area Appraisal Consultation Draft June 2015



Bowdon Conservation Area Conservation Area Appraisal

Draft: June 2015

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1 Introduction

1.1 Designation and Extensions to Bowdon Conservation Area

1.1.1 Bowdon was designated a Conservation Area by Trafford Council on 6th February, 1973, comprising broadly the area around St. Mary's Church including Church Brow and Richmond Road, The Firs, the top of Stamford Road and the area to its south known as Rosehill, including the eastern half of East Downs Road. The Conservation Area was extended on 4th July, 1974, to include Stamford Road and the eastern half of Langham Road. Map 1 shows the phasing of 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 appropriate².

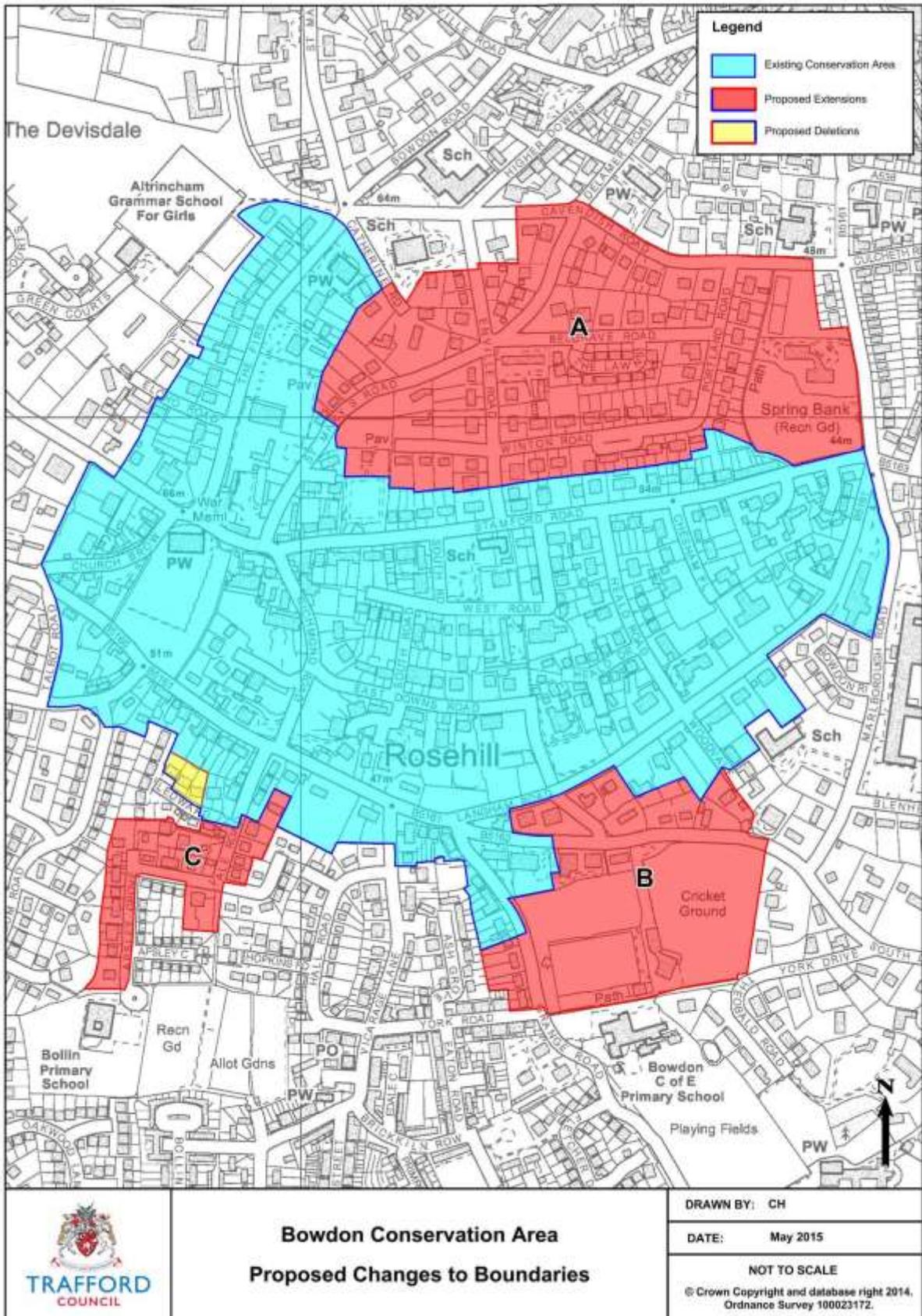
1.2.2 Section 71 of the Act imposes a duty on the local planning authority to formulate and publish proposals for the preservation and enhancement of conservation areas. Proposals should be publicised and incorporate public comment. Conservation area designation recognises the unique quality of an area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

1.2.3 The extent to which a building positively shapes the character of a conservation area depends not just on their street elevations, but also on their integrity as historic structures and the impact they have in three dimensions, perhaps in an interesting roofscape, or skyline. Back elevations can be important, as can side views from alleys and 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*. (2011), para 2.2.21



Map 1: Conservation Area Boundary

1.3 Value of Conservation Area Appraisals

- 1.3.1 The National Planning Policy Framework (NPPF) stresses the need for local planning authorities to set out a positive strategy for the conservation and enjoyment of the historic environment. Local planning authorities are required to define and record the special characteristics of heritage assets within their area. This appraisal fulfils the statutory duty placed on the local planning authority 'to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.'⁴
- 1.3.2 Conservation areas may be affected by direct physical change or by changes in their setting. 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, to define and record the special architectural and historic interest of the Bowdon Conservation Area.⁶ This Appraisal has been used to prepare a draft Management Plan which sets out suggested actions to maintain and enhance the special character of the area. These documents will support the active management of the Conservation Area through the development control process, including support for appeals.
- 1.3.4 The undertaking of an appraisal will lead to a better understanding of the development of the Conservation Area, in terms of its local distinctiveness, setting and condition, which together contribute to the place it is today. This will enable the basis for positive management of the Bowdon Conservation Area.
- 1.3.5 An adopted conservation area appraisal is a material consideration to appeal decisions and also relevant to decisions made by the Secretary of State when considering urgent works to preserve an unlisted building in a conservation area. An appraisal can inform those considering investment in the area, help guide the form and content of new development and result in an educational and informative document for the local community.⁷
- 1.3.6 The Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) sets out permitted development rights for certain minor forms of development - i.e. development that may be legitimately undertaken without the need for planning permission. An appraisal can assess whether or not permitted development rights are having an adverse impact on the special interest of a conservation area and whether or not the use of an Article 4 direction is appropriate.
- 1.3.7 This Appraisal will provide a character assessment of the present Bowdon Conservation Area and those areas under consideration for extension. The document will seek to identify those factors resulting in adverse harm to the special interest of the Conservation

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

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

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

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

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 has also been undertaken to determine if areas should be included or removed from the designation. This discussion is found in Section 6 and the proposed extensions are also shown on Map 1 (page 2). Consequentially the document will provide background evidence for assessing the acceptability of development proposals.
- 1.3.9 Further guidance and proposals will be detailed in the corresponding Bowdon Management Plan which should be considered in conjunction with this Appraisal.

1.4 Scope of the Appraisal

- 1.4.1 This appraisal is not intended to be comprehensive in its scope and content. Omission of any specific building, structure, site, landscape, space, feature or aspect located in or adjoining to the Bowdon Conservation Area should not be taken to imply that it does not hold significance and positively contribute to the character and appearance of the designated heritage asset.
- 1.4.2 As an area evolves evidence may emerge which provides a greater understanding of a heritage asset(s) and the contribution made to the special interest of the Bowdon Conservation Area. Such information should be considered in conjunction with the Appraisal during the course of decision making by the local planning authority.
- 1.4.3 The positive characteristics as defined by this document should be the starting point for further discussion with the local planning authority where alterations are being considered to or will affect a heritage asset(s). Each site will be judged on its own merits and there are bound to be variations in the quality of individual developments. It will not be acceptable merely to emulate the least successful or highest density of these or to use such sites as an excuse for making matters worse. Instead regard should be paid to those elements which make the Bowdon Conservation Area significant. Ultimately special attention shall be paid to the desirability of preserving and enhancing the character or appearance of the Conservation Area.⁸
- 1.4.4 This draft Conservation Area Appraisal has been produced by Trafford Council following the submission of an initial draft by Kathryn Sather Associates.

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

2 Planning Policy Context

2.1 National and Local Planning Policies

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

2.1.2 The NPPF (paragraph 126) states;

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

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

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

2.1.4 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 are:

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

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

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

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.

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 2008

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 maintained by the Greater Manchester Archaeological Advisory Service (GMAAS) has been undertaken and also an assessment of the Trafford Urban Historic Landscape Characterisation Project 2008.

2.2.5 The proposals set out by this appraisal shall undergo a period of public consultation and

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

2.3 Control Measures brought about by Designation

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

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

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

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

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

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

3 The Summary of Special Interest

- 3.1. The special character of Bowdon Conservation Area derives from the following elements:
- Bowdon is historically and physically defined by its position on Bowdon Hill, the highest part of the glacial hill extending from Warburton to Ringway. Its southern slopes offered fertile land to cultivate, there were several springs in the area and the summit provided excellent views over the surrounding countryside. Hence the establishment of the parish church in this location in Saxon times.
 - Bowdon was part of an important communication network dating back to Roman times. The high ground was strategically important and was probably connected both to the Roman Road and a second route leading southeast towards the area of Hale Station, Hale Barns and beyond. A Roman coin was found in the churchyard in the 19th century.
 - Bowdon Church was the centre of a large parish and also the church of the manor of Dunham Massey. A place of worship in Saxon times, the church was rebuilt by the Normans, expanded in the 14th century and rebuilt in the 19th century. The church and churchyard are at the heart of the community, but also contains the tombs and memorials of influential local families. It had two chantry chapels.
 - At the heart of Bowdon is a medieval village. Although many buildings have been re-faced, extended or rebuilt, there are a number of houses whose structure dates back to the 17th century and roads which overlay earlier routes.
 - The medieval core was overlaid and extended by an early Victorian and very prosperous suburban community. Prior to 1838 Bowdon comprised little more than the medieval core but there was early recognition of the potential impact of a railway connection to Manchester. Land development started in the Rosehill area in the early 1840s and by the 1876 the area was transformed. This is reflected in the large number of residences dating from these periods.
 - Bowdon enjoys beautiful views out of the Conservation Area over the Cheshire plain and the church spire is a landmark within a view into the Conservation Area from the A56 and other points. The topography, with the church on the summit of the hill, lends itself to a number of other views within the Conservation Area.
 - The good air and the semi-rural environment gave it a reputation for health and this attracted both ground-breaking treatment approaches for tuberculosis at St. Anne's Hospital and the foundation of a number of educational establishments.
 - The area was from Victorian times characterised by a lively and vigorous social, sporting, intellectual and artistic community life. Bowdon Cricket Club was founded in 1873 and

the Croquet Club in 1911. This continues today with institutions such as the Bowdon Rooms and the Jubilee Rooms, the Bowdon Festival, in addition to the continued strong contribution of the sporting clubs to community life.

- There are many fine individual residences built in the area, in a variety of architectural styles. Some of these houses are the work of renowned architects.
- The housing comprises a combination of terraced houses, semi-detached houses and detached dwellings. The materials include red, white and yellow brick, some are rendered and pebble dash is common on the arts and crafts houses. There is a high level of architectural integrity and detail.
- Houses are set in gardens, which are characterised by a variety of mature trees and shrubs. These include exotic species, reflecting the Victorian interest in botany.
- Bowdon retains a community core, centred around the church and its hall, the two historic pubs, community centre, sporting clubs and the few shops/businesses. This is extended by a number of local societies, such as Bowdon Conservation Group and Bowdon History Society, which continue the traditions established in the 19th century.
- The area is characterised by the low garden walls of large stone blocks, with hedges of various species above and trees along the boundary; some of the houses also have attractive arched doorways in the walls. Driveways were marked by setts from the boundary wall to the street edge and the streets traditionally had four lines of setts forming the gutters. An additional local boundary treatment is the use of upstanding stone slabs.
- The area provides a habitat for wildlife and is characterised by the sound of birdsong. Many of the streets are lined with trees. In addition the gardens are large and contain many mature trees of diverse species and shrubs.

4 Assessment of Special Conditions

4.1 Introduction

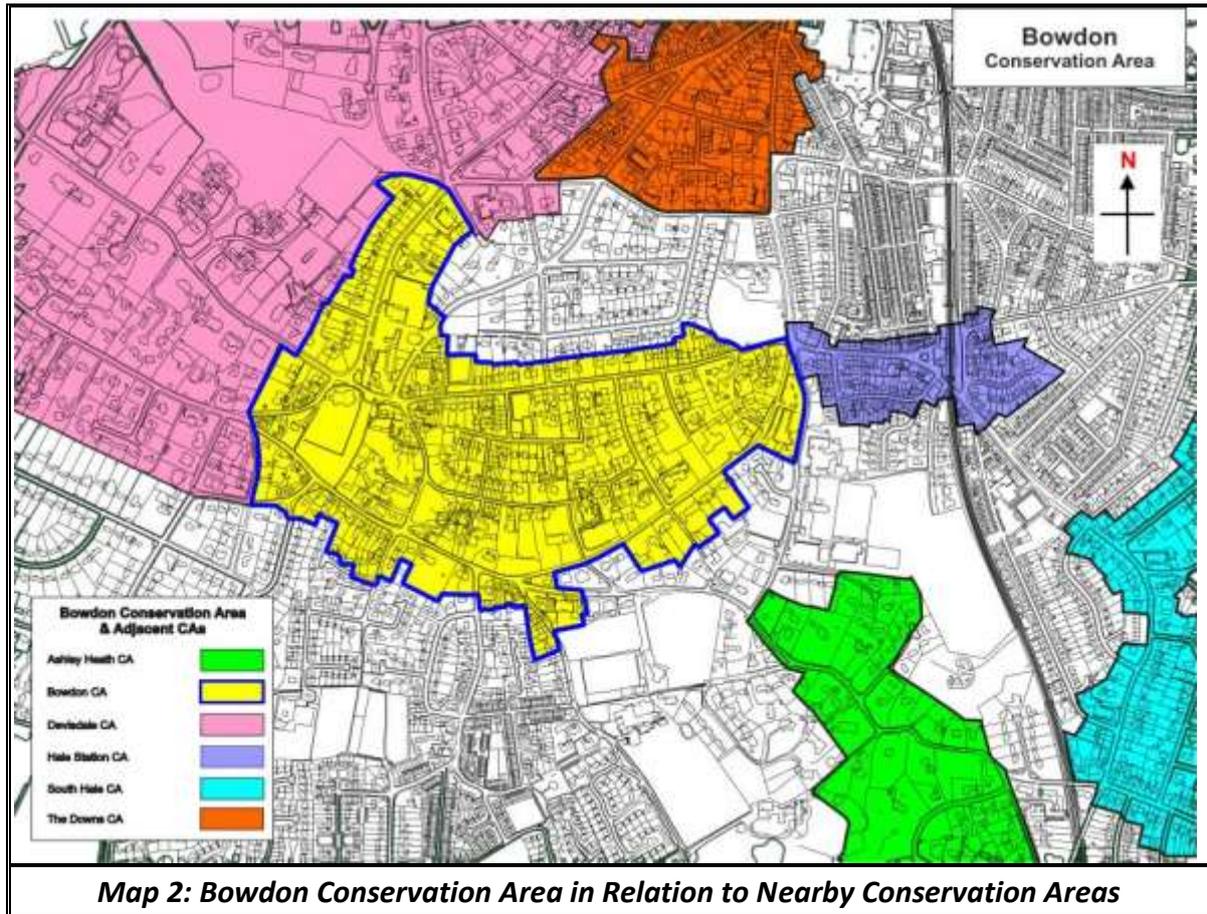
- 4.1.1 The main section of the appraisal comprises a detailed analysis of the special interest of Bowdon Conservation Area with regard to its location and setting, historic development and archaeology, architectural quality and built form, open space, parks and gardens.
- 4.1.2 Bowdon is located approximately 9 miles (14.4km) southwest of Manchester city centre, 4 miles (6.4 km) south-southwest of Sale, 9 miles (14.4 km) east of Warrington and 1 mile northwest of Altrincham town centre (1.6 km). The population of Bowdon was 2262 in 1971, compared with 41,000 for Altrincham.
- 4.1.3 Bowdon Conservation Area is located within the Bowdon Electoral Ward, northwest of Altrincham, at the southwest edge of Greater Manchester. It is part of Trafford, one of the ten local authorities forming the Greater Manchester region. The Bowdon ward is the largest in Trafford, comprising a combination of small rural villages, open countryside and more densely populated suburban residential areas. Bowdon Conservation Area lies in the southeast corner of the ward.
- 4.1.4 In Roman times Bowdon lay just to the south of the part of Watling Street which connected Chester to Manchester, avoiding the gradient of the highest part of the ridge. This route has largely remained the main road (the modern A556/56) but at some point it deviated from the straight line to go through Altrincham.¹⁴ In the 18th century the road was upgraded to a turnpike and Altrincham was also on the route of the Bridgewater Canal, linking the Earl of Bridgewater's mines to Manchester and to Manchester to Runcorn with access to the sea. In the 19th century the Bridgewater Canal was supplemented by the Manchester Ship Canal, passing to the north of Bowdon and Altrincham, and the town was linked by rail to Manchester in 1849, allowing Altrincham and in particular Bowdon to become a desirable residential area for commuters to Manchester. In the 20th century, this was complemented by the introduction of the Altrincham Metro, a reintroduction of tram transport.
- 4.1.5 Bowdon is situated on a ridge, with the Cheshire Plain to the south and east and the lowland of the Mersey valley to the north; the parish church of St. Mary's has been located on the highest point of the ridge since the Saxon period. The ridge has a northward facing shallow slope, while the steeper, southward facing slope overlooks the Bollin valley.¹⁵ To its south east lay heathland (including Ashley Heath, now better known for South Downs Road) and to the east Hale Moss. The ridge rises to a height of over 60 metres above sea level and runs from Dunham Park in the west to Hale and beyond in the southeast. In comparison, Broadheath to the north lies at about 25 metres. Langham Road follows an historic route from the line of the Roman Road round the south of the slope; Stamford Road runs from the church, eastwards down the slope towards Hale; The Firs, earlier known as Burying Lane, was part of the route from Altrincham to the parish church.

¹⁴Don Bayliss (ed.), *Altrincham: A History*. (Timperley: Willow Publishing, 1992) 9.

¹⁵ Don Bayliss et al., *Altrincham in 1841: A Cheshire Market Town in Victorian Times*. (Altrincham: History Society, 1994) 4.

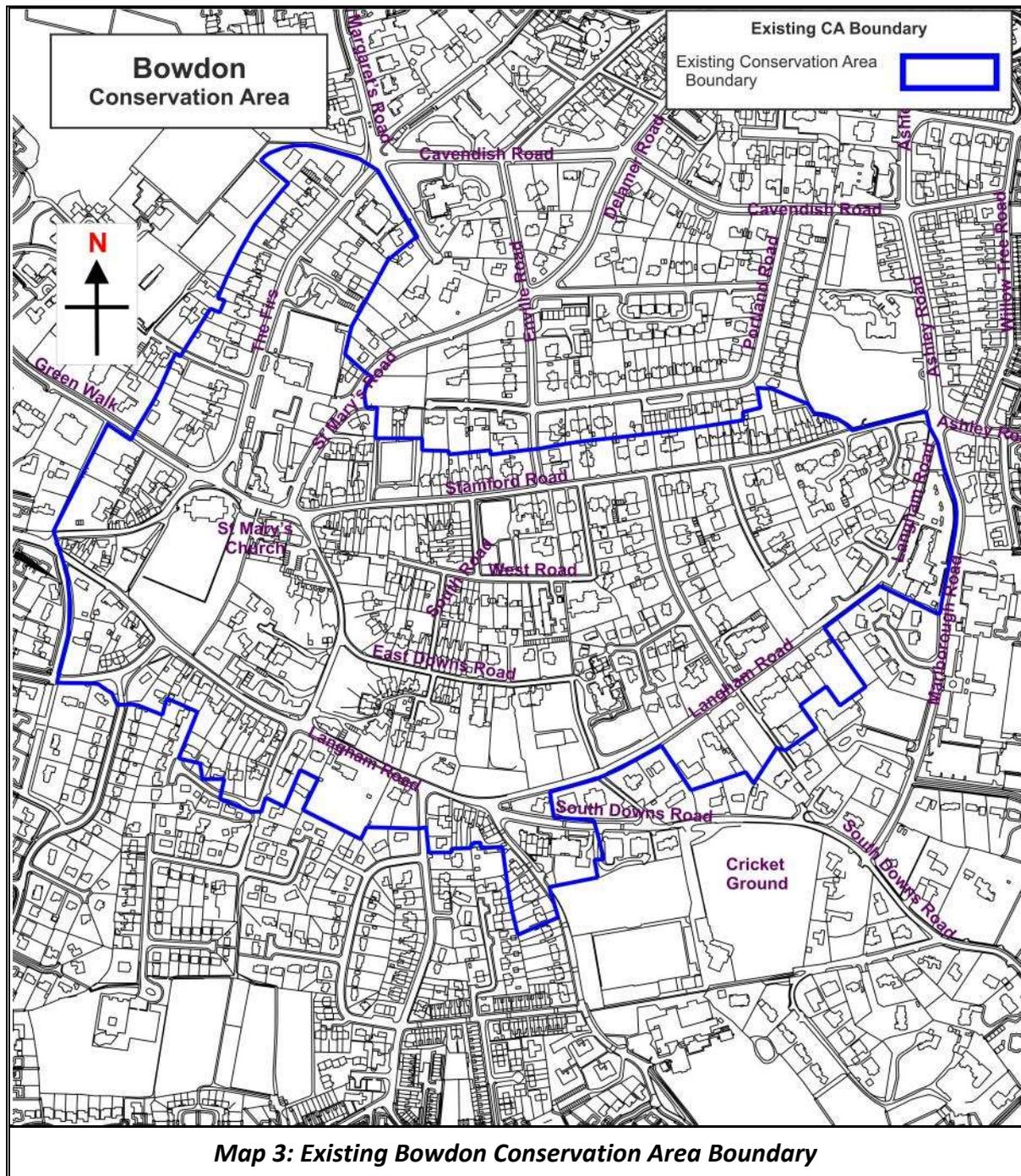
Geology

- 4.1.6 Altrincham is situated on a ridge surrounded by the Cheshire Plain to the south and the lowland of the Mersey valley to the north. The ridge rises to a height of 67 metres above sea level and runs from Dunham Park to the south west of Altrincham through to Bowdon, Hale and beyond in the southeast.
- 4.1.7 The geology of the area consists of the Permian and Triassic sandstones and mudstones of the north Cheshire Basin. Surface exposures of these rocks are mainly limited to river valleys due to great thickness of the overlying Quaternary deposits. The ridge upon which Altrincham is sited in part reflects the solid rock structure which underlies it but is obscured by the significant Quaternary deposits. These deposits are largely responsible for the minor landforms and soils of the area (glacially deposited sands with occasional clay lenses), thus the farming potential.
- 4.1.8 The Helsby Sandstone Formation (formerly the Lower Keuper Sandstone) appears on the surface at Timperley where it was quarried prior to 1900. It is this stone which was probably used for stone plinths for timber-framed and brick houses in the locality, as well as in the striking boundary walls within the Victorian and Edwardian 'villa suburbs' of Altrincham. The Building Stone Atlas of Greater Manchester describes this rock type as harder than the others in the Permian-Triassic succession, due to the localised presence of a silica cement matrix, hence it is a more durable building material. It is often red or pink from the coating of iron oxide over the sand grains and often contains many 'millet seed' grains, with a spherical shape, indicative of an aeolian origin within a desert environment. It contains white or purplish quartz pebbles up to 20mm across; and pebbles of red silt and red clay, which when weathered out leave ovoid cavities.
- 4.1.9 Towards the end of the nineteenth century and early twentieth century large amounts of building stone was imported particularly for use in public and municipal buildings. Red Runcorn Sandstone (Triassic, Sherwood Sandstone group) was used, shipped in great volumes via the Bridgewater and Manchester Ship Canals. The red sandstone is evident at the Church of St Mary the Virgin, Bowdon . More commonly sandstone was used in small amounts for architectural detailing and both red and buff varieties can be found in the Conservation Area often used for lintels, cills and boundary walls.
- 4.1.10 Another commonplace rock type to be imported and one used in the Conservation Area was the metamorphic blue-grey Welsh Slate (Ordovician), which is still ubiquitous as a roof cladding in the vast swathes of terraced housing which formed the iconic industrial townscapes of Manchester's satellite towns. Green Westmoreland Slate (Ordovician), and Cornish Delabole Slate (Devonian), have also been utilised occasionally for roofing .
- 4.1.11 Bowdon is one of four Conservation Areas sited to the southwest of Altrincham town centre (map 2). It abuts the Devisdale Conservation Area to the north and west and The Downs Conservation Area lies slightly to the northeast and Ashley Heath to the south east. In addition Hale Station Conservation Area lies to the east, and South Hale beyond.



General Description, Character and Plan Form

- 4.1.12 The focus of Bowdon Conservation Area is the community centre, historically around the parish church of St. Mary's, and the cottages and small houses nearby. From the mid 19th century, this became the site of other community institutions. This is surrounded by attractive, primarily 19th century residential areas, including infill between more scattered 17th and 18th century buildings. The area is enhanced by the variety of gardens and walls, as well as the topography. Given the variety, it has been divided into five character zones, for the purposes of this appraisal. The Conservation Area is accessed from the west by Langham Road, from the north by St. Margaret's Road, from the northeast by Cavendish Road and from the east by Ashley Road.
- 4.1.13 Bowdon Conservation Area is broadly crescent-shaped. It is largely residential in character but includes a number of larger detached community buildings, usually surrounded by open space in the central area. The residential areas comprise a variety of dwellings including 17th century cottages, a manor house and farmhouses; 19th century terraced housing as well as spacious Victorian semi-detached houses and villas and subsequent 20th and 21st century infill and redevelopment, particularly since 1971. The plots are smaller closer to the core area. Elsewhere the plots are larger, with gardens surrounding the houses, containing mature trees and shrubs.
- 4.1.14 There are a number of open public spaces, including the churchyard, Bowdon Croquet Club and the car park around the Bowdon Assembly Rooms and adjacent pubs and small areas of landscaped planting which add to the attractive character, e.g. on the junctions of Langham and Bow Green Road and South Downs Road. In addition the area immediately outside the current Conservation Area boundary includes a number of open spaces which are included in the proposed boundary extensions: Spring Bank Park, Bowdon Cricket Club and Bowdon Bowling and Tennis Club (while some of these are private clubs, they strive through community events and coaching through schools to provide community amenity).



4.2 Historic Development of Bowdon and the Conservation Area

- 4.2.1 The following presents an overview of historic development. Further more detailed information on the history of Bowdon can be found in Appendix B.
- 4.2.2 There has been a find that dates to the Roman period within the Bowdon Conservation Area; a coin was recovered on Church Brow. There have not been any features recovered dating to the Roman period that would suggest occupation. We know that there was Anglo Saxon activity in the area due to the details provided by the Domesday Survey (the existence

of a church and mill), place name evidence and a few scant archaeological finds (two pieces of sculpture recovered at St Mary's Church and a silver coin). Without further archaeological investigation we cannot be certain of the extent of Anglo Saxon activity within the Conservation Area.

- 4.2.3 The medieval settlement within the Conservation Area was centred around the church. This is the historic core of the area, it is comprised of comprises Church Brow, the south side of Langham Road from Church Brow to Vicarage Lane and those on the north west of the churchyard, the top of Talbot Road and Bow Green Road, Vale Road and the west side of Apsley Grove. Today this residential area is characterised by the large number of pre-Victorian cottages and farmsteads and relatively small plot sizes along Church Brow. Evidence of the Medieval settlement can be seen in the narrow strips of historic burgage plots still visible in this area. There is also evidence of ridge and furrow farming within the Conservation Area.
- 4.2.4 Between the 16th and 19th centuries the Bowdon Conservation Area remained agricultural in nature characterized by farmsteads with the concentration of settlement continued around the church. During this period the number of farms and the size of the farmsteads increased, as did the size of the village itself. Cartographic evidence dating to 1777 depicts two concentrations of settlement in the overall Bowdon area. Within the Conservation Area, settlement was situated along Park Road and Stamford Road, close to the church.
- 4.2.5 The 1838 Tithe map of the area indicates that by the early 1800s that Langham Road was in existence, as were Richmond Road, the Burying Road and Church Brow. It also shows that the majority of the area is agricultural in nature, with two areas of settlement, one as previously mentioned around the Church of St Mary and the other to the east end of Stamford Road close to the eastern boundary of the Conservation Area. The Tithe map also notes that at this time the land comprising the Conservation Area was mainly owned by the Earl of Stamford, the Lord Bishop of Chester and Thomas Asheton Smith. There were large plots of arable land with some smaller areas of pasture land and orchard.
- 4.2.6 A comparison of the 1832 Tithe map and the 1872 OS map shows that much of the growth took place around Bowdon Village, along Stamford Road and Langham Road¹⁶. Other areas of development included the Firs to the north of the village and Green Walk to the west of the village. Bow Green was also developed in the mid 19th century, but with less grand houses and more terraces. By 1899 all of the agricultural land in-between Stamford and Langham Roads had been developed with a variety of residential development, villa style properties as well as smaller semi detached residences. West Road, Heald Road, South Road and East Downs Road had been laid out by this point. The Burying Road had been re-named The Firs. The Bowdon Bowling and Tennis club was also established in this period.
- 4.2.7 In the early 20th century the area to the north of the Conservation Area that is proposed as an extension (character zone E) was developed and several arts and crafts buildings were erected around the Enville Road area. The Bowdon Rooms were also designed and built at the beginning of the 20th century.

¹⁶ GMAU& GMAC, *Trafford SMR Update Final Report*. (Manchester: January 1995).

4.2.8 Some of the larger historic houses were divided into apartment buildings in the early 20th century and late 20th and 21st century development is interspersed with the historic properties in the area. The synagogue on The Firs dates to the 21st century.



Photograph 1: Bowdon Old Hall, 19th Century. (Altrincham Area Image Archive, BHS092)



Photograph 2: Commercial Premises in Bowdon Village, 19th Century. (Altrincham Area Image Archive, BHS130)

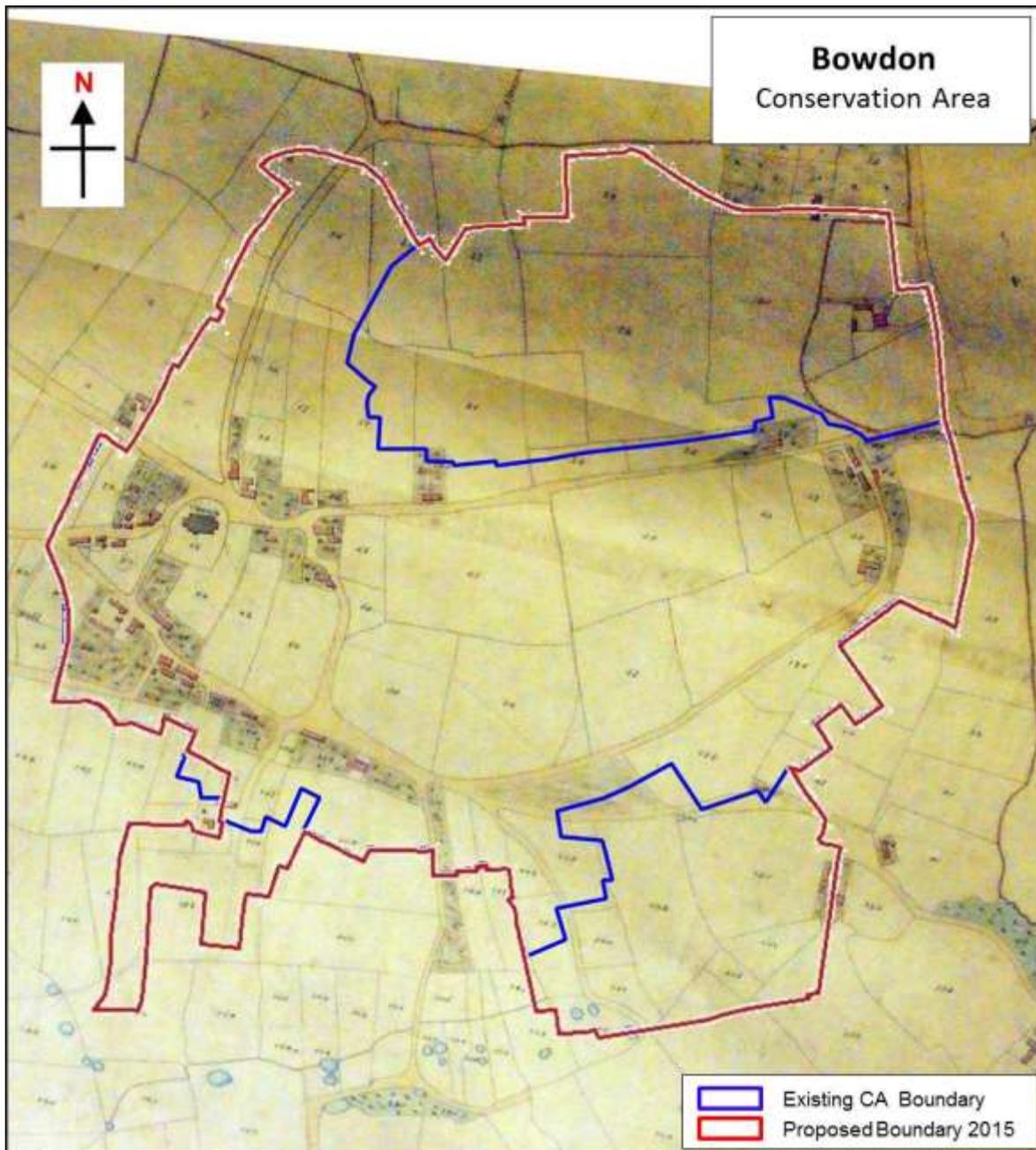


Photograph 3: Bowdon Hydro, 19th Century. (Trafford Lifetimes, TL1561)

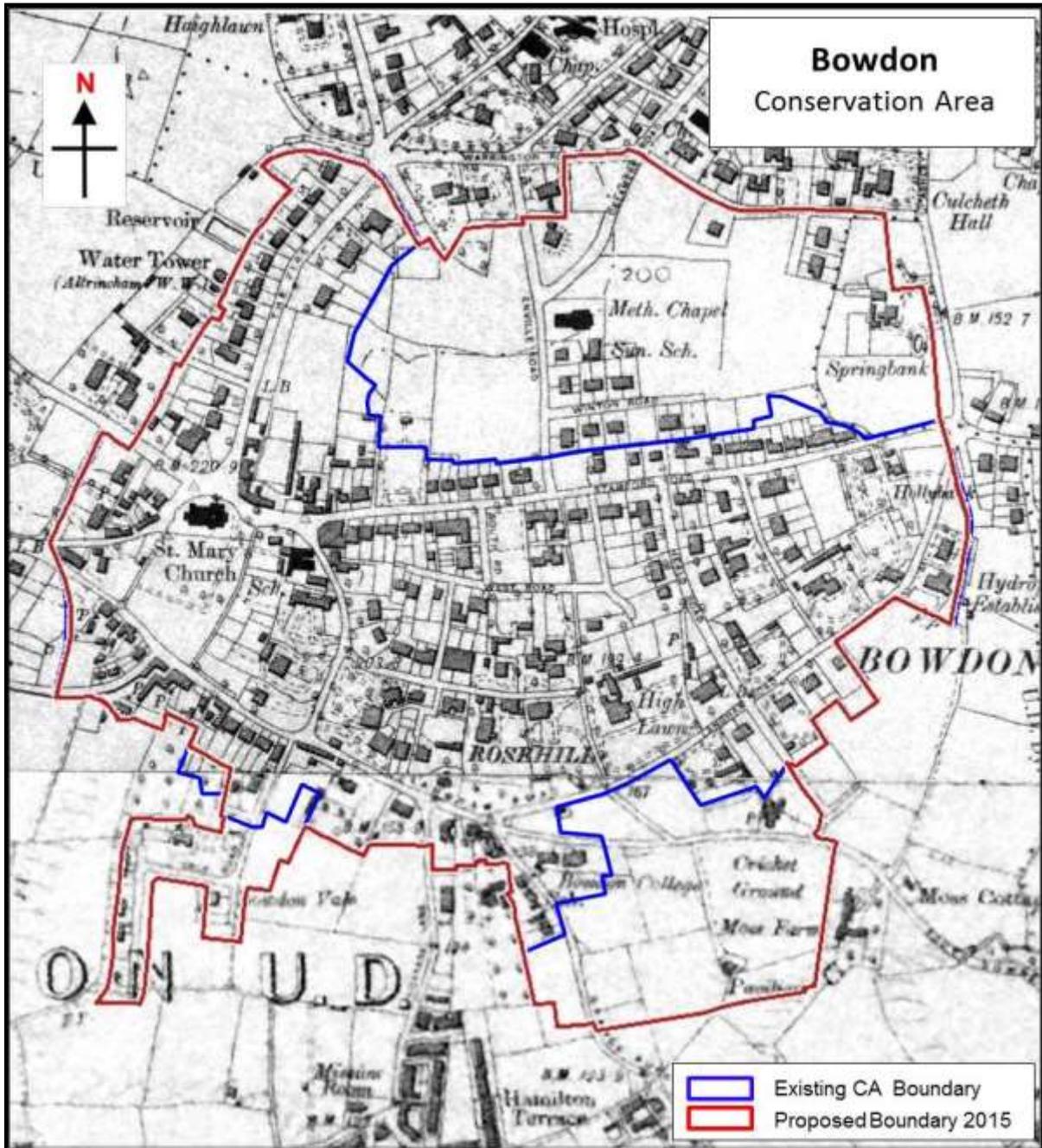


Photograph 4: Bowdon College, 19th Century. (Altincham Area Image Archive DR0076r)

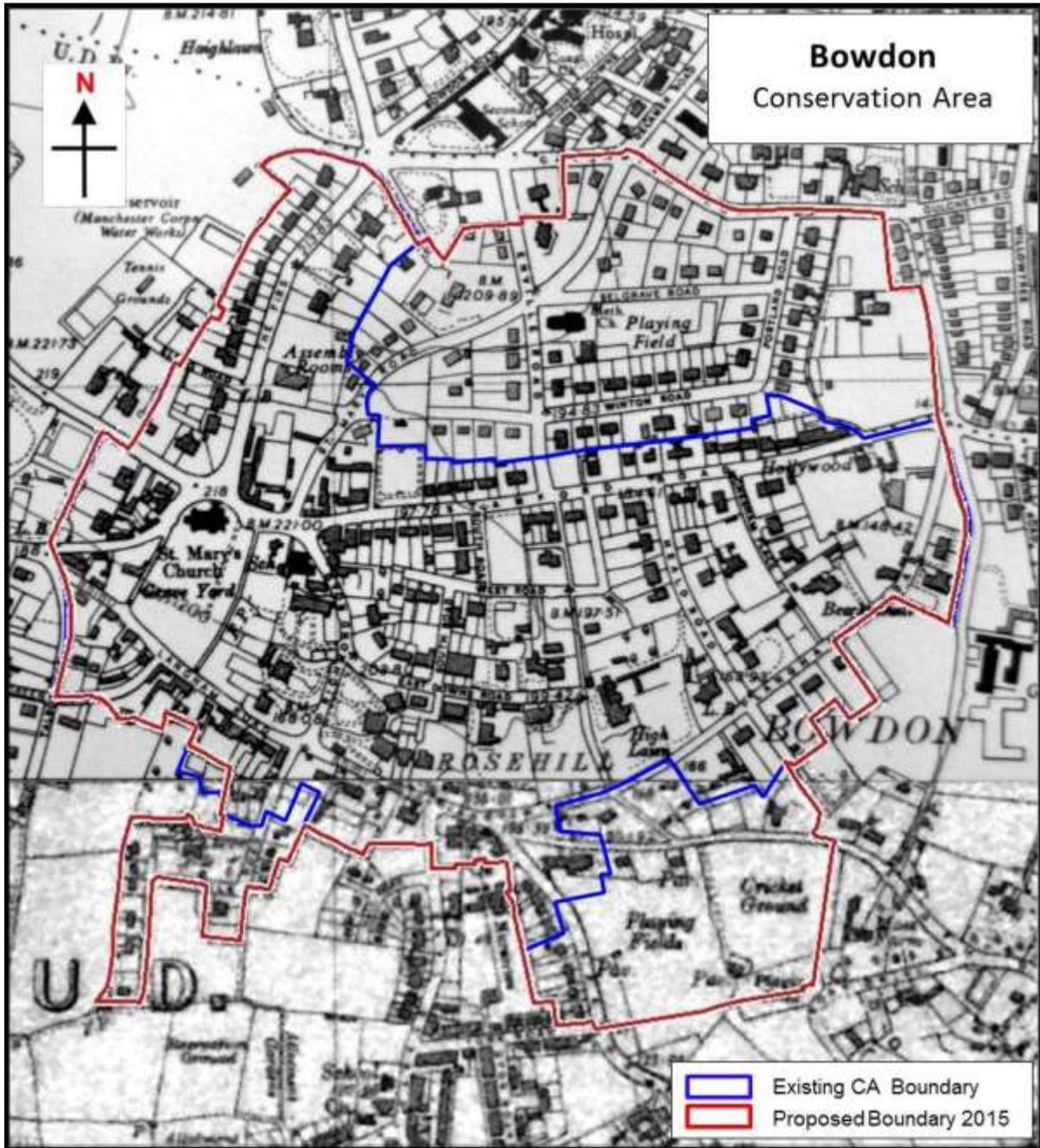
Sequence of Maps Showing the Development of Bowdon



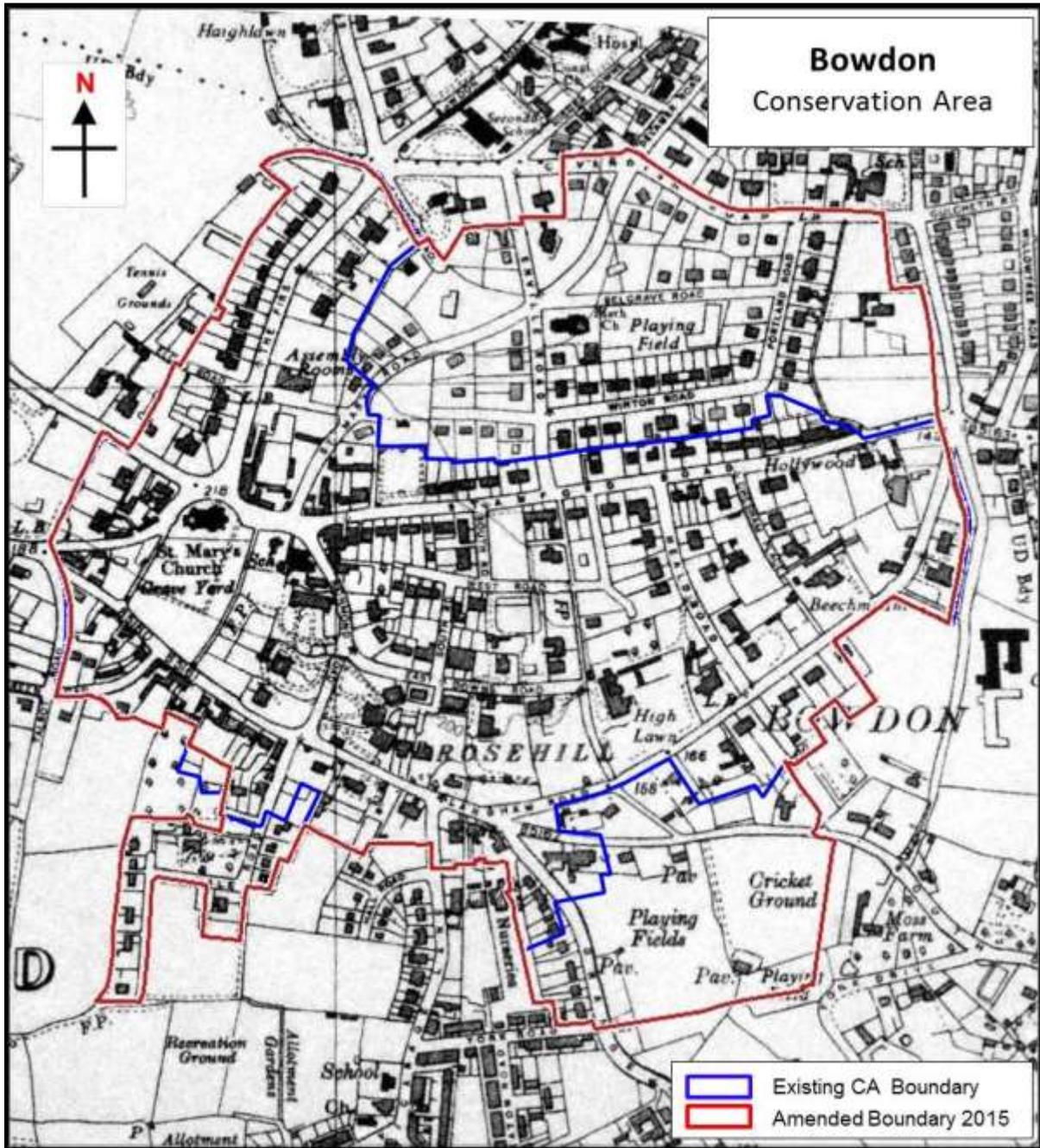
Map 4: 1838 Tithe Map



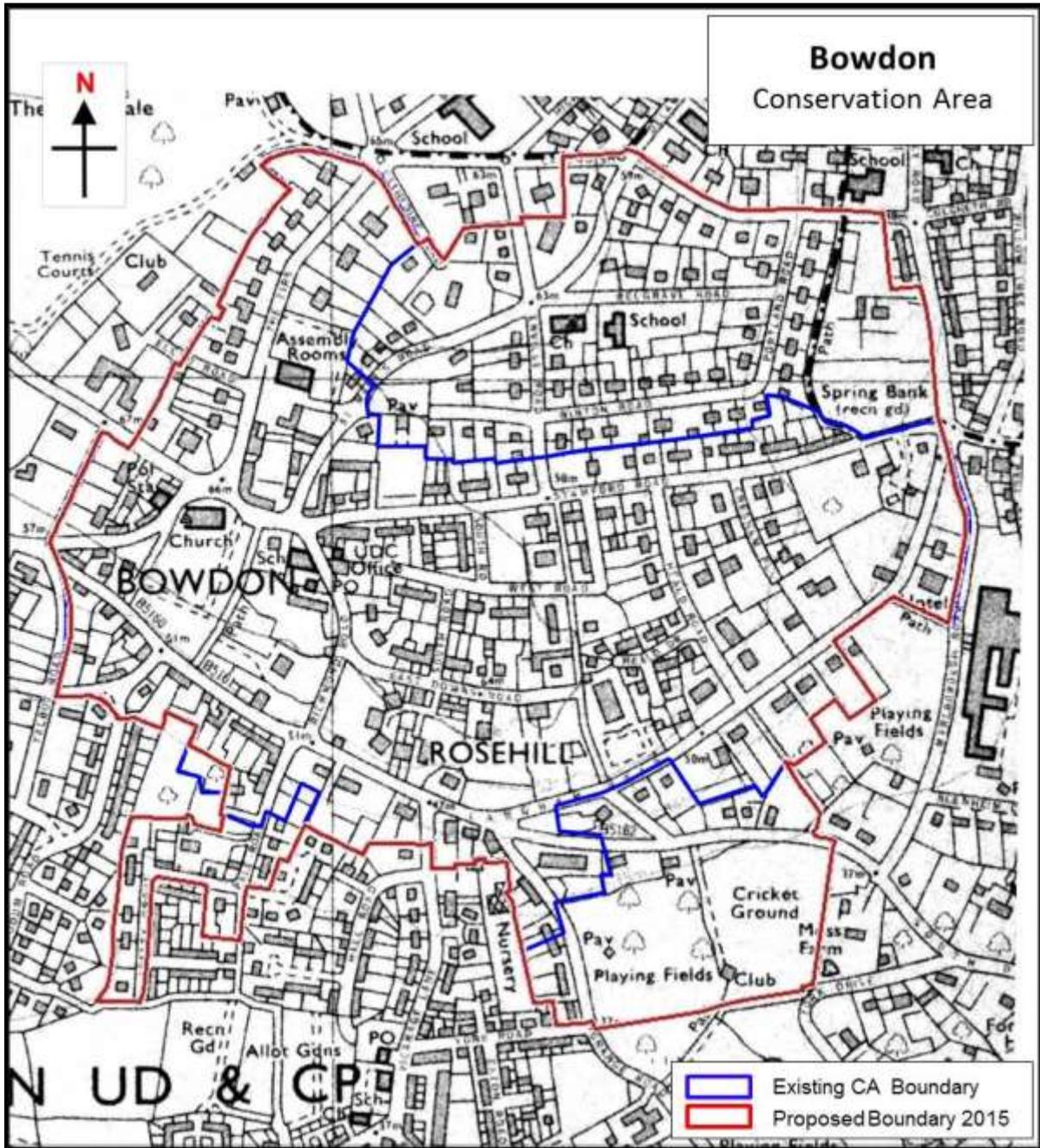
Map 5: 1897 OS Map



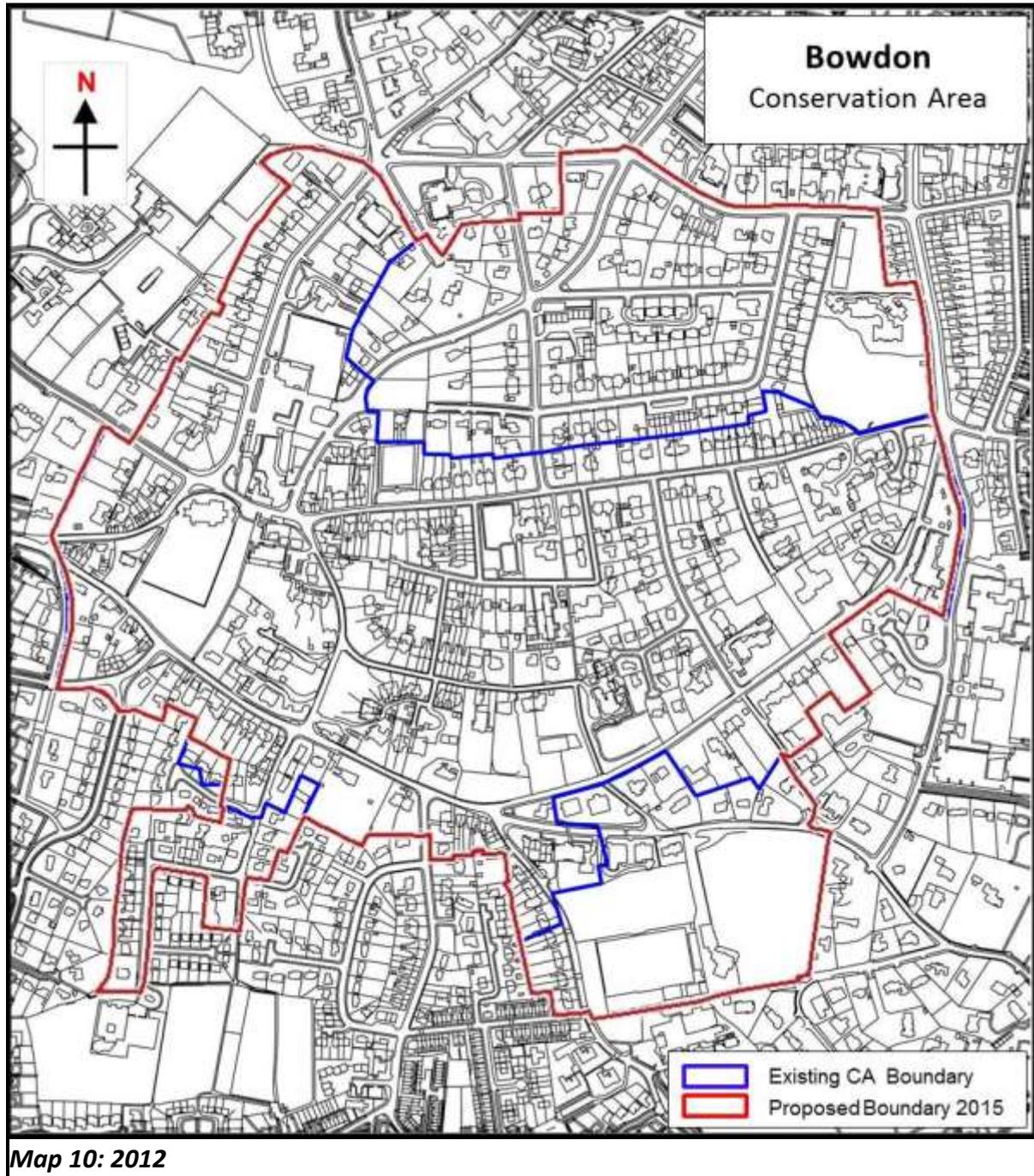
Map 7: 1937 OS Map



Map 8: 1954 OS Map



Map 9: 1971 OS Map



Archaeology

Previous Archaeological Work

4.2.9 Previous archaeological work in or close to Bowdon Conservation Area has included:

- 1993 - Bow Green: Excavations were undertaken by GMAU in the summer of 1993 on the site of a possible settlement site. The excavations were undertaken in advance of housing development proposed for the site. The site was located to the back of Street Head Cottages. The only features identified related to agricultural activity and natural landscape features.
- 1981- Moss Farm Barn Survey: A survey was undertaken of a cruck framed structure on Moss Farm by STAG. The structure is thought to date to the late 15th or early 16th century.
- 1976- Watch Hill, Bowdon: Excavation by Cheshire Archaeology Group. Limited excavations were carried out at the site to ascertain whether Watch Hill was in fact a motte-and-bailey castle and determine the date of the site. Four trenches were opened, but no dateable evidence was recovered. There were some structural features (post hole and hearth) indicating that further excavation may reveal evidence of settlement.

Sites of Archaeological Interest/Visible Archaeological Remains: -

4.2.10 There are 58 sites registered as being of archaeological interest within the Township of Bowdon¹⁷. Within the Conservation Area of Bowdon Village there are only two entries in the Historic Environment Record that do not relate to standing structures. One of these is a find spot, located to the rear of the houses on Church Brow, where a Roman coin was recovered (1478.1.0). The other recorded site was a medieval field system showing evidence of ridge and furrow, which has now been built over with housing (7584.1.0).

Potential for Underground Remains:-

4.2.11 The area was settled during the Anglo Saxon and medieval periods and as stated above there have been medieval earthworks within the area. A further consideration is that there are a number of cropmark sites immediately west of the town centre that may be prehistoric in origin (GMSMR 7871). The geology of the area provided favourable conditions for prehistoric settlement. It is the opinion of GMAAS that the township as a whole should be considered as having some potential for prehistoric activity.

¹⁷ Trafford SMR Updated. (GMAU. 1995).

4.3 Architectural Quality and Built Form

Identification of Character Zones

- 4.3.1 Within the Conservation Area five different character zones can be identified (See Map 13 below). Where boundary extensions have been proposed (see Section 7), they have been allocated to a character zone and are described in the context of the zone.

Character Zone A: The Civic and Commercial Core.

- 4.3.2 The first character zone comprises St. Mary's Church and Churchyard and associated buildings, the commercial buildings at the top of Stamford Road and Richmond Road, the Stamford Arms, the Griffin, the Bowdon Rooms, the Jubilee Centre and the associated car park and open area, Bowdon Croquet Club and Bowdon Bowling and Tennis Club and the Firs Synagogue and the two residential buildings on east side of the Firs. The area is characterised by larger buildings, most of which are not residential in use, and large areas of open space. The buildings date from a cross-section of periods, from St. Mary's (Saxon origins but largely rebuilt in the Victorian period), to the 21st century synagogue, in a variety of architectural styles but despite large footprints are generally not more than 2-3 storeys high.

Character Zone B: The Historic Core.

- 4.3.3 The second character zone comprises Church Brow, the south side of Langham Road from Church Brow to Vicarage Lane and those on the north west of the churchyard, the top of Talbot Road and Bow Green Road, Vale Road and the west side of Apsley Grove. This residential area is characterised by the large number of pre-Victorian cottages and farmsteads and relatively small plot sizes, with the narrow strips of historic burgage plots still visible. Many of these have little or no front garden. There are also a considerable number of early Victorian houses built in red brick on a modest scale.

Character Zone C: The early Victorian expansion.

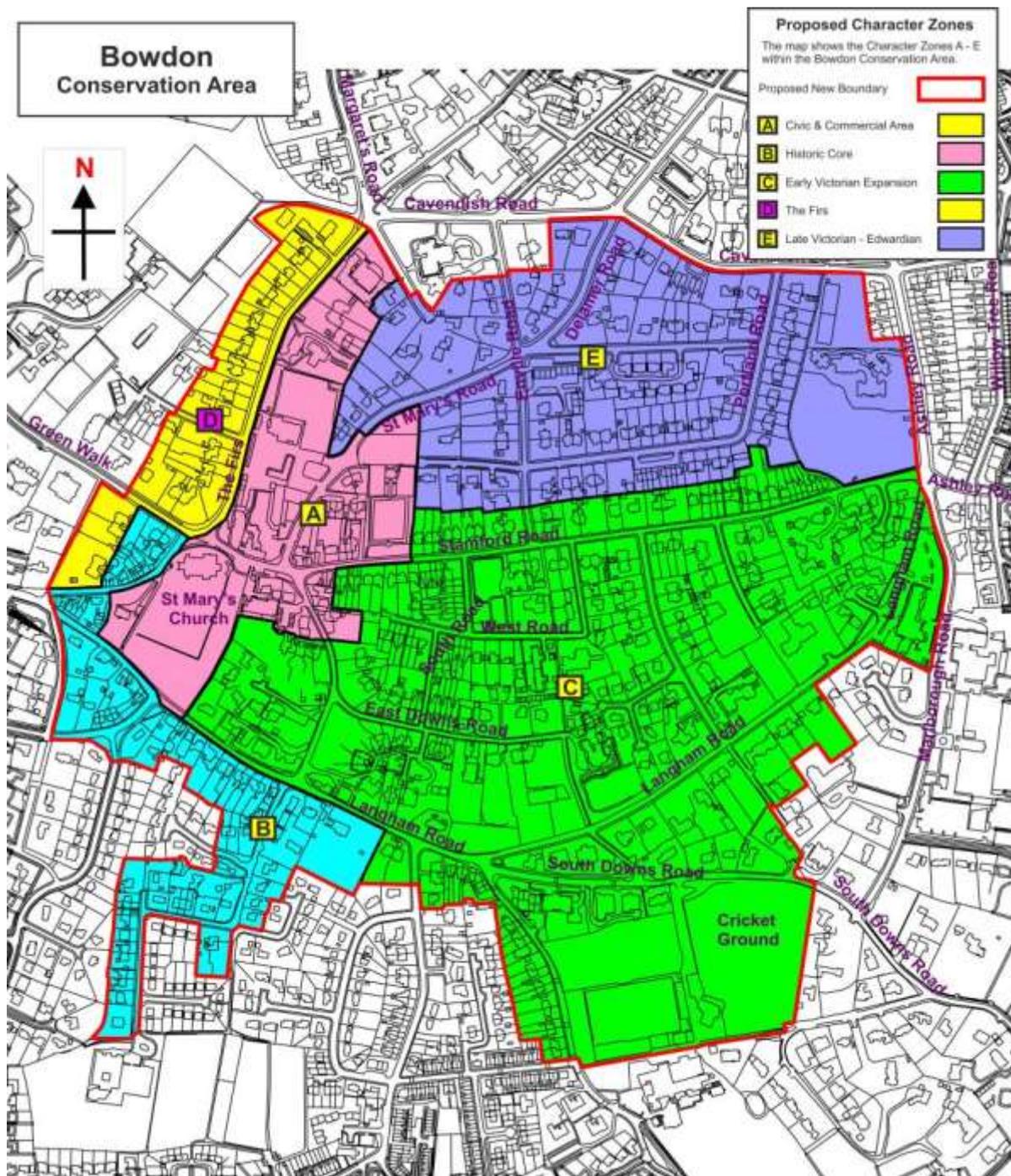
- 4.3.4 This character zone is the largest, comprising Stamford Road and the downhill sloping area to Langham Road, as well as the houses on the south side of Langham Road, some of South Downs Road and the historic Bowdon Cricket Club. This area is primarily residential (it has always had a number of schools and it is proposed to include the historic sports club south of South Downs Road) It is characterised by the topography, with many houses designed around the views they can enjoy. There are also an unusual variety of roads, including historic footpaths, and an almost maze-like series of interconnecting small roads. Although there is a range of plot and house sizes and materials, the predominant impression is of large houses, built in white or cream brick, set in gardens with mature trees and shrubs.

Character Zone D: The Firs.

- 4.3.5 This character zone which is very similar in character to that of Zone C, comprises the west side of The Firs and Kirklee, West Hill, The Cedars, and south of Green Walk. Although there are no public open spaces, the wide road gives a very spacious feel. This area is also residential, with large semi-detached houses of cream brick in spacious gardens with mature trees. There are a very high proportion of houses which both make a positive contribution to the zone and are harmonious in style and scale.

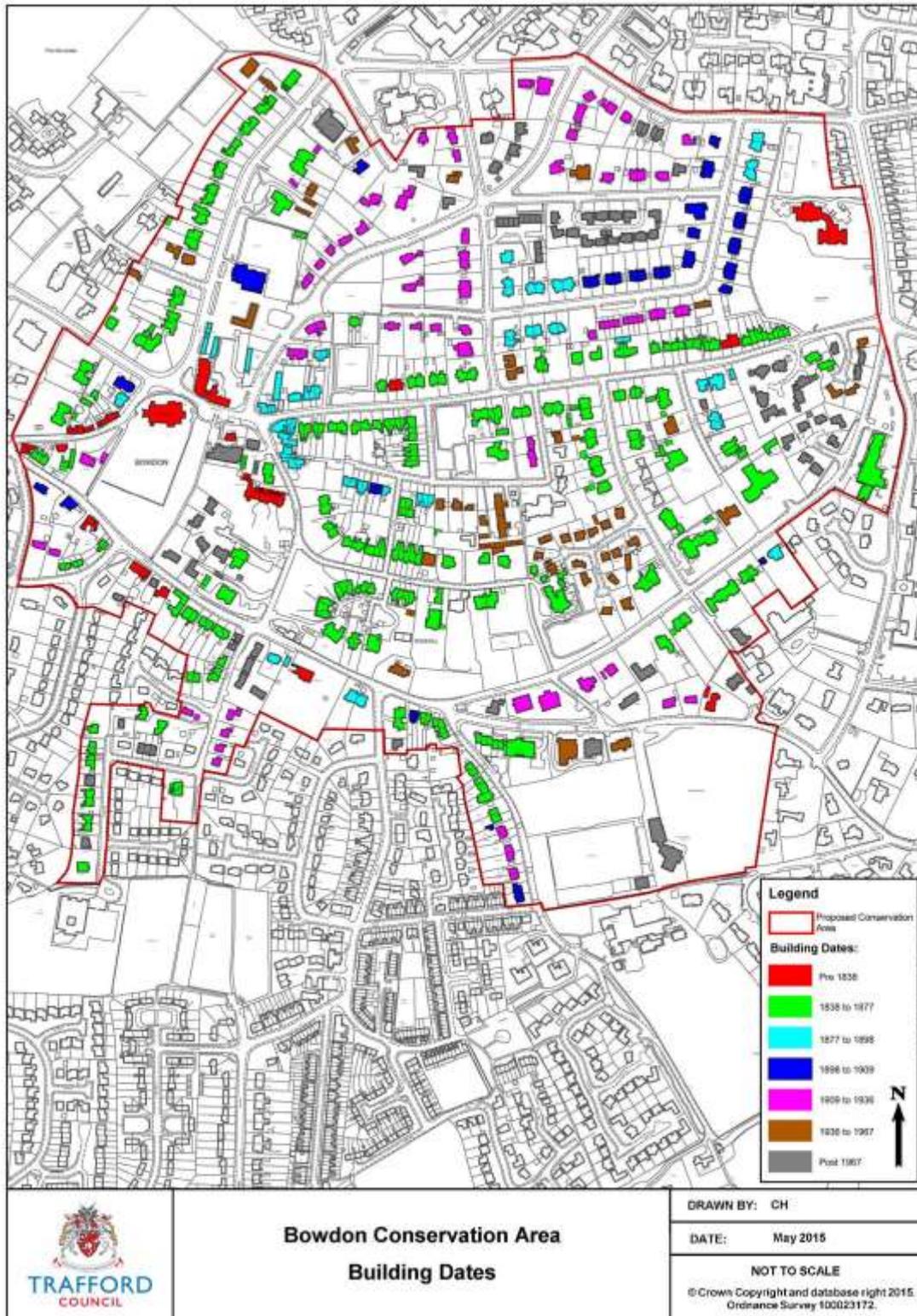
Character Zone E: Late Victorian/Edwardian expansion.

4.3.6 This character zone comprises the area west of Zone A, north of Zone C and south of The Downs Conservation Area, east to Ashley Road. This area (proposed as an extension) is residential (the area of the Congregational Church and associated school having been redeveloped in the 1970s). It comprises a range of styles including a large number of substantial Victorian and Edwardian semi-detached houses and a number of fine arts and crafts style houses from the early 20th century. The roads are wide and some are lined with mature deciduous trees; the property boundaries are characterised by the stone walls and hedges found in so many other parts of the Conservation Area.



Ages of Buildings

4.3.7 The ages of buildings within the Conservation Area have been identified through both a basic visual inspection and map regression (see Map 16). 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 12: Building Dates

Use of Brick within the Conservation Area

- 4.3.8 Although there is a discussion of building materials in the analysis of each of the Character Zones, given the widespread use of brick and in particular what is often called “Bowdon Brick” or “White Brick”, it seems appropriate to comment on this at the outset. Stone is rarely used for the entire building – St. Mary’s church is the exception. Elsewhere it is used for architectural details such as cills, lintels, string courses and the like and for boundary walls. The characteristic building material which provides both cohesion and local character is the light coloured brick that was used from the 1840s by the landowners and developers who built the properties on the area known as Rosehill and elsewhere in the vicinity. Produced from fireclay, mixed with “grog” for added strength and fired at a high temperature, these durable pale bricks were both decorative and durable, while being cheaper than stone. It is not believed to have been sourced locally – even in 1872 when Joseph Sidebotham was extending “The Beeches”, he did not source this brick locally.
- 4.3.9 There are three varieties of the light coloured brick: the almost greyish-tinged, small-sized brick found on the houses Richmond Lodge and Richmond Hill; buff, white firebrick of a slightly larger size, from which other houses on East Downs road were built; and thirdly the larger sized brick with a variable yellowish grey shade used for the houses of Laurel Mount¹⁸. Subsequently the use of such bricks was given further impetus by specification of the use of “white brick” (photograph 5) as the building material for development on land sold by the Stamford Estate.
- 4.3.10 Red brick and the more varied red-brownish material known as Cheshire brick (photograph 6) is also common. Furthermore, particularly from the later 19th century, the use of dark and red stocks for decoration and detailing is seen. In the 20th and 21st century buildings there is still widespread use of light brick – lightish brown in the 1970s e.g. Newington Court and Belfield House and more recently the yellower modern version of Bowdon brick. There is also a mix of bricks in some instances e.g. buff at the front of properties and Cheshire is common for side elevations.



Photograph 5: White brick



Photograph 6: Cheshire Brick

¹⁸ S. Nichols. *St. Anne’s Home: a History of the Bowdon Branch of the Manchester Hospital for Consumption*. (Altrincham: Sue Nichols, 2010) 44-46.

Landscaping within the Conservation Area

- 4.3.11 As identified in the section on the Special Interest of the Conservation Area, and largely common to the entire area, the size and quality of the gardens, including the variety of planting and the high ratio of soft to hard landscaping, is an important characteristic. Many contained croquet or tennis courts. Although the plots vary in size, the impression is of large plots and this holds true for most of the developments from the 19th century. Contemporary threats to this characteristic urban grain are infill building and loss of a significant proportion of the garden to hard landscaping. Traditional hard surfacing utilised loose gravel, with setts on the driveways. Materials are much more varied nowadays. Front boundaries consist mainly of walls of large dressed sandstone blocks varying in height and the use and shape of copings. Openings were generally marked by pairs of stone gateposts, sometimes supplemented by doorways in stone archways where walls were higher
- 4.3.12 In addition to the hedges of various species on the boundaries, both evergreen and deciduous, within the gardens areas of lawn are surrounded by fairly dense and deep shrubberies and borders of varied species as well as ornamental and woodland trees. Character is lost where the boundary planting is not well-maintained – holly hedges become trees, with a consequent use of fences below the foliage and a much higher boundary which changes the streetscape. During the spring there is a profusion of blossom and flower, thanks to the widespread planting of magnolia, ornamental cherry trees, camellias, rhododendron, azaleas and lilac. In addition the woodland trees provide greater height and screening within gardens; oak, beech, ash, pine, ornamental birch and yew are common, as are specimen trees such as monkey puzzle and Wellingtonia, evidence of the botanical interests of the owners.

Character Zone A: Bowdon Civic and Commercial Core

4.3.13 The boundaries of this character zone are: to the west/northwest, the inside of the boundary walls and hedges of The Firs (these have been included in Character Zone D: The Firs) from the corner of Catherine Road in the north to the open area with the water fountain in front of the Stamford Arms in the south; to the northeast and east, Catherine Road, the property line behind Bowdon Synagogue and other properties to Bowdon Croquet Club and east to include the tennis courts and bowling green of Bowdon Bowling and Tennis Club; to the south, Stamford Road west to the junction with The Firs.

Qualities of the Buildings

4.3.14 There are 7 listed buildings within this character zone of the Conservation Area: the Church of St. Mary the Virgin (Grade II*). More details on these can be viewed in Appendix 1. The present building dates from 1856-60 but contains remnants of the earlier structures (12th and 15th century). The churchyard includes the Sundial (Grade II) with its sandstone base and octagonal stone shaft, possibly a former cross shaft, the 1920's sandstone War Memorial (Grade II) and the Piers, Railings and Walls of the Graveyard (Grade II). In addition there is the Griffin Public House (Grade II), partly dating from the 18th century and the 1872 Water Fountain at the junction of The Firs and Stamford Road (Grade II).



Photograph 7: 18th Century Griffin Inn



Photograph 8: Listed Railing and Wall, St. Mary's Church

4.3.15 The scale, massing and setting of many of the buildings in the zone distinguish them from the character of other zones. The tower of St. Mary's is 4-stage, rising above 90 feet, and the church is on a similar scale; the scale is emphasized by the large churchyard and open space around the building. The Polygon (photograph 10) is 3-4 storeys high and incorporating 2-10 Stamford Road, occupies a large site, highly visible from the west. The Bowdon Assembly Rooms complex combines a large, high hall with a balcony and a number of function rooms in a substantial building, visible from west, north and south; it is adjacent to the open space of Bowdon Croquet Club, dating from 1911. More recent additions of a similar scale include Bowdon Synagogue (photograph 9) and Newington Court.



Photograph 9: Bowdon Synagogue



Photograph 10: The Polygon

Building Materials

4.3.16 St. Mary's is built in the local sandstone but the predominant building material is brick of various colours. The Georgian-style buildings are generally in red brick with slate roofs, although The Griffin is rendered, while later buildings utilise a variety of different colours, including some of the three variants of "Bowdon white brick"¹⁹ e.g. Westholme and Heathfield, 11-17 Stamford Road which also have polychrome detail with red brick, and Bowdon Synagogue. The Stamford Arms is a combination of red brick (including its adjacent stables), rendered white with black and white timber for the porch and corner Pavilion. The Polygon is built in a darker brown brick. Early 20th century buildings are often rendered or covered in pebbledash and have tile roofs. The Jubilee centre is a single storey, pre-fab style structure while Newington Court (photograph 11) is in a light brown brick, with a tiled mansard fourth storey. This brick, not commonly found in the Conservation Area, seems characteristic of buildings of the 1970s (Handsworth on West Road in Zone C), and does jar. Doors and windows are generally of timber, including many original sash windows, and the Polygon still has some fine original shop fronts. 1-3 Richmond Hill has stained glass in the upper sections of some of its windows, Westholme (photograph 12) has a fine timber and glass corner porch, similar to others elsewhere in the Conservation Area, as well as other detailing.

¹⁹ S Nichols. *St. Anne's Home: A History of the Bowdon Branch of the Manchester Hospital for Consumption*. (Altrincham: Sue Nichols, 2010) 44.



Photograph 11: Newington Court (light brown brick)



Photograph 12: Westholme, with Porch

Dominant Architectural Styles

4.3.17 There is no dominant architectural style within this character zone, rather it successfully combines a cross-section of styles, reflecting the different ages of the buildings. In rebuilding St. Mary's, W.H. Brakspear sought to reproduce architectural features of the earlier Norman and Decorative-style church within its overall Perpendicular style, while increasing its size, and incorporating memorials and elements of the original church. There are several buildings which are in Georgian style (Scriven House, the Griffin, 1-7 Stamford Road). Heathfield and Westholme are a pair of Italianate semi-detached houses while 11-17 are late Victorian Queen Ann-style.



Photograph 13: Decorative Style St. Mary's Church



Photograph 14: Arts & Crafts Style Bowdon Assembly Rooms

4.3.18 The Polygon is of the same period as these houses but has elements of Cheshire Revival, with its half-timbered top storey, as does the façade of the pavilion of Bowdon Bowling and Tennis Club, dating from 1923. The Arts and Crafts style is exemplified in the design of the houses Windyridge (photograph 15), Rosemeade and Bowdon Cottage and Bowdon Assembly Rooms, whose architect was Frank Dunkerley (President of the Manchester Society of Architects 1914-16). St. Mary's Studios, originally a builder's yard, according to the 1916 Altrincham directory, is plain and functional and much changed. Recent new structures are modern in

style but due to a combination of being set back from the road and screened by planting or other buildings they are not juxtaposed to historic buildings and remain subordinate to them.



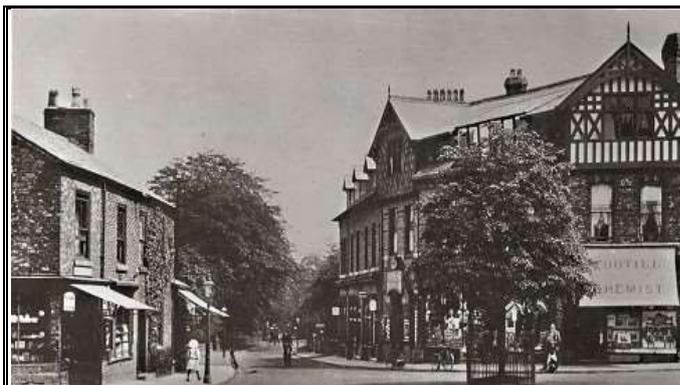
Photograph 15: Windyridge, Church Brow



Photograph 16: Late 20th Century Jubilee Centre

Shop Fronts

4.3.19 There are relatively few shop fronts in the area and they have retained their original features and contribute to the character of the area. Their number has fluctuated over time with changes in building usage and they are all located at the top of Stamford Road. The former Post Office (No. 6) is now a café and No. 2 serves as business premises for several small professional firms. These have preserved the original shop fronts, as has No 10 (currently vacant). Historic photographs show how the character of this area has evolved; with the awnings indicating retail usage. No 9 is now residential but was formerly a dressmaking business, No 7 (currently vacant) is a business premises.



Photograph 17: The Polygon 100 years Ago (Trafford Lifetimes, TL01335)



Photograph 18: Retention of Historic Shop Fronts, The Polygon

Public Realm

4.3.20 This character zone includes the public realm areas of the southwest half of St. Mary's Road, the upper part of Stamford Road and the area between the church, the Stamford Arms and

The Griffin. In addition, the car parks associated with the Bowdon Rooms, the Jubilee Centre and the Stamford Arms and the Griffin and the Parish centre are considered open space and are discussed under open spaces below, but they also have some public realm elements.

4.3.21 The roads are of tarmac and in good condition, although part of St. Mary’s Road is patched. The surface of the Jubilee Centre car park is of patched asphalt. The drive to St. Mary’s is of setts. There are black bollards on the pavement outside the Polygon and also outside the Parish Centre to prevent parking; many are rusting and in need of painting. There are also double yellow lines and other road markings in these areas and a zebra crossing with Belisha beacons between the Parish Centre and the Griffin. At the wide T-junction of The Firs with Stamford Road/Church Brow there is a small traffic island. There is a notice board of green timber outside the Bowdon Rooms and another permanent notice board outside St. Mary’s. In addition there are occasional temporary banners on the hedge of the Croquet Club on The Firs and on the railings of St. Mary’s, announcing events. There is an original cast-iron road name on St. Mary’s Road. There are footpaths running downhill either side of the churchyard to Langham Road. The surface of the footpaths are of earth, sometimes with stone steps and marked by signs on metal posts.



Photograph 19: Bollards Outside The Polygon



Photograph 20: Car Park to Rear of Jubilee Centre

Local Details

4.3.22 Details such as the use of cheshire brick and brick detailing are used throughout the wider area of Altrincham, Bowdon and Hale, as is the Cheshire Revival architectural style, found in the Polygon and the Stamford Arms. In particular the variations of light yellow and white brick, often known as “Bowdon brick”, are used for a few buildings, although it is has a wider usage in other character zones. The use of sandstone as the primary material for St. Mary’s echoes its use on other important civic and commercial buildings in Altrincham. In addition the stone walls around St. Mary’s churchyard, built with large sandstone blocks, are a common feature of the local area; these are also found on Stamford Road and will be discussed at greater length under Character Zone C. Other building details on residential housing include porches and other decorative elements, e.g. at Westholme (photograph 22). The presence of the croquet lawns , the tennis courts and bowling greens an important reflection back to the time when many of the large villas in the area had their own tennis or

croquet lawns – at one point there were 72 private croquet lawns, many of which were subsequently turned into tennis courts. On St. Mary’s Road part of the roads have setts in the gutter and at the entrances to The Griffin and St. Mary’s Studios – this is a characteristic of the Conservation Area and the local area.



Photograph 21: Boundary Wall, Fence, Stone Gateposts (11 Stamford Road)



Photograph 22: Westholme, The Firs with Yellow Bowdon Brick and Porch

Uses/Former Uses

4.3.23 The focus of this zone and the usage of many of its structures is community amenity in the widest sense. The ages of the buildings varies and is complex, given the amount of rebuilding that has occurred. St. Mary’s Church was rebuilt between 1858-60 and its churchyard extended. There have been public houses on the sites of the Griffin and the Stamford Arms since the 18th century, with parts of the Griffin dating back to this time. The Griffin’s former stables, Birch Cottage dates 1838-1876. The building of the Stamford Arms is 19th century. Despite the cottage style appearance of 1-9 Stamford Road, only No.9 appears on the tithe map; these have regularly switched in usage between residential, commercial and retail. The Polygon on the opposite road was built in 1880 to house council offices and retail facilities; there was a photographic studio in the top floor. The businesses at the top of Richmond Hill date from the 19th century. The residential development of Richmond Court dates from the 1980s and replaces the former school building.

4.3.24 Although there was a bowling green cited on the tithe map in 1838 it was slightly west of the current green of Bowdon Bowling and Tennis Club. The bowling green dates from 1873, although the pavilion was not completed until 1924. The Bowdon Assembly Rooms were built in 1903 and continue to provide a popular venue for dancing, music, concerts and functions. The Jubilee Centre (built on earlier air raid shelters) dates from the 1970s, commemorating the silver jubilee. Originally built for council offices, the Jubilee Centre is now a popular community centre. Bowdon Synagogue was built in 2002. The few residential buildings in the zone represent a cross-section of periods, from the 18th century (9 Stamford Road), mid-19th century (e.g. Birch Cottage, Heathfield and Westholme on the Firs), late 19th century (11-17 Stamford Road), early 20th century Windyridge (The Vicarage) on Church Brow, (Rosemeade and Bowdon Cottage on St. Mary’s Road), late 20th century (Birchdale Mews, the Jubilee Centre, Newington Court) and 21st century (Bowdon Synagogue and the new Parish Centre adjacent to St. Mary’s).

Open Space, Parks and Gardens and Trees

4.3.25 The character zone is characterised by the generous amount of open space and the mature trees. The largest single area is that of St. Mary's Churchyard with some open space to the west, north and east for access to the church but the main area to the south, sloping down the hill to Langham Road. This is enclosed by a retaining wall of heavy sandstone blocks, varying in height. Only a few sections of the original railings remain. The churchyard has a number of mature trees, including many yew trees of great age. The area closest to the church is mainly of flat gravestones with some table and chest tombs. On the slope there are a greater variety of monuments and some have suffered damage, possibly from root heave.



Photograph 23: Bowdon Croquet Club



Photograph 24: Open Space Outside the Stamford Arms

4.3.26 There are small areas of planting (grass, bedding plants) at the junction of The Firs and Church Brow outside the church and outside the Stamford Arms; the latter features the listed water fountain and outdoor seating. Within the car park of the Bowdon Rooms/Jubilee Centre there are significant areas of planting: shrubs in two areas immediately outside the Jubilee Centre and a small island of grass and a substantial tree nearby. To its rear is a large area of grass and trees. There are trees along the boundary, which includes the high brick wall which forms the boundary with the Griffin car park but was once the wall of its bowling green. On St. Mary's Road is a triangle of grass, featuring the original curb stones marking the earlier line of the road. The area features a significant amount of car parking (adjacent to and outside the Parish centre, adjacent to the Jubilee Centre/Bowdon Rooms/Stamford Arms and a further area next to The Griffin; this too features an area of outdoor seating. In addition to serving these institutions, the car parking is also used by churchgoers, parents of the two local schools (Altrincham Girls Grammar School and Altrincham Preparatory School), and those attending the Synagogue. Although the surface is only fair, the quality of the space is lifted by the shrubs, green areas and mature trees around the edges and on islands.

4.3.27 The area to the rear of the Stamford Arms, between the pub and the car park, which was once the stables and subsequently a garage appears under used.



Photograph 25: St. Mary's Churchyard



Photograph 26: Open Space Outside the Bowdon Rooms

Key Views and Vistas

4.3.28 The characteristic vista within this character zone is of St. Mary's Church, which is visible from the top of Stamford Road, outside the Stamford Arms and the Bowdon Rooms. In addition from the south side of the church there are views out across the Cheshire plain and views back to the church from as far away as the M6. Views from the steeple, which is not normally accessible, are not considered in this context. However from St. Mary's Road there are also vistas across the open land of the croquet and tennis clubs. Thirdly, from outside the Griffin and St. Mary's there is a view of the Polygon and the top of Stamford Road.



Photograph 27: View of Church from The Firs



Photograph 28: Rear of the Stamford Arms

Development Opportunities

4.3.29 There are two small underused areas: the old stable area behind the Stamford Arms and an area between Birch Cottage and the Griffin car park. The wider area of car park around the Jubilee Centre might offer limited potential but, as has already been explained, this both

contributes to the setting of the Bowdon Assembly Rooms and provides an essential local amenity for the community.

Character Zone B: The Historic Core Area

4.3.30 The boundaries of this character zone are: to the northwest and west, Green Walk and the boundaries of The Cedars, West Hill and Kirklee and Talbot Road; to the south, the rear of the properties on Langham Road up to Vicarage Road, including the additional section down Vale Road, to include the boundaries of properties on the west side of Apsley Grove and of Yew Tree House/The Marlows on Vale Road. The property boundary on the north side of Langham Road forms the northern boundary.

Qualities of the Buildings

4.3.31 There are 8 listed buildings within this character area. More details can be found in Appendix A



Photograph 29: The White Cottage, 10 Church Brow



Photograph 30: 7 Church Brow

4.3.32 The scale and massing of the buildings is very different to that of Character Zone A. The buildings are domestic in character. Nearly all of the buildings are two storey and often quite low, reflecting the lower ceiling height of the historical houses. They are compact in size and with a few exceptions (Bowdon Old Hall, Vale House on Langham Road and Vale House and Yew Tree House on Vale Road), occupy quite small plots. Many plots, especially on Langham Road are narrow strips, suggestive of earlier burgage plots. There are few historic detached houses; most 20th century houses are detached.



Photograph 31: Vernacular Cottage(5-6 Church Brow)



Photograph 32: Vale House, Langham Road

Building Materials

4.3.33 The dominant building materials in this zone are brick, both Cheshire brick and red brick, in a variety of bonds, including Flemish and English Garden bond. White and yellow Bowdon brick is rare – however the former police station on Church Brow is of a yellow brick with sandstone bands and architraves and a tile roof. The adjacent houses on Green Walk have a façade of red brick and Cheshire Revival white and black timbering but the rear is of brown brick. The cottages have timber frames, graduated slate roofs and timber doors and windows. Some are painted or rendered, either all over (The White Cottage) or on the front façade (Crossvale Cottages). Houses are of brick, occasionally with stone steps and cills. Some are rendered, e.g. Vale House, Langham Road, West Bank, Church Brow; 30-34 Langham Road also has incised plasterwork, imitating stone courses.



Photograph 33 :Crossvale Cottage, 83-85 Langham Road



Photograph 34: Church Brow Flats

Dominant Architectural Styles

4.3.34 The two dominant architectural styles largely relate to the different ages. The cottages are vernacular in style, built on to the street frontage, with small casement windows (not original) and simple doors, often with segmental headed arches above doors and windows. Most have

been extended to the rear. The early Victorian houses (e.g. Rose Cottage) are Georgian in style, with simple facades, sash windows, elegant entrances but little architectural embellishment. There are several pairs of “Cheshire Semis”, 5-bay interlocking houses, with one side having two bays at the front and three at the rear and the other the reverse (55-61 Langham Road). There are also relatively few Arts and Crafts style houses – they are primarily in the southwest corner on Talbot Road and Bow Green Road, with the infill being post-war suburban family homes.



Photograph 35: Rose Cottage, Langham Road

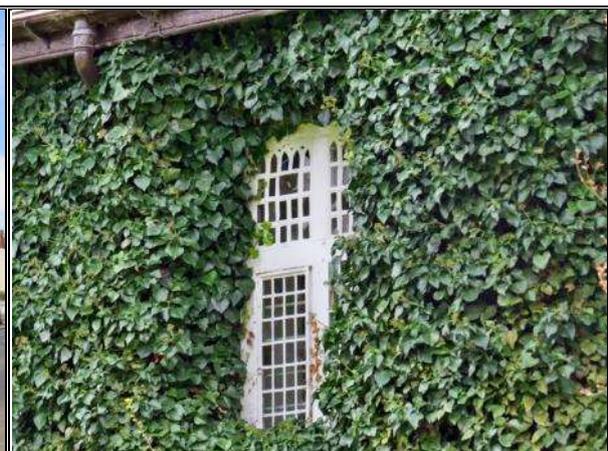


Photograph 36: 10 Bow Green Road

4.3.35 The Old Coach House (photograph 37) is one of the few ancillary buildings in the character zone, whose more functional style is still apparent. Built of brick, the roadside façade, with soldier arches over the windows and the position and form of the coach opening still visible, contrasts in both style and size to the surrounding residential buildings. To the rear is a large courtyard with cottages on two further sides.



Photograph 37: The Old Coach House, Langham Road



Photograph 38: First Floor Window of Bowdon Old Hall

4.3.36 The Old Coach House is evidence of the social standing and importance of Bowdon Old Hall as a residence, some distance off and now separated by infill building of the last 160 years. Bowdon Old Hall is a double pile, 5-bay, 2-storey building that is on a different scale to those around it, set back from the road in spacious grounds. The windows are particularly unusual

with small panes and lancet headed panes in the upper floor, characteristic of the late 16th to early 18th century²⁰. Adjacent to it is The Red House (photograph 40), an early Edwardian (1905) Arts & Crafts Style house with elements of Cheshire Revival, decorative bargeboards, finials and a pillared porch. Its boundary walls are of brick, and include an arched entrance also visible on the historic photograph of Bowdon Old Hall (photograph 39).



Photograph 39: Bowdon Old Hall, Langham Road (Altrincham Area Image Archive, BHS092)



Photograph 40: The Red House, Langham Road

4.3.37 The area which is being proposed for inclusion in this character zone has suffered from infill development since 1971, as it was not included in the Conservation Area when it was created. Nevertheless at its core is one significant historic building, Soap Cottage, similar to those elsewhere in the character area and a number of fine mid-19th century detached and semi-detached houses in classical style, similar to those on Langham and Stamford Roads. The Vale House was of similar antiquity to Soap Cottage but was demolished in about 2000 and replaced by a fine Arts and Crafts style modern house which is in the character of other buildings in the area. There is also a fine view up to the church from Apsley Grove; the church dominates this street as it does Church Brow.



Photograph 41: Soap Cottage, Apsley Grove



Photograph 42: The Vale House

²⁰ M. Cox, P. Kemp & R. Trenbath. *Bowdon Hall and its People*. (Altrincham: Bowdon History Society, 1994) 40.

4.3.38 The buildings in this character zone are all residential. They are generally located in the centre of the plots which are not large, with the exception of the original plot of Vale House. The materials are mainly red brick, although Soap Cottage and Vale House are rendered, and some of the semi-detached houses on Vale Grove have a white brick façade, with redbrick visible on the side elevations. The later houses on Vale Road are of brown brick. Slate roofs, timber doors and windows are common. The window styles are casement and sash on the earlier houses, some bay windows and casements exist on later houses. Yew Tree House (photograph 43) has a cornice and decorative fanlight above its front door. There are also examples of Gothic porches and doors with stained glass.



Photograph 43: Yew Tree House/The Marlows



Photograph 44: Apsley Grove Houses

Public Realm

4.3.39 The roads in this zone are of tarmac. Church Brow's surface is patched and the narrow pavements (where they exist) are damaged from vehicles mounting the pavements. The houses open on to the street but some householders have gone to considerable effort to create narrow flower beds which enhance the character of the area. There is a significant amount of signage and road markings at each end of Church Brow. This is one-way and not recommended for heavy goods vehicles (it is however on bus routes for both scheduled buses and some school buses).



Photograph 45: Flower Beds & Lack of



Photograph 46: Traffic Signs and Bollards at

<i>Pavement on Church Brow</i>	<i>the Church Brow/Langham Road Junction</i>
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4.3.40 The streetlamps are very tall, so that they rise above the roofline. Once foliage is on the trees, the light that some cast is largely hidden. There is a modern bus shelter on Langham Road (photograph 48). In some cases there have been efforts to reduce the number of poles by attaching bus signs to lampposts.



Local Details

4.3.41 The scale and small plots of the Church Brow cottages are similar to those buildings of a similar age near the Old Market Place in Altrincham and the materials are also similar. The houses in the early Victorian Georgian style of housing, with little embellishment, are similar to those found in many other parts of the Bowdon and Altrincham, including on The Downs and Stamford Road. The stone walls surmounted by hedging are also an important local detail.

Uses/Formers Uses

4.3.42 The buildings in this zone are all residential. Church Brow Flats was the former police station but was converted to flats in 1971. White Cottage on Church Brow has operated a business selling architectural salvage items. The core of the zone is Church Brow, where the cottages are believed to date from the eighteenth century; one was a forge but is now residential. In addition there are several other buildings from this date within the character zone, including Soap Cottage and Vale House on Vale Road and Bowdon Old Hall, Vale House, Vale Farmhouse and several cottages on Langham Road. Some of these may have been former farmhouses and agricultural buildings but now are purely residential; the Coach House was, as its name suggests an ancillary building. There are a significant number of early Victorian houses on Langham Road, Vale Road and Apsley Grove and some later 19th century houses on Bow Green Road and the top of Church Brow/Green Walk. In the 20th century there has been infill building in various sites providing housing examples of all periods.

Open Space, Parks and Gardens and Trees

4.3.43 There are only a few small areas of open space in this character zone. On Bow Green Road there are two small areas of grass and planting which soften the appearance of the immediate area and contribute to the character. At the bottom of Church Brow there is also a small triangle of grass. Although St. Mary's Churchyard falls within Character Zone A, this open space, together with the mature pine trees along its bottom boundary and the retaining wall of heavy stone, makes an important contribution to the sense of space on Langham Road.



Photograph 49: Open Area on the Corner of Bow Green Road and Langham Road



Photograph 50: St. Mary's Churchyard viewed from Langham Road

4.3.44 The land in this area was generally not in the ownership of the Earl of Stamford and this contributes to a less uniform boundary treatment than elsewhere in the Conservation Area, where it was an element covered in the lease covenants. The oldest cottages tended to be built onto the street on Church Brow and Langham Road. In contrast larger houses and those of agricultural origin (Soap Cottage, Vale House, and Bowdon Old Hall) are surrounded by gardens. The boundary treatments include low and high brick walls, often with stone copings, hedges and fences of considerable variety. 30-34 Langham Road has a wall of large stones, with copings and original gateposts. Beyond this the holly hedge has not been pruned and has turned into trees along the boundary. More recently there has been usage of Leylandii to form a boundary – this detracts from the character because of its tendency to quickly rise unchecked to a greater height than surrounding boundaries and its thickness. On the southeast side of Church Brow there are upstanding slabs below the hedge.



Key Views and Vistas

4.3.45 The topography of the character zone contributes to the views, as does the presence of St. Mary’s Church. There are views into the Conservation Area of St, Mary’s Churchyard from Bow Green Road; views of St. Mary’s Church from Church Brow and Apsley Grove.



Development Opportunities

4.3.46 There are no undeveloped areas in Character Zone B or sites which are currently undergoing or awaiting redevelopment.

Character Zone C: The Early Victorian Expansion Area

4.3.47 The boundaries of this character area are: to the south, the north side of Langham Road from the east side of St. Mary’s Churchyard to the bottom of Stamford Road, including the Bowdon Hotel in the west; to the north, the boundary of properties on the north side of Stamford Road up to and including 27 Stamford Road and those on the south side of Stamford Road up

to 12 Stamford Road; to the west all of the properties east of St. Mary's Churchyard, excluding the Parish Centre and associated buildings, The Polygon (2-10 Stamford Road) and the buildings at the top of Richmond Hill (1-3 Richmond Hill and Scriven House).

4.3.48 This is a large character area comprising some key roads. Stamford Road, an early route from the church on the ridge of the hill to the road to Ashley, with a few pre-1838 buildings, was developed in a series of small developments. The eastern section of Langham Road, another historic route, along the foot of the ridge; above it on its north side mansions were built which enjoy views, while on the south side are more substantial houses than at the west end, in Character Zone B. Two roads connect these routes: Richmond Road to the west, a steep road leading up to the church, and Heald Road to the east which crossed the ridge at a lower point and slopes more gently. Between these two roads is a network of smaller roads around the summit of the ridge, including East Downs Road in the east, formerly the heart of the area known as Rose Hill. To the south of Heald Road is the cul-de-sac Chesham Place and the late 20th century development, Garner Close. There are also a number of pedestrian paths which bisect the area as well as which connecting cul-de-sacs to main roads This suggests a period when the majority of the traffic was by foot and where the servants and support facilities for the households on the hill came from Bowdon Vale, south of Langham Road.

Qualities of the Buildings

4.3.49 There are four listed buildings within this character zone of the Conservation Area. Numbers 75 and 77 Stamford Road (Grade II), also known as Oakfield Cottage and The Cottage,. 16 Langham Road, including 2 Heald Road (Grade II, 2 separate dwellings) ,Summerfield and Cransley, East Downs Road (Grade II) comprise two semi-detached houses in a 1860s Italianate villa with a coach house to the rear. High Lawn, East Downs Road (Grade II), was the first mansion built on Rose Hill (for the Nield family).

4.3.50 The scale and massing within this character zone is larger than that of Character Zone B. The plot sizes are larger and the height of the structures is greater, because of the 2 or 3 storeys and also the average height of the individual storeys. It is a large character zone, which also encompasses a variety in terms of size and style, both in the original structures and as a result of subsequent re-development.

Building Materials

4.3.51 There is extensive use of white "Bowdon" brick, as well as Cheshire brick and red brick. As discussed elsewhere, "Bowdon" white brick in fact includes three different types and so the colours range from buff white to a greyish yellow to light yellow. In many cases the coloured brick is only used on the front and visible facades, the rear facades of the property are often of traditional brick. Many of the Victorian Gothic houses on Stamford Road and West Road use polychrome brick. Later buildings utilise different colours of industrial brick, including light brown brick on some of the 1970s developments and modern yellow brick in the late 20th century and 21st century developments. Some properties are rendered. Roofs are

usually of slate. Windows and doors are generally timber, often with glazed panels. Boundary walls are generally but not exclusively of stone.

Dominant Architectural Styles

4.3.52 Two factors greatly influenced both the grain and the style of development in this area. Firstly the topography which is steeply sloping, north to south, in the central section, broadly between East Road and Langham Road, with views out over the Cheshire plain. Secondly land in the area was owned in fragmented parcels by the three main landowners, the Church, the Assheton Smiths and the Stamfords. In the early Victorian period these three orchestrated a form of land swap, allowing for consolidation of much of the land in this zone with the Assheton Smiths who then took the opportunity to sell to speculative house builders. Thus the zone is characterised by a number of small developments combining opportunities for replicating a design for cost-effectiveness with a degree of individuality to make it attractive to potential owners/tenants.

4.3.53 Stamford Road includes considerable variety. Numbers 12-18 are two pairs of semi-detached houses in Cottage Ornee style, with hoodmoulds over the windows. Numbers 12-14 is three storey while 16-18 (photograph 55) is two storey over basements, and with a much higher level of retained architectural detail (decorative bargeboards, finials, Gothic arched doorways). On the other side of the road, 30-36 comprises a Regency style terrace of four redbrick houses with sash windows and classical style entrances with semi-circular fanlights over timber panelled doors and the adjacent detached 2-bay, 2-storey Willow Cottage is in the same style.



Photograph 55: 16-18 Stamford Road



Photograph 56: 20-22 Stamford Road

4.3.54 South Road includes another Regency-style terrace in similar style., Bank Place is a three-storey red brick Queen Anne style building with a Dutch gable (and common brick rear façade), which in both scale and character is in keeping with the residential buildings around it.



Photograph 57: Willow Cottage and 30-36 Stamford Road



Photograph 58: Bank Place – now part of Altrincham Preparatory School (44-46)

4.3.55 Opposite Bank Place are three pairs of “white Bowdon brick” semi-detached houses in Italianate style (or at least the facades).



Photograph 59: 39 Stamford Road



Photograph 60: New Development to Rear of 50-52 Stamford Road

4.3.56 Number 51 and 53 are both detached houses in white brick in Italianate style while 55 and 57 are semi-detached Georgian-style buildings; 57 still has its coach house to the rear. Sandiford House (59) is a 3-bay, 2-storey Georgian style house of red brick with a slate roof and hanging tiles on the west elevation, two over two sash windows and a door with a decorative fanlight.

4.3.57 The lower section of Stamford Road is characterised by a greater number of Victorian terraced properties on the north side on significantly smaller plots (61-65, 79-85 and 87-93).

4.3.58 Stamford Lodge (photograph 62) on the right, is a large detached mansion with white brick façade and Cheshire brick to the rear in Italianate style with a square loggia forming a focal point. Bower House has been built in the grounds of 72 Stamford Road after 1971; its

character is different and its style and the increased density detract from the zone's character. Numbers 3&5 and 7&9 are both pairs of white Bowdon brick semi-detached houses (3&5 Cheshire semis) surrounded by gardens; 7 has an unusual matching timber gate and front door.



Photograph 61: New House Adjacent to Stamford Lodge



Photograph 62: Stamford Lodge

4.3.59 Heald Road comprises both a number of large semi-detached Italianate houses, Most have been converted into flats and some have extensions to the side to accommodate an entrance and staircase.

4.3.60 The east end of East Downs Road is characterised by smaller, often terraced properties whereas the western end has larger properties. Willow Cottage and 6-8 East Downs Road are both 2-storey buildings, but the relative height of the storeys is apparent in Photograph 63. Willow Cottage also has an arched porch supported by square wrought iron pillars. 15-19 are similar, if less elaborate, to the Cottage Ornee houses on 12-18 Stamford Road.



Photograph 63: Willow Cottage and 6-8 East Downs Road



Photograph 64: 15-19 East Downs Road



Photograph 65: 10-16 East Downs Road



Photograph 66: Cransley and Summerhill

4.3.61 Opposite 21 East Downs Road is a new 5-bay detached house in classical style. The adjacent 23 East Downs Road (photograph 68) is the original house in “white Bowdon brick” with a central Gothic-style porch, stone cills, lintels and hood moulds, the original gateposts flush with the boundary and simple timber gates with a slatted upper section. On the South side of East Downs Road is a very contemporary house which is out of character with the area.



Photograph 67: 21 East Downs Road



Photograph 68: 23 East Downs Road

4.3.62 The adjacent 22 & 24 are a pair of semi-detached houses sharing a high brick wall to the rear, all of white brick, with doorways to the rear of the properties. This pair exemplifies the contrast between properties which have retained and cherished a high level of architectural detail (22) and ones which have been unimaginatively extended and also lost architectural detail (24).

4.3.63 High Lawn is situated to their east. This Grade II listed mansion was built in the 1840s for William Nield, owner of a calico printing firm and Manchester’s second mayor, from 1840-42²¹. The rendered brick Italianate villa has had a belvedere added at a later date,

4.3.64 West Road has undergone a significant degree of change in the second half of the 20th century, with two substantial sites redeveloped to a much higher level of density post 1971 to

²¹ F. Bamford. *Mansions and Men of Dunham Massey*. (Altrincham: Local History Press, 1991) 12.

create the modern 4-storey, social housing block, Handworth and the 5-storey apartment block Belfield House. These are out of character with the Conservation Area in terms of scale, massing, materials and style

4.3.65 To the west the road exhibits considerable variety of architectural styles – there is no dominant style.



Photograph 69: 27-29 West Road



Photograph 70: Applegate House

4.3.66 On the corner with South Road is the Georgian style South End, a three-storey building of red brick, and part of the terrace 7-9 South Road in the same style.

4.3.67 Langham Road (western end). is in Italianate style.

4.3.68 Swiss Cottage (18) is a single-storey house in Cottage Ornee Style which, as with many other houses in the area, was a school at one point in its history.

4.3.69 Holly Villa and Fern Villa (39-41) are more modest, as are the houses on the corner of Grange Road. They are late Victorian gothic in style, with a façade of red brick and some roughcast, and bow windows. East of Grange Road and the junction with South Downs Road are modern buildings, including the large apartment development Nield's Croft. This incorporates the scale, some of the materials and stylistic elements of the surrounding Italianate mansions and is set in extensive gardens with mature trees.



<i>Photograph 71: 31 & 33 Langham Road</i>	<i>Photograph 72: Neild’s Croft, Neild’s Brow</i>
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4.3.70 On the north side of Langham Road are the steep sloping gardens of the mansions on East Downs Road, Copperfields (27) is a large, attractive modern house, utilising elements of the Arts and Crafts style houses in the area. The Cedars (23) is a white brick Italianate villa with decorative ridge tiles, stone architraves around the variously formed windows, and a decorative timber porch. Victorian gothic Merlewood has an older house at its core but has been greatly extended and the gardens on Langham Road given over to hard standing. To the south are three new houses built in Merlewood’s garden since 1971 (1-3 Merlewood).



4.3.71 Hillside (11 & 13), Langham Road is a pair of yellow brick semi-detached houses. 13 had an added porch in the style of the area with tile roof. Adjacent to this is the Arts and Crafts style 7 Langham Road, with Cheshire Revival elements and a sandstone main entrance.



4.3.72 To the north of Langham Road are Beechmount, a Victorian Italianate mansion in large grounds.



4.3.73 Grange Road has houses down its west side. 4-8 is a terrace in late Victorian style, and 6 was the home of T. A. Coward, the naturalist. 10 is infill of a much later date. Brynfield and Fieldcroft are of the same period, while 20-30 and 32-34 (in the proposed extension) are 1910-1937.



4.3.74 South Downs Road. Together with the part of Grange Road referred to above, the western end of South Downs Road is part of a proposed boundary extension (the eastern part is the core of the Ashley Heath Conservation Area), comprising the Cricket Club and a few houses of various periods, including a number of substantial modern houses. The Cricket Club, with its pavilion façade of Cheshire Revival, dates from 1873. On South Downs Road there is one house shown in the Tithe Map, South Downs Cottage (66), which is of half-timbered and rendered, with small sash and casement windows. 66A and 68 are both substantial modern houses, 66A in Arts and Crafts style and 68 in Italianate style, set in substantial grounds, while 62 and 64 were both built between 1954 and 1971.



Photograph 81: Pavilion, Bowdon Cricket Club



Photograph 82: South Downs Cottage, 66 South Downs Road

Public Realm

- 4.3.75 Roads and pavements are tarmac, with stone kerbs. Historically the edges of the roads were lined with setts (e.g. on East Downs Road). The condition of the roads varies, with some in poor condition e.g. Nield's Brow and others recently re-surfaced such as Heald Road and Stamford Road/Enville Road. The pavements vary in width – this is particularly noticeable on Langham Road. There is considerable variety of hard standing within garden boundaries – some is laid with setts and/or stone flags or gravel/pebbles. However, some of such floorscape is of poor quality or inappropriate such as the tarmac with no planting at all at Applegate, a new house on West Road or that around Belfield on the same road. There are a number of pedestrian paths connecting some of the roads. Often the fencing of gardens bordering these paths is of a poorer quality than on the front boundaries.
- 4.3.76 There are a variety of street signs, including some old signs, such as the oval cast-iron road nameplate on Stamford Road. The road markings and signage at the junction of Langham Road with South Downs Road/Grange Road and at the base of Richmond Hill are extensive. There are also yellow lines on Grange Road, and parts of Stamford Road and Langham Road. There is a modern bus shelter on Langham Road and a modern seat of concrete and timber. Given that there are almost no commercial businesses within the area, there is little in the way of signage. Bowdon Cricket Club has a timber sign outside their entrance with small posters advertising specific activities below. Inevitably some of the houses have For Sale signs.
- 4.3.77 The street lights are varied, with inappropriate concrete street lights on East Downs Road, tall black metal streetlights on Langham Road, which intrude into the skyline and where there are trees are ineffective during a large part of the year. Stamford Road has a mixture of these two types of streetlights.

Local Details

- 4.3.78 In addition to the widespread use of Cheshire and white “Bowdon brick”, and polychrome brick on later Victorian Gothic houses, there are characteristic decorative details including

deep eaves with timber brackets, imposing and decorative porches in various styles, elaborate bargeboards and finials. There are also examples of hanging tiles and Cheshire Revival style. With regard to the gardens, the planting is characteristic of the late Victorian period interests in arboretums and tree collections and they contain a wide variety of mature trees of different species, many exotic. Similarly, the planting of boundary hedging above and behind the stone walls was also varied with regard to species. Within the grounds there were often croquet or tennis courts and to facilitate access, a number of properties had stone gateways built into the garden walls, some of which are little used, overgrown and in poor condition.



**Photograph 83: Pedestrian Gate and Posts,
16 Langham Road**



**Photograph 84: Entrance Porch to The Red
House, 51 Langham Road**

Uses/Formers Uses

4.3.79 The area was developed for residential purposes and there are still today few exceptions to this usage. There is a former shop, with its original shop front, on the corner of Langham Road and Grange Road and there is the Bowdon Hotel, originally developed as the Bowdon Hydropathic Establishment, which provided residential treatment for ill people. As has been indicated there were also several schools. This reflected the belief that the clean air offered a healthy environment and wealthy parents thought it a suitable place to have their children educated²². Kendrick has researched the subject of schools in Bowdon in the Victorian period, identifying a large number of institutions open for varying lengths of time, often with only 8-10 pupils, but some larger ones. Some were at known addresses, e.g. Highbury, West Road; Laurel Bank on Stamford Road; the premises of the Methodist school on South Road; South Downs Cottage and Bowdon College on South Downs Road; and Hillside on Langham Road. Other locations are uncertain. Within the area the former church school was located at the top of Richmond Road adjacent to the church. This Georgian building was demolished in the 1970s and replaced by the apartment development, Richmond Court²³.

Open Space, Parks and Gardens and Trees

²² Bowdon History Society. *Bowdon and Dunham Massey, Images of England Series*. (Stroud: Tempus Publishing Ltd. 1999) 57.

²³ M. Kendrick. *Schools in Victorian Bowdon*. (Altrincham: Bowdon History Society, 1996).

- 4.3.80 The largest open space in this character zone lies in the proposed boundary extension, namely the open pitches of Bowdon Cricket and Hockey Club (photograph 85). The open area includes the large grass cricket pitch in front of the pavilion, the fenced all-weather pitch to the side and the car parking area to the rear. Although technically a private space, it welcomes the entire local community on Bonfire Night, and many schools and young people use the facilities, in addition to the club’s members. There is a small open space at the junction of South Downs Road with Langham Road which is planted and in good condition and also a large parking area around the Bowdon Hotel. There are no public parks.
- 4.3.81 The area is characterised by well-stocked and planted gardens with a wide range of mature shrubs and trees. Although there are few trees in the public domain, the combination of the sight of the gardens with their trees and the boundary hedges which are a common feature of the zone, means that the zone has a green, semi-rural feel. The private square/playing field on Stamford Road also contributes to this feeling.



- 4.3.82 Boundary treatments, including openings and gateposts: traditionally the properties had low walls of stone or brick, surmounted by hedges of holly or other shrubs. This contributes to the slightly rural feel. Most openings are framed by substantial gateposts of stone, which are generally set flush with the line of wall. In some cases the posts have been retained by the entrance set back. This traditional treatment, including a double size gate design can be seen in a historic photograph (photograph 89). With the need to accommodate cars, the openings have been widened – where this is not excessive and the gateposts are retained, the rhythm of the street remains. However in other places e.g. 30-36 and 61-65 Stamford Road, the boundary wall has been removed to create off street parking. In other places this has been accommodated by converting the basement for parking, creating a steep drive in the place of the original garden, considered to be harmful to the character of the area. It is also notable that traditional gates were of timber and included an open element in the upper section. On East Downs Road there is evidence of the desire for privacy with a number of properties having high historic boundary walls of brick, or in some case rendered brick; there is also an old high brick wall surrounding the playing field of Bank Place on Stamford Road.

South and West Road have a more open aspect with low walls and often no hedge. Elsewhere there are examples of picket-style fences.



Photograph 87: Altered Boundary and Garage Inserted to Basement, Stamford Road



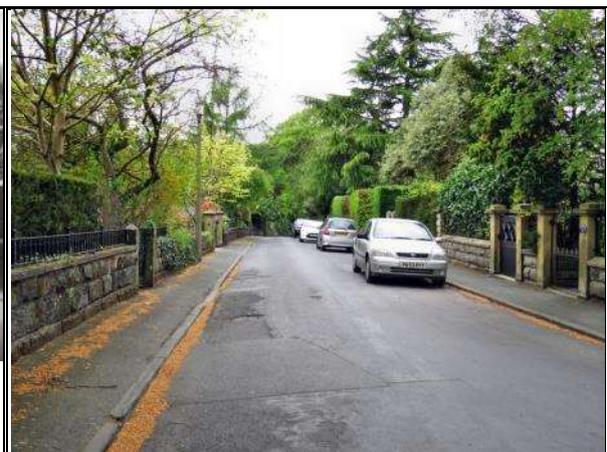
Photograph 88: Oakfield Cottage with Picket Fence, Stamford Road

Key Views and Vistas

4.3.83 The topography allows for some fine vistas and views. There is a vista from the Bowdon Cricket Club Pavilion up to Rose Hill and from Rose Hill across to the Pavilion and beyond. There are views up and down Stamford Road, enhanced by its downhill slope, and along Langham Road. In the area of Rose Hill there are also views along East Downs Road and Heald Road which have an enclosed feeling which contrasts with the vista out from the properties across to the Cheshire Plain. This was not however a vista that is accessible to the public. There is a view of the Cricket Pavilion across the field from the entrance on South Downs Road.



Photograph 89: An 1890 View of East Downs Road, 1890 (Trafford Lifetimes, TL3224)



Photograph 90: East Downs Road



Development Opportunities

4.3.84 18 East Downs Road has recently been renovated but the extensive garden, including the original garage is in a very poor state of repair. On Grange Road south of the junction on South Downs Road there is an area to the rear of properties on Grange Road which is unused, fenced off and overgrown.

Character Zone D: The Firs

4.3.85 The boundaries of this character area are: to the north and northwest, the rear property boundaries of buildings on the northwest of The Firs, including Enville Cottage on Green Walk, and the pedestrian path connecting Green Walk to Langham Road; to the west, the front property boundaries of buildings on the southeast side of The Firs.

Qualities of the Buildings

4.3.86 There are no listed buildings within this character zone of the Conservation Area.

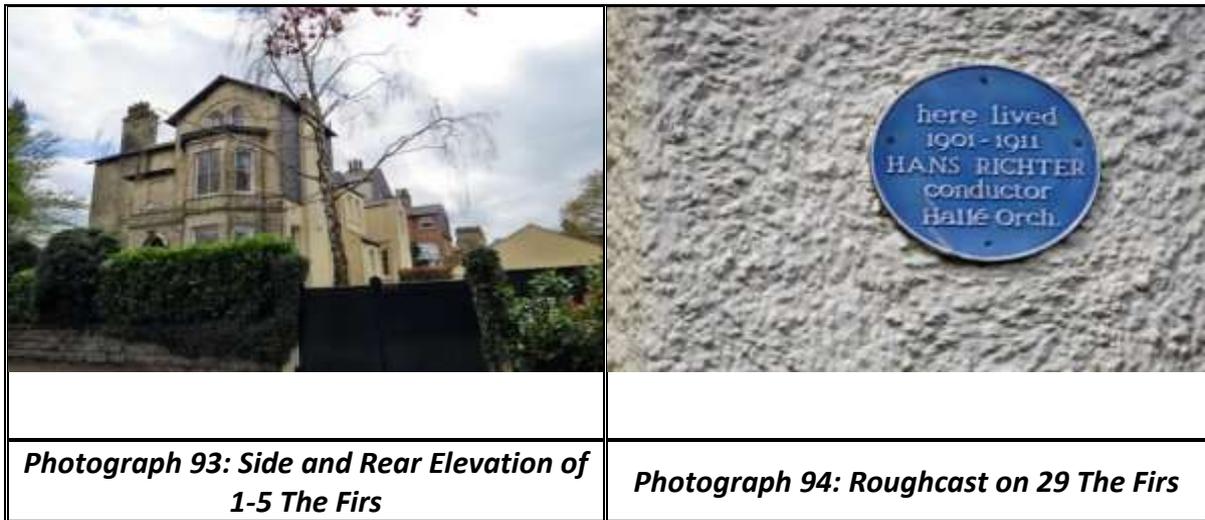
4.3.87 The character of the buildings is very similar to those in Character Zone C, both in age, use, style and materials. However as Zone D is not contiguous with Zone C and because its character is very cohesive, it has been analysed as a separate zone.

4.3.88 The structures within this character area are nearly all residential in use and character. The northwest side of The Firs has a very pleasing uniformity of style, due to the consistent scale and massing and the use of white “Bowdon brick” as the primary building material, and the subsequent retention of a high level of architectural detail. The only building not in residential usage Byfield and Lynwood, on the corner of The Firs and Green Walk was a private clinic (Transform) but is now currently vacant with permission for conversion to apartments. Most are 3-storey (plus basements and attics) semi-detached houses set in large gardens; a few are detached and the end property on The Firs (Woodridings) has been

redeveloped into flats and mews houses with extensive garage blocks. Many buildings have retained original features such as windows, doors, roofs and gardens with boundary walls.

Building Materials

4.3.89 The houses along The Firs are all have facades of white Bowdon brick, as can be seen from the chimneys, but at one stage many were covered in roughcast and painted; although the rear elevations are of common brick. In some cases this was either rendered or protected with hanging tiles. The roofs are of slate with terracotta ridge tiles. Some have stone string courses and dentillated zig-zag decoration. The doors and window frames are of timber; the porches vary in style and materials. Boundary walls are generally but not exclusively of stone. The houses to the south of Green Walk are rendered.

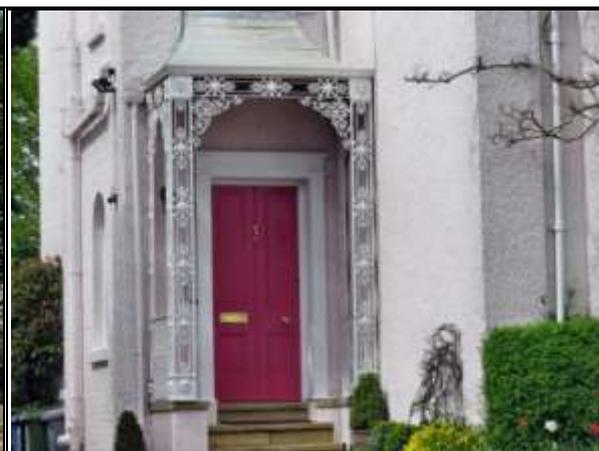


Dominant Architectural Styles

4.3.90 The Firs was a historic route from Altrincham to the parish church at Bowdon, and was known as Burying Lane. In the mid-19th century, the combined factors of the growing number of wealthy industrialists wishing and financially in a position to move to a healthier environment, together with the plan to build a railway connection, led to speculative building where land was available. The Firs, together with Rose Hill, was one of the earlier areas of development. Thus the predominant style is classical or Italianate. The houses along 7-31 The Firs are characterised by shallow broken pediments on the gable ends, supported by pilasters and capitals. Some have hood moulds over the windows. The deep eaves are supported by decorative timber brackets.



Photograph 95 : 29 The Firs



Photograph 96: Porch of 11, The Firs

4.3.91 The sash windows are generally two over two. There are bay windows on the ground floor and sometimes also to second floor level; there are also, in some cases, Venetian windows. There are also some round-arched windows in the upper levels. The entrances show an element of individuality: some porches are semi-circular arched openings; others more of a Gothic arch; others have elaborate wrought iron trelliswork. The doors also show a degree of variety. Some houses have had dormer windows or rooflights added.



Photograph 97: Semi-Circular Arched Window, 15 The Firs



Photograph 98: Roof Extension, 7 The Firs

4.3.92 The house on the northwest corner of Elcho Road (High Row), is on the same scale but is detached and is styled for the individual corner position. It is in Italianate style, with deep eaves, supported by timber brackets, rectangular windows with carved brick lintels, horizontal elements of stone and dentillated brick and a pillared entrance porch with tiled roof. To the rear lies High Row Cottage (photograph 99).



Photograph 99: Italianate High Row, The Firs

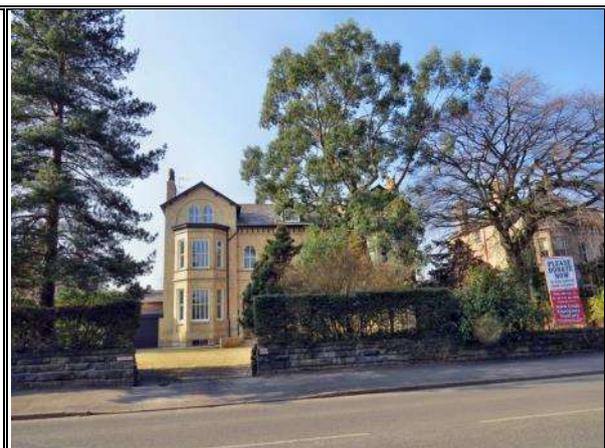


Photograph 100: Detail of High Row

4.3.93 Elcho Lodge, opposite High Row is another corner property but forms part of a terrace also comprising 1-5 The Firs. These are also in Italianate style, with similar characteristics to High Row. No 3 has had a skylight added on the front elevation; the more recently restored No 1 has new steps to the entrance, a dormer window and a single storey double garage extension to the side. It has also lost much of the front garden to hard standing and lost its gateposts.



Photograph 101: Gate, Gateposts and Wall of Elcho Lodge



Photograph 102: 1&3 The Firs

4.3.94 Byefield and Lynwood are also in Italianate style and very similar to 1-5 The Firs; they now function as a single building. This has been extended on several occasions to the rear and new entrances built on the side. The front façade is in need of redecoration to protect the timberwork. The adjacent Enville Cottage is a three-bay two-storey building in white brick (façade) recently extended.



Photograph 103: Byefield and Lynwood



Photograph 104: Rear Elevation of Byefield and Lynwood

4.3.95 Opposite off a private drive which extends into a pedestrian footpath descending to Langham Road are two magnificent Italianate buildings. The first comprises The Cedars and West Hill (photograph 105), the second is Kirklee. Both are rendered and painted white. The hipped slate roof projects forward over the wings with their bay windows. The corners of the buildings have quoins. Kirklee appears to be in similar style; the basement has been opened up to provide additional apartments and a large garage has been built to one side. The natural slope of the original terrain has been altered to provide a significant area for the building and garden supported by a very high retaining wall which forms the back drop for the lower section of Church Brow.



Photograph 105: The Cedars and West Hill



Photograph 106: Kirklee with View of St. Mary's and New Garage in Foreground.

Public Realm

4.3.96 Roads and pavements are tarmac, with concrete and stone curbs. Historically the edges of the roads were lined with setts. The pavements are wide and have been recently embellished with tree pits and new planting. The wide T-junction at the end of The Firs has a traffic island. There are two benches on The Firs near the bus stop, one of cast iron with painted wooden seat, the other a timber memorial bench, set in a position to appreciate the vista of the

church. On the corner of St. Margaret's Road and The Firs (where the footpath enters the Devisdale) there is a curved modern metal railing.



Photograph 107: Retaining Wall of Kirklee from Church Brow



Photograph 108: Timber Bench on The Firs

4.3.97 There are a variety of street signs, including large speed control signs near Altrincham Girls Grammar School and the junction with St. Margaret's Road. There are also yellow lines in this area. Streetlamps are a mixture of simple black modern lampposts and concrete posts. There are occasional temporary banners/signs on the hedge of Bowdon Croquet Club and outside No. 3 and some "for sale" signs.



Photograph 109: Original Road Sign on Green Walk



Photograph 110: Traffic Signs and Road Markings on The Firs

Local Details

4.3.98 In addition to the widespread use of white Bowdon brick, there are characteristic decorative details including deep eaves supported by timber brackets and elaborate porches. With regard to the gardens, the planting is characteristic of the late Victorian period interests in arboretums and tree collections and they contain a wide variety of mature trees of different species, many exotic. There are still a few of the large fir trees which gave the road its new name. Similarly, the planting of boundary hedging above and behind the stone walls was also varied with regard to species.

Uses/Former Uses

4.3.99 The area was developed for residential purposes and is still used in this way today,. Some of the houses have been converted into flats. The houses were not built with outbuildings for carriages and pre-dated cars so that in recent times some accommodation for this aspect of contemporary life has occurred.

Open Space, Parks and Gardens and Trees

4.3.100 There are no public spaces as such. However the wide roads seem to serve as public space and this includes the open road area at the junction of The Firs and Stamford Road. The gardens include a large number of mature trees, including the fir trees, as well as attractive planting and greatly contribute to the quality of the space as they are visible from the road and pavements. However where much of the garden has been given over to hard standing (e.g. at Lynwood and Byfield at corner of the Firs) and there are few trees, this detracts from the character.

4.3.101 Boundary treatments, including openings and gateposts; traditionally the properties had low stone walls, surmounted by hedges of holly or other shrubs. This contributes to the slightly rural feel. Most openings are framed by substantial gateposts of stone, which are generally set flush with the line of wall. In some cases (Heathfield/Florence Villas) the posts have been retained but the entrance set back. This traditional treatment can be seen in the historic photographs. With the need to accommodate cars, the openings have been widened – where this is not excessive and the gateposts are retained, the rhythm of the street remains. It is also notable that traditional gates were of timber and included an open element in the upper section. The east side of The Firs has a length of beech hedge along both Bowdon Bowling Club and the car park of Bowdon Assembly Rooms.

Key Views and Vistas

4.3.102 St. Mary’s Church with its 4-stage, tall tower is an important visual focus within this character area; it is visible from the end of The Firs and appears between buildings from other angles. Additionally, the view along The Firs in both directions has always been an attractive and characteristic aspect of the Conservation Area.



**Photograph 111: A Historic View of The Firs
(Trafford Lifetimes, TL1325)**

Photograph 112 : The Firs Today

Development Opportunities

4.3.103 There are no vacant sites. Enville Cottage has been renovated. There is an opportunity for a refurbishment/conversion of Byefield and Lynwood. This would constitute an opportunity to enhance the area as the current extensions to the side and rear and the loss of garden to unsympathetic hard standing detract from the otherwise extremely high quality of properties in the zone.

Character Zone E: The Later Victorian and Edwardian Expansion Area

4.3.104 The boundaries of this character zone (proposed as an extension to the current Conservation Area) are: to the south, the property boundaries of the north side of Stamford Road; to the west, the eastern boundary of Bowdon Bowling and Tennis Club and the rear property line of the houses on the north side of St. Mary’s Road, through to Catherine Road; to the north, the southern boundary of Altrincham Girls Grammar School and the Beechfield/Edgemount and west along Cavendish Road to Ashley Road, excluding the properties 52-62 Ashley Road; and east to the junction with Stamford Road.

Qualities of the Buildings

4.3.105 There are no listed buildings within this character zone of the Conservation Area.

4.3.106 The scale and massing of the buildings is by no means uniform. However the dominant impression is of substantial three-storey (with additional basements and attics) semi-detached houses set in rectangular plots with gardens embellished with mature trees and shrubs. Winton, Portland and the south side of Enville Road exemplify this aspect of the zone. West of Enville Road the houses are generally two-storey detached houses with some semi-detached buildings. The most recent developments (post 1970) on the south side of Belgrave Road and Winton Court are denser.



Photograph 113: 10 Winton Road



Photograph 114: 1970s Development on Belgrave Road

Building Materials

4.3.107 The late Victorian structures are predominantly brick, usually with polychrome brick decoration and terracotta and stone embellishments, timber doors and windows, sometimes with some decorative glazing. The Manse (7 Enville Road) is of coursed sandstone, reflecting the status and importance attached to the building. The later Arts and Crafts style houses are also of brick but many are rendered or roughcast, partially or wholly. They tend to have tile roofs, and some have hanging tiles on the walls. The late 20th century buildings are of brick of varied colour, sometimes with prominent garages (10 Winton Road).

Dominant Architectural Styles

4.3.108 The core of this area was developed in the 1870s, contemporary with the building of the Wesleyan Chapel on Enville Road. The Manse on is built in an Arts and Crafts Vernacular Revival style, largely square in plan but with balancing asymmetric details – a two-storey bay window on one bay and a dormer window on the other; there is another dormer on the side elevation. The house has a stone string course and stone lintels; those on the upper floors have carved shallow cusped arches. The nearby houses on Enville and Winton roads are in a similar style, although built in brick.



4.3.109 The rest of Winton Road and Portland Road were built between 1898-1910. It comprises substantial semi-detached houses in late Victorian Gothic style. The red brick and Cheshire brick are used to decorative effect, there are ornamental ridge tiles, attractive tiled porches with carved timber and stained glass in the upper portions of the windows. The plots are rectangular with front and back gardens. On the south side of Winton Road, styles are more varied: a 1955-71 Swiss Cottage (16), post 1971 town houses/maisonettes of Winton Court and the attractive 1910-36 houses of 22-28 Winton Road and 21 Portland Road.

4.3.110 This character zone also contains many fine Arts and Crafts style houses, many quite substantial in scale. This reflects that the area remained a fashionable suburb and wealthy people wanted to build substantial homes in the latest styles, just as they had done 50 years earlier. Greystoke on Cavendish Road, 3 & 12 Enville Road and The Spindles on St. Mary's Road are all fine examples which have retained much of the original detail. Many are rendered, at least in part, have steeply pitched tile roofs with tall chimney stacks, an

asymmetric design and a feeling of individuality. The northwest side of St. Mary's road has a group of smaller houses dated from about 1929). Some of these have been extended on the rear (e.g. 6 Winton Road).



4.3.111 Catherine Road is an atmospheric cul-de-sac which includes houses from several different periods and corresponding styles. The Cottage is late Victorian Gothic; the adjacent Barthomley and Catherine House are traditional in style despite being a little later - both have been altered sympathetically recently. Around them there has been more infill housing but it is well screened from the street.

4.3.112 Delamer Road contains a number of detached individually-styled two-storey houses in spacious grounds from 1910-1936. In contrast there are also three substantial late 20th century houses (50-54) which use the local Bowdon brick but have less individuality and a higher proportion of hard standing/density. However they have retained the traditional boundaries, including rebuilding of the high retaining wall and replanting the hedge (54 Delamer Road).

Public Realm

4.3.113 The road layout is late-Victorian and the star-shaped junction of Belgrave and Delamer Road with Enville Road is unusually open. Roads and pavements are tarmac, with stone curbs; most of these replacements are concrete. In some places the old stone curbs remain. Pavements are of tarmac; in some places this is uneven due to root heave from the mature trees. There is also some new planting of trees. Historically the edges of the roads and driveways were lined with setts. This is still the case on Catherine Road and in much of Enville Road. Catherine Road has also an area of planting which emphasises its private nature. The surface of Enville Road in particular is very uneven. St. Mary's Road is a private road; tarmac in the lower section and gravel near the tennis club. St. Mary's Road and the upper section of Winton Road are the only roads in the zone to have grass verges. There is considerable variety of hard standing within garden boundaries – some are laid with setts and/or stone flags or gravel/pebbles, others are tarmac.



Photograph 119 : Grass Verges and New Trees on Winton Road



Photograph 120: Belgrave Road

4.3.114 There are yellow lines at either end of Enville Road (strong yellow and high profile, detracting from the historic setts), reflecting the presence of the two schools but otherwise little in the way of street signage or furniture. Streetlamps are a mixture of simple black modern lampposts and concrete posts. Given the height of the trees, for a large part of the year, the light they shed is obscured by foliage.



Photograph 121: Setts and Yellow Lines on Enville Road



Photograph 122: Setts and Planting on Catherine Road

Local Details

4.3.115 There is relatively little use of white Bowdon brick. However there are a number of buildings featuring the black and white timberwork of the Cheshire Revival style (photograph 124), common to many other areas of Altrincham, Bowdon and Hale. In addition there is decorative brickwork and polychrome detailing, found throughout the local area on houses of the late Victorian period and characteristic decorative details including dentillated timber eaves and bargeboards, decorative timber porches (photograph 123). With regard to the gardens, the characteristic boundary treatment of walls and hedges are a recurring local feature. Additionally planting is characteristic of the late Victorian period interests in arboretums and tree collections and they contain a wide variety of mature trees of different species, many exotic. Similarly, the planting of boundary hedging above and behind the stone walls was also varied with regard to species.



Uses/Former Uses

4.3.116 The land was completely undeveloped in 1838 with the exception of the house, Spring Bank, on Ashley Road. The 1876 OS map shows it, in the centre of three plots, with trees planted around the perimeter of the entire plot, which extends from Stamford Road to where Cavendish Road would later be. There is no development by 1876, with the exception of the large Spring Bank site on Ashley Road, and the laying out of Catherine Road, and development in the surrounding area (Stamford Road, The Firs, top of Cavendish Road). By 1897 Enville Road, Winton Road and the upper part of Delamer Road had been laid out (and presumably planted as an avenue), with the Methodist Church, Manse and Sunday School on Enville Road. By 1910 Winton Road extended into Portland Road and houses are built on both sides, a further house has been built on Catherine Road (The Cottage). Bartholmy on Catherine Road was built shortly after his but the first map it appears on is in 1937. By 1937 Belgrave Road, St. Mary’s Road and the northern part of Winton Road had been completed (the houses on St. Mary’s Road date from 1929), mainly in Arts and Crafts style. There was virtually no development between 1954 and 1971; two infill plots were developed and Culcheth Hall School (now Bowdon Preparatory School) acquired the corner plot of Spring Bank for a playing field and laid out two tennis courts.

4.3.117 Since 1971 there has been more development. This period coincides with the last years of Lord Stamford’s life, when he was no longer taking such an active role in the estate management, and the transfer of the estate to the National Trust. The major change was the demolition of the Methodist Church on Enville Road with denser infill of the site and that of the school playing field to its rear and the restoration and alteration of the adjacent Manse. In addition there was more infill development on Delamer Road, Catherine Road and the rebuilding of a house on Enville Road. Spring Bank was redeveloped as a care home but respects the scale and character of the original building; the land to its south is a public park.

4.3.118 The area was developed for residential purposes, supplemented by associated public buildings, namely a churches and school. Today all of the houses are still used for residential purposes, although the redeveloped Spring Bank is for sheltered housing.

Open Space, Parks and Gardens and Trees

4.3.119 The zone includes two areas of open space, namely the public park of Spring Bank on the corner of Stamford Road and Ashley Road and the private playing field of Bowdon Preparatory School, on the corner of Cavendish and Ashley Roads. Spring Bank Park constitutes the former grounds of Spring Bank. This historic house was demolished and rebuilt on a similar footprint. The park slopes downhill to Ashley Road and is a well-used area of grass, with mature trees around the boundary with is of open railings on three sides and a boundary wall on Ashley Road. It has a small area of swings. The playing field is bounded by a high green wire fence and contains open field and a hard tennis court; it has a number of mature trees along its boundaries. To the rear of both open areas runs an earthen footpath, bounded to the west by the high brick wall of the Portland Road properties and on the side of the park with intermittent and rusted iron railings.



Photograph 125 : Bowdon Preparatory School Field



Photograph 126: Spring Bank Park

4.3.120 In addition the wide roads give a sense of space, particularly tree-lined Enville and Winton Roads and St Mary’s Road with its wide grass verges. This is most apparent at the five-way junction of at the heart of this character zone, laid out originally adjacent to the landmark building of the Methodist Chapel, consecrated in 1874, since demolished. The zone has a spacious, suburban feel. Although there is relatively little planting in public areas, with the large plot sizes and the impact of mature trees planted on the boundaries of gardens, it has an open, green atmosphere, enhanced by the prevalence of birdsong. It is particularly attractive in April and May, with the large number of blossom-bearing trees.



Photograph 127: Avenue of Trees on Enville Road



Photograph 128: Blossom in Garden

4.3.121 Boundary treatments, including openings and gateposts: traditionally the properties all had low stone walls, although the size, tooling and colour of the stone blocks varies, as does the height/number of courses. Walls were generally topped by a hedge of holly or similar evergreen species, serving to double the height of the boundary treatment. In some cases e.g. outside Winton Court on Winton Road, the holly has not been pruned and has turned into trees. This has the effect of losing the original boundary treatment, with tree trunks rather than foliage being visible at eye level and detracting from the rhythm of the road's appearance.



Photograph 129: Stone Gatepost on Belgrave Road



Photograph 130: Boundary treatment on Winton Road

4.3.122 In other places railings have been added and fences have replaced the original boundary treatment either above the wall or entirely (e.g. Hillside on Belgrave Road). Where there was a fence this traditionally was positioned to the rear of the shrubs, giving space to both grow and be pruned. Most openings are framed by substantial gateposts of stone, which are generally set flush with the line of wall; however some have been removed. A number of the gateposts have been painted or replaced with ones in a different style. Few if any of the original gates remain, so that it is difficult to be certain of the original style; however it the height of the many original gateposts suggests that they permitted a view of the house.

Hillside has both added a concrete post and fence boundary treatment and large brick gateposts with tall timber gates, harmful to the character of the area.



Photograph 131: Fence behind New Yew Hedge, Cavendish Road



Photograph 132: Hillside, Delamer Road

Key Views and Vistas

4.3.123 There is a vista from Stamford Road across Spring Bank Park, which comprises open parkland with mature trees on the boundary, giving a feeling of long-established space. In addition there are views along several of the roads, particularly Enville Road in both directions, an avenue of lime trees, up and down Winton Road and up St. Mary's Road, from the five-way junction. The zone has lost its historic landmark building.



Photograph 133: Vista Across Spring Bank Park



Photograph 134: View Along Enville Road

Development Opportunities

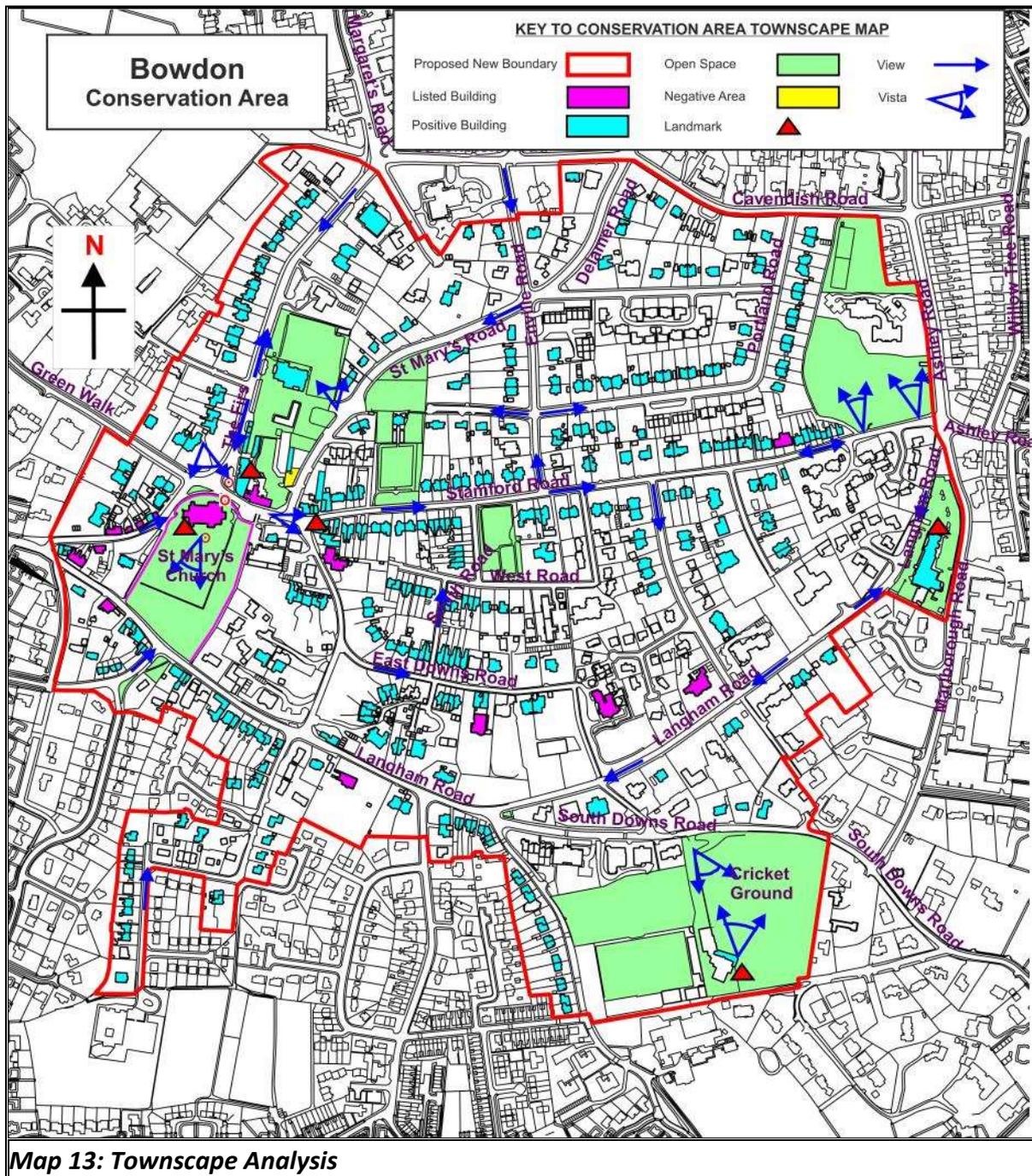
4.3.124 There are no vacant plots. There was significant redevelopment in the 1970s, following the closure and demolition of the Church on Enville Road and associated buildings, which also absorbed the open field behind. This development was on a larger scale and more dense than the rest of the zone; materials were also often poorer, such as the mock sandstone boundary treatment of composite stone on Belgrave Road. Subsequent development has been on individual sites, such as on the redevelopment of the nursery on Cavendish Road,

Portland Place or of 24 Enville Road and has generally been more respectful of the character of the zone.

Landmarks in Bowdon Conservation Area

4.3.125 Within Bowdon Conservation Area there are a few buildings which, within their spatial context, serve as landmarks. These include:

- The church of St. Mary the Virgin, in particular its' great, 4-part square tower which is a landmark in important views both within the Conservation Area and from outside,
- The Polygon, at the top of Stamford Road,
- The Stamford Arms, on the corner of The Firs and Stamford Road,
- The Pavilion, Bowdon Cricket Club,
- The Bowdon Hotel, once the Bowdon Hydropathic Establishment.



5 Audit of Heritage Assets

Introduction

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

5.2 Listed Buildings

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

6 Assessment of Condition

6.1 General Condition

- 6.1.1 In general the condition of buildings in Bowdon Conservation Area is good. Owners of the properties go to considerable effort and expense to maintain the properties in good condition and retain their historic character. Where change has taken place it has generally been either at the rear of the properties, or to accommodate cars (with the introduction of garages and/or off-road parking), or where the property has been converted to apartments and there has been a need to add a common entrance and staircase. The quality of such alterations varies from one property to another, both in terms of the structural changes and the design of elements such as windows.
- 6.1.2 It is noteworthy that, behind the apparent prosperity of the area, the market for its many large properties has been stagnant – in today’s economic climate their appeal is diminished, which has the potential to lead to a cycle of decline. This is not the first time nor is it as serious as the cycle of decline which occurred from the late 1920s, after which some large properties became uneconomical. Many of the larger houses have been converted to apartments (photograph 136), or sold off garden land for development and other owners are seeking to sell to hand on to a new generation. These may have different aspirations common in the 21st century in terms of the more open-style-living arrangements and larger number of bathrooms. The prominence of ‘Sale’ and ‘To Let’ boards is both testimony to the economic condition of the area as well as detracting from the character (and many are on the market without showing boards). While there are few development sites, some have been boarded up for several years – this is clearly detrimental to the character of the area as well as allowing the properties to fall further into decline.



Photograph 135: Restoration of Bank Hall, Stamford Road, for Continued Usage as a School



Photograph 136: 72 Stamford Road Converted to Flats

6.1.3 While the retention and reinvigoration of Bank Hall (photograph 135) as a school is positive for the area, both in terms of restoring the building and maintaining continuity of use and in contributing to demand for housing, it will impact on traffic once the restoration work is complete.



Photograph 137: Development Site, 25 East Downs Road



Photograph 138: Infill Building with no Soft Landscaping (Applegate House, West Road)

6.1.4 The low stone boundary walls, with hedges and shrubs planted above and behind are a characteristic of the Conservation Area, as well as the wider area. Although this issue will be discussed below, the erosion of this element through wholesale removal, excessive widening of gate openings, the removal of gateposts or their painting and the addition of fencing without planted screening all affect the general condition of the area.

6.1.5 Although there are few trees in the public realm, the gardens in the Conservation Area, in particular in Character Zone C, contain a significant variety of mature trees, which contribute greatly to the character of the Conservation Area; where these are lost and not replaced, this is considered to be a loss of character and general condition, as well as habitat and wildlife. This is discussed in greater detail under Open Spaces.

6.2 Intrusion and Negative Factors

Individual Structures

6.2.1 In some cases although the main structure is intact, its character has been diminished through the addition of unsympathetic elements such as skylight windows on the front facades, especially where they stand up from the surrounding roof area, inappropriate dormer windows and other extensions to the top floor, satellite dishes or plastic rainwater goods. In other cases original architectural details have been lost such as decorative ridge tiles, bargeboards and finials, decorative ironwork such as balcony rails and through the replacement of original doors and windows with ones of lesser quality (photograph 140). These additions and alterations can have a cumulative, detrimental effect on the character of the Conservation Area.



Photograph 139: Roof Extension, The Firs

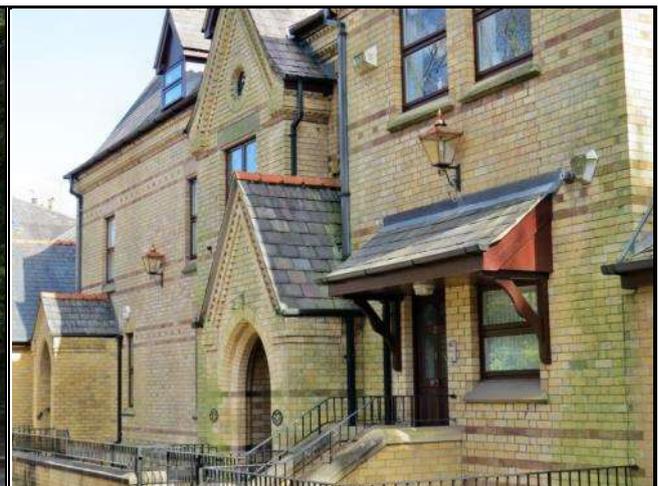


Photograph 140: Inappropriate Door and Windows, 33 Langham Road

6.2.2 An important and negative issue is the redevelopment of existing large properties which involve excessive extension (photograph 141 & 142) which, while not strictly intrusive, so alter the character of the original building that they are detrimental to the area, despite using good quality materials. This can involve significantly increasing the scale and massing and/or the removal of much of the soft landscaping or introduction of additional buildings as at the rear of High Lawn (now High Lawn Village which has largely lost the feeling of the original mansion). The result is an inappropriate urban grain, such as Merlewood on Langham Road, Transform on Green Walk or Chesham Place on Stamford Road. Properties which have been more successfully adapted include 16 Langham Road, 64 -70 Stamford Road and 2-8 Heald Road, or the Coach House conversion of Summerfield and Cransley on East Downs Road.



Photograph 141: Loss of Character Through Excessive Extension and Hard Landscaping (Chesham Place)



Photograph 142: Loss of Character Through Excessive Extension and Hard Landscaping (Merlewood)

6.2.3 After the death of the Earl of Stamford (who took a personal interest in planning applications) and the transfer of powers away from Bowdon with the creation of Trafford

Borough Council early in the 1970s, a number of developments occurred which are intrusive and not in keeping with the character of the Conservation Area. Some buildings are intrusive due to their scale and massing, the choice of materials and poor quality, unsympathetic design. These include Newington Court and the Jubilee Rooms on The Firs, Belfield House and Handsworth on West Road. In contrast other modern developments are more sympathetic to the character such as Copperfields, 27 Langham Road, Nield's Croft and 66 South Downs Road and have been included as positive contributors because they reflect the characteristics of other elements within the Conservation Area.

6.2.4 Traffic is an issue which impacts on buildings in different ways in some parts of the Conservation Area. On Church Brow the vibration caused by heavy vehicles and busses is causing mortar to fall from the ridge tiles and cracks to appear in some walls of listed buildings (5 and 7 Church Brow). Several roads are relatively narrow and carry a large volume of traffic. Possibly due to this, several basements have been converted into garages. While the need for off-street parking is real, poorly designed basement garages can significantly alter the original proportions of the buildings and large, garage doors detract from the rhythm of the building and the street (67-69 Stamford Road). Elsewhere garages have been built to the rear of properties where they are generally out of sight of the properties but are seldom in keeping with the character, such as at the end of West Road (photograph 144), in front of Richmond Lodge/Hill and to the rear of 75-85 Stamford.



Photograph 143: Cracks in Plaster Reportedly Caused by Traffic, 7 Church Brow



Photograph 144: Garage in Basement, West Road

6.2.5 The need to create off road parking has often entailed the loss of garden area, sometimes compounded with the use of inappropriate hard standing materials and the excessive widening of entrances or loss of gateposts, as on Stamford Road and West Road. Where there is space for adding garages, for example to the rear of properties, low quality structures with PVC fascia and designs and bold colours are visually intrusive and result in a loss of character (photograph 145 & 146). However, there are examples of both minimally intrusive garages and appropriate hard-standing arrangements in the Conservation Area as well. The issue of garages has also been referred to above under 'General Condition' (6.1.1). While, for the purposes of the Conservation Area Appraisal, an evaluation as 'Intrusive' refers to the main building, and therefore has not highlighted garages as 'intrusive or negative' elements, some of the garages within the Conservation Area would otherwise

have this classification. The issue is not that garages are 'per se' intrusive but that when insufficient consideration is given to the design and materials, the result is intrusive and detracts from the character of the house.



Photograph 145: Garages of Richmond Hill



Photograph 146: Intrusive Colour of Garage Door

6.2.6 The treatment of the rear of the properties has always been varied; many properties had facades of white brick but the rear was of plain brick, rendered or with added hanging tiles. The rear of 53-65 Langham Road (photograph 147) exemplifies all of these as well as the impact of the addition of different styles of windows. Where extension/rebuilding occurs, as on the house on the corner of Talbot Road and Bow Green Road (photograph 149), this can result in the addition of a very modern rectangular box-like living space which bears little resemblance to the character of either the house or the Conservation Area. Elsewhere, such as to the rear of West Bank on East Downs Road/Richmond Hill the houses have had a number of small additions, including a balcony, a terrace and a number of garages. To the rear of 60 Stamford Road are a number of fire escapes, extensions and garages. Extension to the rear is not an issue as such, unless the proportions, materials, window form are unsympathetic to the original building, especially since most buildings within the Conservation Area belong to a group.

6.2.7 Where the passage of time necessitates re-roofing or similar repairs, or there is a conversion or extension to adapt the building to 21st century use, there is a risk that the architectural detail will be lost or only partly reinstated. This is the case with some of the substantial houses on the Stamford Road and East Downs Road (photograph 148). The result is a blander, less interesting building which diminishes the character of the area and contrasts with those around which have retained the detail, in particular the other half of the semi-detached building.



Photograph 147: Rear view with different windows and surfaces (53-65 Langham Road)



Photograph 148 Extension and Loss of Architectural Detail, 22 East Downs Road

6.2.8 While boundary treatments are in many cases part of the historic structures, since within the Conservation Area the predominant form is the stone walls and gateposts erected when the houses were built. However as these also make an important contribution to the quality of open space, the issues relating to poor and inappropriate boundary treatments have been dealt with under the following section.



Photograph 149: Modern Extension to Rear, Talbot Road:



Photograph 150: Good Extension for Apartment Conversion (6 Heald Road)

Open Spaces and Areas

6.2.9 According to Planning definitions, Open Space comprises both green spaces and areas such as car parking. This approach (used on the map) may be too global for the management of Bowdon Conservation Area as the Open Spaces comprise four distinct categories: open green space including the Churchyard and Spring Bank Park (proposed extension) and small areas of roadside planting such as on the junction of Bow Green Road with Langham Road

and Gaddum Road, the junction between Langham Road and South Downs Road and outside the church and the Stamford Arms; car parking areas such as that outside the Bowdon Rooms, the Jubilee Centre and the two pubs, around the Parish Rooms, on St Mary's Road near the tennis and croquet clubs and outside the Bowdon Hotel; the cricket pitch, croquet lawn, bowling green and tennis courts managed by the three private clubs; and fourthly the open space of the wide roads and junctions on The Firs, Enville Road, St. Mary's Road and Langham Road. Generally it is in good condition and well-maintained. A possible exception is the area adjacent to the Stamford Arms where the stable and later the garage were sited which is fenced off. There is a negative area between Birch Cottage and the Griffin car park along St. Mary's Road; an area used for storage but poorly maintained. While the actual surface of the car park for the Bowdon Rooms/Jubilee Centre is poor, and the recycling bins storage (photograph 152) intrusive when viewed from the car park, the area benefits greatly from a variety of planting, including mature trees, in a number of beds and islands and on some boundaries. As discussed under Section 4, this area provides an essential amenity for the community.



Photograph 151: Churchyard with Mature Pine Trees



Photograph 152: Poorly Screened Recycling Area

6.2.10 The open space of St. Mary's Churchyard is overgrown in parts and, with its sloping terrain, there has been some damage to graves and monuments from root heave. The churchyard and its retaining walls are inspected regularly, including periodic testing of monuments, and for tree management, in particular around the retaining walls.

6.2.11 An additional characteristic form of space within the Conservation Area is the existence of paths connecting certain roads, such as those either side of the churchyard leading to Langham Road and between Green Walk and Langham Road, between Stamford Road and Cavendish Road, behind Spring Bank (photograph 154), Narrow Walk between Stamford Road, West Road and East Road and through to Langham Road. These historic paths were used by servants coming up from the working class accommodation in the area known as "Soapy Town" in Bowdon Vale and are frequently used today, especially by school age children. It is therefore important that they are maintained in good repair, not overgrown and with appropriate lighting. In many cases they are backed on to by gardens of the surrounding properties and the quality and style of garden boundaries differs greatly from

the front boundaries. The most traditional treatment appears to have been brick walls but fencing is now common, and its unsympathetic style and materials (particularly concrete post and timber fences) detracts from the character, especially when they are also in poor repair.



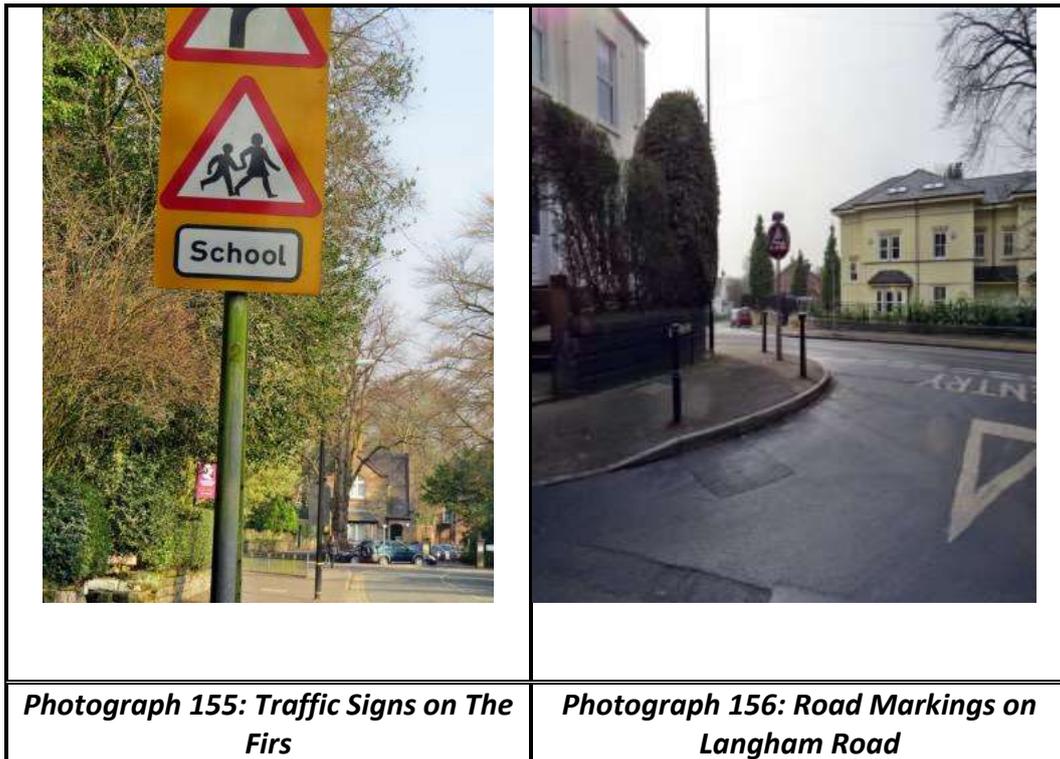
Photograph 153: Fencing on The Narrows



Photograph 154: Path to Rear of Spring Bank

6.2.12 Parking is restricted in some areas of the Conservation Area. The resultant white and double yellow line markings are visually intrusive due to the bright colour, their width and high profile, especially where they are compounded by markings on the kerb, such as on Langham Road.

6.2.13 Particularly on The Firs and Langham Road there is a large amount of road marking and signage, sometimes duplicated, which is intrusive and detracts from the historic character (photographs 155 and 156). In addition, previous unsympathetic repairs to roads and pathways, such as tarmac patch repairs, have negatively affected the character of the Conservation Area, eg on Church Brow, Langham Road and Enville Road. There has also been a loss of historic street materials such as the setts in the gutters and gateways and the stone curbs. The Conservation Area also has a number of private roads which also contributes to different levels of road maintenance. There is street clutter such as duplication of posts which is intrusive and could be reduced by putting more than one sign on a single post.



6.2.14 The bollards at the top of Stamford Road are rusting and thus detract from the historic character (as do the road markings). Elsewhere the street furniture, particularly a number of concrete based benches, is largely unsympathetic. On The Firs a cast-iron bench and a modern timber bench are exceptions, both donated in memorial to local community members. A number of original cast iron road signs remain fixed to walls in the Conservation Area – it is important to protect and maintain these where they are rusting. In general where original street furniture (post boxes, streetlamps, signs) remain, every effort should be made to retain and restore these, rather than replace them.

6.2.15 There is little in the way of notice boards and advertising signage, the exceptions attractive permanent boards outside the church, the Bowdon Rooms and the Cricket club, For Sale and To Let signs and occasional temporary banners advertising events e.g. on the hedge on the Firs for the Croquet Club, on the church railings and a private charity fundraising sign outside 3 The Firs. Any potential new signage for businesses should be restrained in size, colour and use of quality materials, in order not to detract from the quality of the buildings.



Photograph 157: Original Cast-Iron Street Sign



Photograph 158: Concrete Bench on Langham Road

6.2.16 The height of the streetlamps on Langham Road and The Firs detracts from the rooflines of the nearby historic buildings. In addition during much of the year the light they cast is obscured by the foliage on the trees. The design of the lamps is mixed, mainly plain black modern lamps but some modern concrete lamp posts are particularly intrusive. For the quality of light, please see the section below under Problems, Pressures and Capacity to Change.

6.2.17 In the residential areas, the condition of the open spaces is negatively affected where there are poor quality or inappropriate boundary treatments. The Conservation Area is characterised by the low stone walls with planting above (although there are examples of higher walls of both brick and stone on Stamford Road and East Downs Road, as well as upstanding stone slabs). Some properties have railings but unless there is evidence in the stonework of their prior existence, they are not appropriate; they are less intrusive in combination with a hedge (photograph 159). Where fencing has been used without screening planting, the result is visually intrusive. This is in contrast to where slow-growing shrubs have been selected and planted but not yet screened the fence (Highfield House, Cavendish Road), or where there has been dieback.



Photograph 159: less intrusive Railings and Unpruned Laurel Hedge



Photograph 160: Brick Wall, Red House, Langham Road

6.2.18 Such fences have recently been growing in number e.g. Richmond Lodge on Richmond Road and 11 Langham Road, in addition to a larger number within Character Zone E, such as that round Dalemain on Enville Road and the corner of Belgrave and Delamer Road. Some of these maybe unauthorized (photograph 161). In other cases the hedges have not been maintained and allowed to reach the height of trees e.g. Winton Court, several properties along Langham Road; this both alters the streetscape and results in an area below the foliage being open – which is then often filled by the addition of a hedge. There is little use of Leylandii as a hedging material – where this has been used and allowed to grow, e.g. Langham End on Talbot Road, it has been detrimental to the character.



Photograph 161: New Fence, Richmond Hill



Photograph 162: Overgrown Holly Trees, Langham Road

6.2.19 In some cases there is existing and potential damage to boundary walls from planting too close to the boundary or lack of maintenance. In many cases the boundary walls also serve as retaining walls with earth behind and the house on higher ground. Where planting has occurred too close to the boundary (or so long ago that the root growth has been extensive, especially if the hedge has not been maintained) walls are being or will be pushed outward

(photographs 163 & 264), e.g. the wall of the property currently under construction adjacent to 12 Langham Road. Another characteristic feature of the higher boundary walls is the existence of attractive arched doorways; however where these are largely unused, they are often in poor repair. Every effort should be made to encourage property owners to include these in routine house maintenance, as they are easily overlooked.



Photograph 163: Damage to Boundary Wall from Tree Growth



Photograph 164: Boundary Wall and Door in Poor Repair

6.2.20 Loss of gateposts, painting of stone gateposts or their replacement with gateposts of inappropriate height or materials is harmful to the rhythm of the streetscape. Most houses only had one set of gates, so it is inappropriate in such cases to introduce a second opening (e.g. 24 Winton Road, a new house). Many openings have been widened to accommodate cars over the last 100 years; it is important that the openings are not excessive and are framed by gateposts to retain the areas character. Wholesale loss of the boundary wall is detrimental to the wider area. There are few if any examples of original gates, however they indicate that they were commonly of timber or wrought iron. The former often had bars or slats in the upper section; they did not present a visual barrier, which is also supported by the height of the gateposts. Gateposts were generally but not always flush with the boundary wall.



Photograph 165: Original Gatepost with Intrusive Gate Beyond, Larkhill, Heald Road



Photograph 166: Appropriate Pedestrian Gate, East Downs Road

6.2.21 An important aspect of the open space are the trees, both within gardens and where they are planted along the roads. The area was seen by Lord Stamford as an extension of Dunham Park and he encouraged the planting of woodland species which over time have grown to mature trees. Within gardens the woodland species are complemented by exotic and ornamental species. Where those in public places are approaching the end of their natural life, a plan for replacement should be developed. On Enville Road one of the avenues has been felled with the stump remaining – so far there has been no replanting. On development sites there is a real risk of loss of trees and no replacement – for this reason Holly Grange and Heald Close differ in character from the surrounding areas. Although not technically open space, the quality of planting in the garden contributes to the quality of the open space.

Intrusion

6.2.22 The late 20th century also saw the development of a number of executive-style housing developments off Stamford Road (Hollywood), Heald Road (Heald Close) and Langham Road (Holly Grange). To varying extents they detract from the character of the area both through their higher density and unsympathetic materials and through the absence of mature trees which is part of the skyline elsewhere in the area and the greater proportion of hard landscaping. Lying within the proposed boundary extensions are the 20th century development of Winton Court and the Lawns and Mallory Court on Belgrave Road which have a much higher density. In contrast some single site developments such as Portland Place (corner Portland Road and Belgrave Road), the house next to Stamford Lodge on Chesham Place and Copperfields on Langham Road exemplify contemporary houses which blend in.

6.3 Problems, Pressures and Capacity for Change

6.3.1 The Conservation Area faces a number of different pressures and problems, which vary between its different character zones. The civic core is vibrant, with the new Synagogue, and St. Mary’s with its’ new Parish Centre. The Bowdon Rooms having been re-launched as

the Cinnamon Club and the Jubilee Rooms are heavily used, the small commercial section has seen businesses frequently changing hands with retail not proving economically viable. One reason for this is the lack of a facility for loading or parking outside. The primary use of buildings in the commercial section is for business premises. Like other historic village centres, Bowdon faces the problem of businesses remaining economically viable in the current climate in an area with high rents and rates. The contribution of the sporting clubs is valued both in terms of the open space and the community amenity; they rely on membership fees, which in return rely on facilities appropriate to the 21st century, to remain economically viable. These facilities include suitable changing facilities, space for social activities which are part of the ethos and necessary for the economic viability of the clubs and, in the case of tennis in particular, the facilities to coach and play in the evenings. Well-designed up to date facilities, which retain the overall character of the zone, including the provision of appropriate floodlights, should be favourably considered. With regard to the residential areas, while the area remains justifiably popular and in demand for housing, due to the quality of the housing and its proximity to services and schools, there is pressure to introduce adaptations for 21st century living. There is ample evidence that buildings have evolved over time and there is no reason for this not to continue as long as it is not detrimental to the overall character.

- 6.3.2 Traffic and parking are problems through much of the Conservation Area for which sensitive and creative solutions are needed, both in terms of solutions and the materials used. Where there is a genuine need for (short-term) parking e.g. outside schools, which affects Cavendish, Enville, Portland, Stamford and West Road, Grange Road and Vale Roads, introducing additional yellow lines may help. The presence of such institutions is in the long tradition of educational establishments in the area, which now attract pupils from well beyond the immediate vicinity. It also has a detrimental effect on the character, especially where bright, high-profile paint is used in thick lines. Similarly intrusive and duplicated speed control signage and road markings are detrimental to the character, e.g. on The Firs and at the junctions of Langham Road with Vale Road and Grange Road/South Downs Road. The provision and publicising of preferred solutions and materials for off-street parking within the Conservation Area might be helpful to publicise good practice and raise the quality of poor practice.
- 6.3.3 Church Brow constitutes a specific issue for traffic connecting from Bowdon to Langham Road, given its' narrow width, pavements on one side only and lack of off-street parking for several of the houses. Stricter, enforceable limitations on speed and/or categories of road users may be needed both for pedestrian safety and the preservation of the historic buildings.
- 6.3.4 While the character of the area is suburban, nevertheless the combination of low density, the number of open spaces, the dense tree cover of primarily woodland species and the proximity of the Green Belt give it a semi-rural feel. This has been marred by the urban style of streetlights and the light they generate which is in general detrimental to the character of the area. The capacity to develop and implement appropriate solutions for the specific local conditions would strongly contribute to the preservation and enhancement of the special character of the area.

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 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.

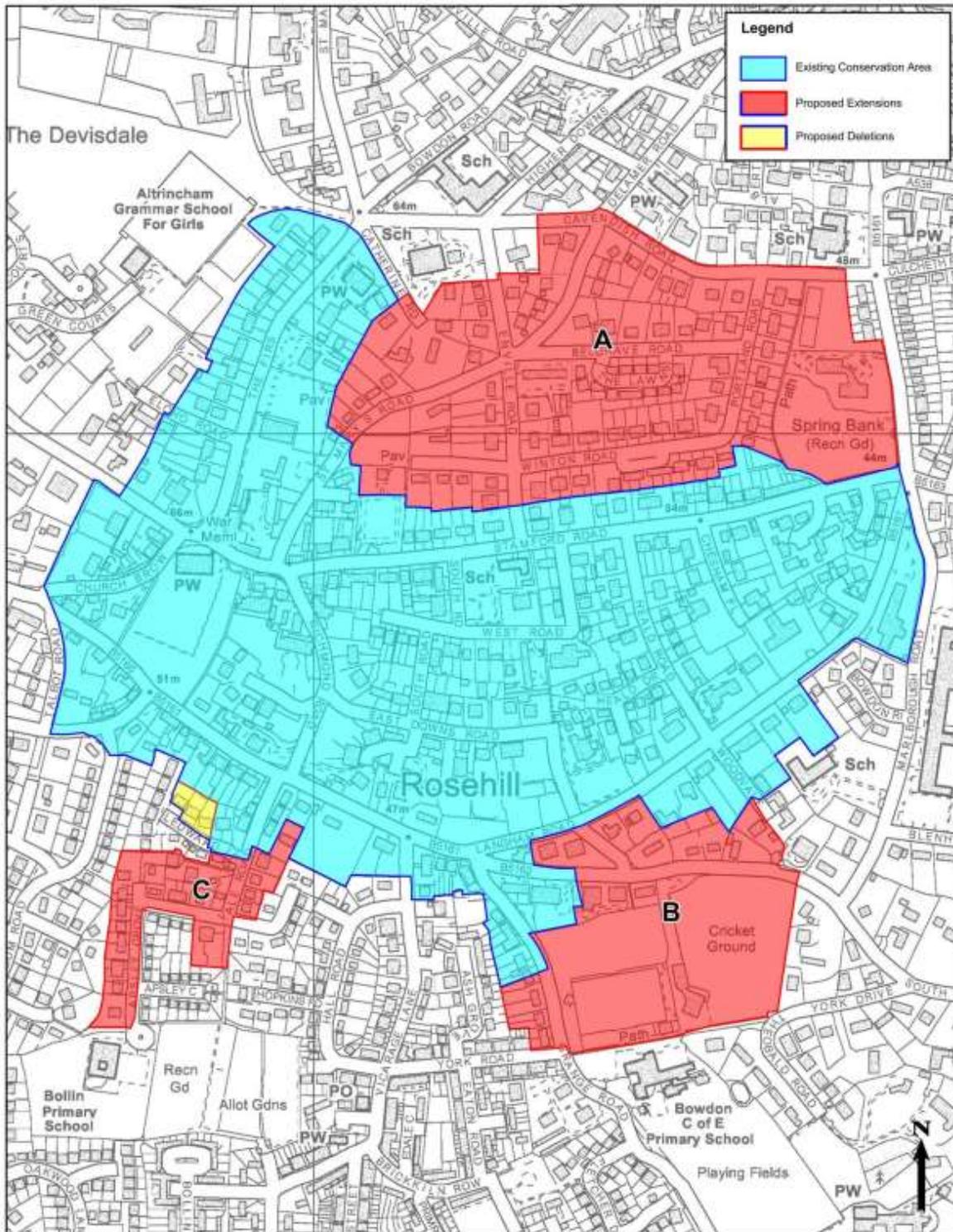
7.1.3 Taking this into account, it is proposed that the Conservation Area boundary be amended in the following places:

- **Proposed Boundary Extension A:** To include the area north of Stamford Road (but excluding the three houses on the corner of Cavendish Road and Ashley Road), west of Ashley Road and south of Cavendish Road, This forms a pocket of high quality housing, surrounded by three conservation areas. Currently the boundary not only bisects St. Mary's Road but also a group of houses built as a single development in 1929. This area includes a number of Arts and Crafts houses, substantial Victorian Gothic and Queen Anne-style houses set in large plots with gardens with mature trees. The streetscape, dominated by the characteristic low stone walls and hedges, the frequent appearance of setts in driveways and gutters and the presence of mature trees in several roads is also in the character of the Conservation Area. It also includes the open land of Bowdon Bowling and Lawn Tennis Club, which was founded in 1873, although bowling may have taken place on or near the same land much earlier.
- **Proposed Boundary Extension B:** To include Bowdon Cricket Club, the houses on the west side of Grange Road down to York Road, 69-73 South Downs Road and the area between South Down Road and Langham Road (66/66a – 72 South Downs Road, 25-33 Langham Road). Bowdon Cricket Club moved to its location on South Downs Road in 1865; the original pavilion was built in 1874. South Downs Cottage, appears on the 1838 Tithe Map. The row of semi-detached houses on Grange Road were built between 1910-1936; they are similar in scale and plots size to those already included in Grange Road.
- **Proposed Boundary Extension C:** To include the area southwest of Vale Road, specifically Apsley Grove (plots on the west side), Wellesley House, Albertine Cottage and Soap Cottage, plots on the north side of Vale Road and Yew Tree House/Marlows on the south side, Holly House, Vale House and Apsley Cottage on the west side of Vale Road and the four plots on the east side of Vale Road, between the current southern boundary and Ashworth Close. This proposed extension includes two historic buildings, similar to those elsewhere in the character zone and a number of fine mid 19th century detached and semi-detached houses in classical style, similar to those on Stamford Road.

There is also a fine view up to the church from Apsley Grove; the church dominates this street as it does Church Brow.

7.1.4 Additionally, it is proposed to exclude:

- **Proposed Boundary deletion D:** To re-draw the boundary on Ledyard Close. Currently the boundary cuts through the front gardens of the three modern houses on the north side of Ledyard Close which are not considered to be in the character of the Conservation Area. It is proposed that the boundary should be pulled in to the plot line of the rear boundary of the houses on Langham Road.
- Consideration was given to altering the boundary to exclude Garner Close, Hollywood and Holly Grange. However this was rejected on the grounds that the plot they occupy was one of an early mansion and there are some still trees on the boundaries, particularly of Garner Close.



 <p>TRAFFORD COUNCIL</p>	<p>Bowdon Conservation Area Proposed Changes to Boundaries</p>	<p>DRAWN BY: CH</p>
		<p>DATE: May 2015</p>
		<p>NOT TO SCALE</p> <p>© Crown Copyright and database right 2014. Ordnance Survey 100023172.</p>

Map 14: Proposed Boundary Extensions

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.

- The future of under used sites such as the rear of the Stamford Arms, and the need for high quality, contextual design as well as the appropriate use of traditional materials of any redevelopment within the Conservation Area.
- Balancing the need to adapt properties to today's needs while retaining the historic character, including at the rear of the property, and respecting the traditional grain in terms of built area of the plot.
- Preventing further loss of architectural detail during building projects, including painting of stonework (buildings and walls/gateposts), altering of roofs, door and window details.
- Preventing further loss of historic materials on the street (setts in gutters and gateways, stone curbs) and encouraging their restitution where possible.
- The need to encourage appropriate boundary treatments in terms of: discouraging fencing as a sole boundary treatment; encouraging appropriate (species) planting and pruning of hedges, whether as sole boundary or in combination with wall; positioning hedges sufficiently behind the wall to prevent root damage to retaining walls; restoration of damaged retaining walls and arched doorways (e.g. Langham Road); railings (only where there is evidence in the stonework) which reflect the style and dimensions of former railings; encouraging appropriate gates in terms of height and materials.
- The need to ensure that street lighting is appropriate to the character of the area, in terms of both the style and height of the lampposts and the quality of the light emitted.
- Protection and replanting of mature trees and encouraging awareness of the threat from pests and diseases to the area's deciduous trees. Ensure that the Tree Surveys now required as part of Planning Applications are respected and that any development proposals protect existing trees and encourage appropriate diversity of tree species, including broadleaf, for any necessary replacements.
- Recognition of the importance of the community usage of the Bowdon Rooms/Jubilee Centre, including the parking, in any future alterations to the site.
- Recognition of the importance of the three private sporting clubs, both historically and currently, in managing and preserving these important open spaces and allowing necessary adaptations, including appropriate controlled floodlighting, to ensure viable continued use.

- With regard to the various footpaths which bisect the area, preventing further deterioration and enhancing where possible, especially where inappropriate fencing materials are used and areas are overgrown.
- Balancing the competing needs of creating off-street parking and maintaining the rhythm of the streets, by preventing wholesale loss of boundary walls and gateposts, creation of excessive openings, inappropriate or excessive hard landscaping and construction of intrusive garages or inappropriate garage solutions.
- Working towards appropriate solutions to the problems of parking and traffic within the Conservation Area: specifically traffic and parking around the school on/near Stamford Road; reviewing speed/restricting use of high-sided vehicles on Church Brow; less intrusive signage and road markings e.g. on The Firs and Langham Road.
- Encouraging less street clutter, less intrusive road markings and more appropriate design of street furniture, including the retention and restoration of original items.

Appendix 1: Listed Buildings, Positive Contributors

Listed Buildings

Character Zone A: The Civic and Commercial Core

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

Church of St. Mary the Virgin

Condition : Good

Reference	BO/03		
Site Name	Church of St. Mary the Virgin		
			
Grade	II*		
Address	Church Brow, Bowdon, Trafford, Greater Manchester		
Postcode	WA14 2TR	Location	SJ 7586 8685
SMR Reference		Listed Building No.	1122650
Listing Description	<p>Present church dates from 1856-60, possibly the fifth to occupy the site. When foundations for present building were being laid, traces of three former churches were found. These dated from 1100, 1320 and 1510. Dominated by a great 4-stage tower, over ninety feet in height with clock faces, 4-lt belfry openings, gargoyles, enriched band & castellations. Stone effigy of Sir William Baguley. Ring of six bells by Rudhall of Gloucester. Church in normal use. Ashlar with slate roof. 5-bay aisles with C16 windows. Interior: aisles re-use C16 roofs of previous church. Many wall monuments & sculptures, fragments of C8, C10, C14 sculpture. Stained glass by Kempe & Clutterbuck. Stalls, pulpit c.1919 by Temple Moore.</p>		

Piers, Railings, Walls at St. Mary's Graveyard

Condition : Good though weathered and railings incomplete

Reference	BO.06		
Site Name	Piers, Railings, Walls at St. Mary's Graveyard		
			
Grade	II		
Address	Church Brow, Bowdon, Trafford, Greater Manchester		
Postcode	WA14 2TR	Location	SJ 7590 8684
SMR Reference		Listed Building No.	1067935
Listing Description	<p>Piers, railings and walls. c.1860. Probably by W.H. Brakspear. Red sandstone and cast iron. Total of 11 piers (some formerly being gate piers). Each pier is approximately 1.5m tall, octagonal in plan with weathered base and capping and has carved Tudor flower panels towards the top. The railings now only remain between piers no. 1 and 2; 2 and 3; 6 and 7; they have crested rails and fleur-de-lis finials. The wall runs between the piers providing a base for the railings and is weathered. The graveyard wall beyond the last of the piers is not included in this entry.</p>		

The Griffin Public House

Condition: Good

Reference	BO/01		
Site Name	The Griffin Public House		
			
Grade	II		
Address	Stamford Road, Bowdon, Greater Manchester		
Postcode	WA14 2TP	Location	SJ 7593 8686
SMR Reference		Listed Building No.	1338520
Listing Description	<p>Public house. Late C18 and C19. Rendered brick with slate roof. 2 bays, double-depth. Central entrance with 3 bays added to the right in C19 as well as a further lean-to. Stone quoins and small eaves cornice. The 6-panel door has a later canopy, the windows are sashes, those to the 3-bay addition having original glazing bars on the upper floor and C20 replacements on the ground. 2 ridge chimney stacks. Planning Application No H/46186. As the building was to be renovated and extended GMAU recommended that a photographic survey and a watching brief should be implemented to investigate any archaeological remains.</p>		

Water Fountain at Junction with Firs Road

Condition: Good

Reference	BO/02		
Site Name	Water Fountain at Junction with Firs Road		
			
Grade	II		
Address	Junction of The Firs & Stamford Road, Bowdon, Trafford, Greater Manchester		
Postcode	WA14 2TW	Location	SJ 7588 8688
SMR Reference		Listed Building No.	1067927
Listing Description	<p>Water fountain. 1872 in memory of Francis Marriott. Ashlar and polished granite. Gothic style canopy with gables over 4 cusped arch recesses which house the fountains and bowls. Polished granite columns on either side of inscription reading "Blessed is the man that trusteth in the Lord ... for he shall be as a tree planted by the waters". The base has octagonal corner columns and a 3-step plinth has 2 drinking troughs (now planters).</p>		

War Memorial at St. Mary's Church

Condition : Good

Reference	BO/04		
Site Name	War Memorial at St. Mary's Church		
			
Grade	II		
Address	Church Brow, Bowdon, Greater Manchester		
Postcode	WA14 2TR	Location	SJ 7588 8686
SMR Reference		Listed Building No.	1356507
Listing Description	War memorial. c.1920. Arthur Hennings. Sandstone. Octagonal base with offsets from which rises a tapering, buttressed octagonal shaft terminated by a cross. At the base stands St. George (after Donatello) under a canopy above a heraldic shield. The base is inscribed.		

Sundial Post at Graveyard of St. Mary's Church

Condition : Good

Reference	BO/05		
Site Name	Sundial Post at Graveyard of St. Mary's Church		
			
Grade	II		
Address	Church Brow, Bowdon, Trafford, Greater Manchester		
Postcode	WA14 2TR	Location	SJ 7586 8682
SMR Reference		Listed Building No.	1338497
Listing Description	Sundial post, may formerly have been a cross shaft. Uncertain date. Sandstone. Octagonal shaft housed in a square base.		

Scriven House, The Ridge (& Shop), The Hollies, Farwood**Condition** : Good

Reference	BO/17		
Site Name	Scriven House, The Ridge (& Shop), The Hollies, Farwood		
			
Grade	II		
Address	Richmond Road, Bowdon, Greater Manchester		
Postcode	WA14 2TT	Location	SJ 7601 8680
SMR Reference		Listed Building No.	1356508
Listing Description			
<p>Houses, now 3 houses, offices and shop. Early C19. Red brick with slate and C20 concrete tile roofs. Scriven House has 2 storeys, 2 bays, central side entrance and a hipped roof. The Ridge has 3 storeys, projects considerably, is 1 bay wide and has its gable onto the road. The other houses/shop appear to be of one date and step back in an awkward configuration with hipped and gabled roofs. Scriven House has a stone plinth and plain eaves cornice; 2 slightly advanced bays with 6-pane sash windows on each floor with stone sills and flat brick arches. The side entrance has a recessed 4-panel door and fanlight. The rest of the group has various sash windows with cambered brick arches, stone sills and generally with glazing bars.</p>			

Character Zone B: The Historic Core

30, 32 & 34, Langham Road (3, 2 & 1, Rostherne View)

Condition: Good

Reference	B0/07		
Site Name	30, 32 & 34, Langham Road (3, 2 & 1, Rostherne View)		
			
Grade	II		
Address	Langham Road (3, 2 & 1, Rostherne View), Bowdon, Trafford, Greater Manchester		
Postcode	WA14 3NZ	Location	SJ 7571 8679
SMR Reference		Listed Building No.	1067931
Listing Description			
Terrace of 3 houses. c.1830 - 40. Rendered brick with slate roof. Each house is 2-storey, 2 bays wide by 2 rooms deep. Rusticated quoins, eaves cornice. Each house has the door to the left with fanlight above and a semi-circular hood to No.34, a wrought iron porch to No.32 and a flat hood on columns to No.30. Nos. 34 & 30 have lower timber segmental bow windows to ground floor otherwise all windows are 12-pane sashes.			

The White Cottage

Condition : Good

Reference	BO/08		
Site Name	The White Cottage 		
Grade	II		
Address	Church Brow, Bowdon, Trafford, Greater Manchester		
Postcode	WA14 2SF	Location	SJ 7574 8680
SMR Reference		Listed Building No.	1121981
Listing Description	<p>House. C18 and C19. Brick with slate roof. 2-bay, 2-storey C18 section with door to right and wing to rear to which has been added a 2-storey C19 bay. Bays 1 and 2 each have a segmental brick arched window opening to the ground floor and flat headed opening to the first, all retaining multi-paned leaded casements; the C19 door is to the right of bay 2. Bay 3 has a 2-storey canted bay window with sash windows. 3 ridge stacks.</p>		

7A (Bowdon old Forge), 8 , 9 and 10, Church Brow**Condition :** Good

Reference	BO/09		
Site Name	7A (Bowdon old Forge), 8 , 9 and 10, Church Brow		
			
Grade	II		
Address	Church Brow, Bowdon, Trafford, Greater Manchester		
Postcode	WA14 2SF	Location	SJ 7575 8682
SMR Reference		Listed Building No.	1122687
Listing Description	4 cottages. No. 7A now incorporating a shop. C18. Brick with slate roof. 3 one-bay 2-storey cottages (Nos. 8,9,10). No. 7A has 2 storeys and has the gable onto the road. Each cottage has a segmental-headed brick arch window opening to the left, a door to the right (except no. 8 which has flat arches) and a flat headed opening to the first floor. 3 ridge stacks. No. 7A has one C20 multi-paned ground floor window, 2 C20 flat headed first floor openings and a small C20 shop extension to the right.		

7 Church Brow

Condition : Good, recently restored, cracks in plasterwork from traffic vibration.

Reference	BO/10		
Site Name	7 Church Brow		
			
Grade	II		
Address	Church Brow, Bowdon, Trafford, Greater Manchester		
Postcode	WA14 2SF	Location	SJ 7577 8682
SMR Reference		Listed Building No.	1067933
Listing Description	House. C18 incorporating earlier work. Flemish bond brickwork incorporating timber framing in gable and rear and a slate roof (replacement for thatch). 3 bays, 2 storeys, the first bay not being as deep as the other 2. Each bay has a segmental headed brick arched window opening to the ground floor and flat- headed openings to the first. The 3-light casement windows are C20. The door with heavy frame is in the second bay. The roof has 1 dormer window and 2 ridge stacks. The rear has square timber framing and the gable an exposed tie-beam truss .		

5 and 6, Church Brow

Condition: Good, some mortar loss (roof) from traffic vibration.

Reference	BO/11		
Site Name	5 and 6, Church Brow		
			
Grade	II		
Address	Church Brow, Bowdon, Trafford, Greater Manchester		
Postcode	WA14 2SF	Location	SJ 7578 8683
SMR Reference		Listed Building No.	1067932
Listing Description	<p>2 cottages. Flemish bond brickwork with graduated slate roof. Each cottage is one bay wide with 2 storeys and has a C20 lean-to at the rear. Each cottage has a half glazed door to the right and flat headed windows to each floor with 3-light C20 casements. Ridge stacks to the left in each case .</p>		

1 Church Brow (Pepper Cottage).

Condition: Good

Reference	BO/12		
Site Name	1 Church Brow		
			
Grade	II		
Address	Church Brow, Bowdon, Trafford, Greater Manchester		
Postcode	WA14 2SF	Location	SJ 7580 8684
SMR Reference		Listed Building No.	1121549
Listing Description	<p>House. C18. Brick, of various bonds with a graduated slate roof. 2 bays wide by one room deep, of two storeys with a flat roofed C20 extension at the right. Door in left bay, window in right, with 2 windows on upper floor. The gable has a total of 3 windows and a ridge stack. All windows have C20 casements. Included for group value .</p>		

Bowdon Old Hall, 49 Langham Road**Condition: Good**

Reference	BO/13		
Site Name	Bowdon Old Hall		
			
Grade	II		
Address	Langham Road, (South Side), Bowdon, Trafford, Greater Manchester		
Postcode	WA14 2HY	Location	SJ 7602 8655
SMR Reference		Listed Building No.	1067930
Listing Description	House, c.1700 with later alterations & additions particularly in the C19. Brick with stone quoins & clay tile roof. 5 bays wide x 2 rooms deep with a central entrance & 2 storeys. Stone quoin, 1st floor moulded brick band, projecting eaves, coped gables with kneelers & 4 chimney stacks, 2 lateral & 2 axial. Ground floor has 4 blocked window openings with arched heads which are replaced by 3 cross windows. The 1st floor has 5 cross windows with very small leaded lights, probably C19. Central entrance with segmental door canopy in the late C17 manner. The rear elevation is stuccoed & was completely re-faced in C19 with modillion cornice, quoins, 2 bay windows & central projecting porch with arched entrance. Interior not inspected.		

Vale House, 91 Langham Road.

Condition: Good

Reference	BO/15		
Site Name	Vale House		
			
Grade	II		
Address	91, Langham Road, Bowdon, Trafford, Greater Manchester		
Postcode	WA14 3NY	Location	SJ 7575 8674
SMR Reference		Listed Building No.	1067929
Listing Description	<p>Farmhouse, now house. C18 and C19. Brick, now roughcast with slate roof. Original L-shaped C18 house was added to by building a 2-storey block within the L. Central 4-panel door with overlight and timber trellis porch. One 3- light leaded casement, the other 3 windows being paired sashes and a dentilled eaves cornice. May incorporate C17 work as some timber framing and wattle and daub is said to be concealed by the render.</p>		

Character Zone C: The Early Victorian Expansion**Summerfield & Cransley, East Downs Road.****Condition:** Good

Reference	BO/16		
Site Name	Summerfield & Cransley		
			
Grade	II		
Address	East Downs Road, Bowdon, Trafford, Greater Manchester		
Postcode	WA14 2LQ	Location	SJ 7617 8661
SMR Reference		Listed Building No.	1356505
Listing Description	House, now 2 houses, c.1860. Flemish bond brick, slate roof. Double-depth central staircase plan, rooms on R projecting like a wing, porch in angle created thereby. All 2 storeys, except flat roofed single-storey bay to L. Italianate style. Stone plinth, 1st floor sill band, projecting eaves with Ionic modillions. Bays 1,2: sash windows on each floor; bays 3,4 on 1st floor; bay 5 on ground. All have architrave surround, sill panel, marginal glazing bars. 1-storey porch bays 3,4: square columns, coped parapet & balusters. Bay 5 projects, with open-pedimented gable, blind semi-circular headed window on 1st floor. 1-storey bay has doorway with stone pilasters, entablature, side lights. Garden elevation: single-storey canted bay window.		

Oakfield Cottage (75) and The Cottage (77), Stamford Road.

Condition: Good

Reference	BO/18		
Site Name	Oakfield Cottage (No. 75) & The Cottage (No. 77)		
			
Grade	II		
Address	75 & 77 Stamford Road, Bowdon, Greater Manchester		
Postcode	WA14 2JJ	Location	SJ 7651 8693
SMR Reference		Listed Building No.	1356509
Listing Description	<p>2 houses, c.1830. Rendered brickwork and slate roof. Each semi-detached house has central-staircase plan and 2 storeys. Each house is of 3 bays with projecting plinth and eaves, central entrance with leaded glass doors, overlights and timber trellis porches and 2 triangular leaded windows on the ground floor with Gothic glazing bars, hoodmould, finial and stone sill. No. 75 has 2 first floor windows and No.77 has 3, each of 2 lights with flat heads, splayed jambs, stone sills and original glazing bars. Gable stacks.</p>		

16, Langham Road (includes 2, Heald Road)**Condition: Good**

Reference	BO/14		
Site Name	16, Langham Road (includes 2, Heald Road)		
			
Grade	II		
Address	Langham Road, Bowdon, Trafford, Greater Manchester		
Postcode	WA14 2HY	Location	SJ 7641 8664
SMR Reference		Listed Building No.	1323017
Listing Description			
<p>Includes No. 2 Heald Road. 2 houses. c.1860. Rendered brick, painted stone dressings and decorative slate roof. 5 bays in total, 2 storeys plus attic, small additions to rear and a conservatory at the left in front of an additional 2 bays. Fanciful Gothic style. 3 steep gables dominate with elaborate bargeboards and finials. End bays have canted bay windows on ground floor with cusp-headed mullion windows, stepped 4-light mullion windows on the first floor with arched heads and hoodmoulds and 2-light arch-headed windows to the attic with hoodmould. The central bay is similar but has an elaborate oriel window. Bays 2 and 4 have projecting porches with enriched octagonal piers to either side supporting castellated pedestals with crocketed pinnacles and an enriched parapet. The porchways have arched openings, decorative niches and doors with arched lights. The conservatory and side elevations are all treated similarly and the rear also has 3 gables.</p>			

High Lawn, East Downs Road.

Condition: Good

Reference	BO/19		
Site Name	High Lawn		
			
Grade	II		
Address	East Downs Road, Bowdon, Greater Manchester		
Postcode	WA14 2LG	Location	SJ 7631 8662
SMR Reference		Listed Building No.	1067296
Listing Description	<p>House, now flats. c.1865. Rendered brickwork with ashlar dressings and slate roof. Square in plan with central staircase, 2 storeys and a large addition in a similar style to the left. 3 by 3 bays with stone plinth, banded rustication to ground floor, first floor sill band, blocking course, eaves cornice and parapet. Symmetrical about a 2- storey projecting porch with large window opening flanked by pilasters over an Ionic tetrastyle recessed porch, the cornice continuing into the first floor sill band. Total of 3 windows with architraves, sill panels and sash windows. The symmetry is broken by 2 later windows to the left first floor and a later bay window which is nevertheless in keeping. The 3-bay garden elevation is dominated by a 2-storey bow window with a sash window to each side on each storey. A large belvedere of a slightly later date dominates the roof and has oval corner lights, rows of lights separated by pilasters, and an elaborate cast iron ridge. The chimneys are also prominent features. The 4-bay wing to the left is detailed in a similar manner. Interior: fine twisted baluster stair with carved newel column, oval belvedere light above and wall paintings.</p>		

There are no listed buildings in Character Zones D and E.

Positive Contributors

1. The term positive contributor identifies a non-designated heritage asset which makes a positive contribution to the Conservation Area. These buildings, structures and sites are classed as heritage assets as they are identified by the local authority as having a degree of significance, meriting consideration in planning decisions, because of their heritage interest.²⁴ A single building, group or landmark can be classed as a positive contributor. Identification within the appraisal focuses primarily on a building or structure and does not necessarily take in account the positive contribution made also by landscaping, spaciousness and other historic structures within the curtilage or setting of positive contributors. These characteristics amongst others must also be taken into account during the decision making process. Where a building, structure or site is not identified in the appraisal as a positive contributor, this does not necessarily mean the building detracts from the character or appearance of the Conservation Area. Further enhancement may be required or investigation into the potential significance of the building, structure or site.

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 2.2.21.²⁵ 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?

²⁴ Department of Communities and Local Government, *National Planning Policy Framework*. (Department of Communities and Local Government, 2012).

²⁵ English Heritage, *Understanding Place: Conservation Area Designation, Appraisal and Management*. (London: English Heritage, 2011) para 2.2.21.

Character Zone A: The Civic and Commercial Core

Positive Contributor	Description	Condition
	<p>1-7 Stamford Road. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand.</p>	<p>Good</p>
	<p>9 Stamford Road. This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. This building illustrates the development of the settlement in which it stands.</p>	<p>Good.</p>
	<p>11-17 Stamford Road. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings, as part of a group, illustrate the development of the settlement in which they stand. It reflects the traditional functional character and former uses in the area.</p>	<p>Good.</p>

	<p>St. Mary's Studios. St Mary's Road. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Birch Cottage, St. Mary's Road This structure dates from 1838-1876. It was previously the stables of the listed Griffin coaching inn, now shortened and converted into a cottage. It reflects the traditional character of the area and the historic development of the area. This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. This building illustrates the development of the settlement in which it stands</p>	<p>Fair</p>
	<p>The Bowdon Rooms, The Firs. This structure dates to 1903. The style and architectural form of the original building remains evident. It illustrates the development of Bowdon, with the provision of a ground community hall and facilities. It was designed by local architect, Frank Dunkerley This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the Settlement in which it stands. It is the work of a notable local architect. It reflects the former uses in the area.</p>	<p>Good</p>

	<p>Bowdon Bowling and Lawn Tennis Club, Winton Road, including the lychgate on Stamford Road. This structure dates 1923 (alteration and extension to earlier building) but the club dates from 1873. Its use contributes to the character of the area. It is believed that bowls were played from an earlier date based on tithe map data from 1838.</p> <p>This building contributes to the character of the area and to the quality of a space. This building, as part of a group, illustrates the development of the settlement in which it stands. It reflects the former uses in the area.</p>	<p>Fair</p>
	<p>The Stamford Arms an Former Stables, The Firs. This structure dates from the 18th century and is listed in an 1824 directory – it has been known as the George & Dragon and the Red Lion; the round pavilion dates from 1824. Together with the listed water fountain, it has a landmark quality. It also relates to the adjacent listed Griffin Inn as a community amenity (the one serving the gentry, the other to their employees. The style and architectural form of the original buildings remain evident. It contributes to the character of the area.</p>	<p>Good</p>
	<p>The Polygon, 2, 4, 8 & 10 Stamford Road. (No. 6 is excluded as it has been rebuilt). This structure dates from the 1880s. The style and architectural form of the original building remain evident. It housed the offices of Bowdon District Council as well as a photographic studio and shops. It has a landmark quality.</p>	<p>Mainly good although 10 is vacant and the chimney stacks are in poor condition.</p>

	<p>These buildings, as part of a group, illustrate the development of the settlement in which they stand. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form.</p>	
	<p>1-3 Richmond Road. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand.</p>	<p>Good</p>
	<p>Heathfield & Westholme, The Firs. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>The South Manchester Synagogue, The Firs. This building is the work of notable local architects. It reflects a substantial number of other elements in the conservation area in age, style, materials and form.</p>	<p>Good</p>

	<p>Windyridge, (The Vicarage), Church Brow. This structure dates from the 1920s. It illustrates the development of Bowdon, as a new and more convenient Vicarage. It is a fine and well-reserved example of an Arts and Crafts house, much of the interior is designed by Liberty's. This building illustrates the development of the settlement in which it stands.</p>	<p>Good</p>
	<p>Rosemeade & Bowdon Cottage. St Mary's Road. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Stamford Cottage, Richmond Road. This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>

Character Zone B

Positive Contributor	Description	Condition
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	<p>The Corner House & Cromehurst, Green Walk. This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. This building illustrates the development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good.</p>
	<p>Green Walk Cottage, Green Walk. This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. This building illustrates the development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Church Brow Flats, Church Brow. This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. This building illustrates the development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good.</p>

	<p>3-4 Church Brow. These structures date from the 18th century. The style and architectural form of the original building relates to others in the Conservation Area in terms of age and character, reflecting the traditional functional character of the area.</p>	<p>Good.</p>
	<p>West Bank, Church Brow. This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. This building illustrates the development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good.</p>
	<p>10, Bow Green Road. This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. This building illustrates the development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good although drive/grounds detract from the building</p>

	<p>Langham End, Talbot Road.</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. This building illustrates the development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good.</p>
	<p>Vale and Crossvale Cottages, 83-87 Langham Road.</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings, as part of a group, illustrate the development of the settlement in which they stand.</p>	<p>Good. 87 has some PVC windows.</p>
	<p>Rose Cottages, 79-81 Langham Road. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings, as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good.</p>

	<p>2-8 Bow Green Road. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings, as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good.</p>
	<p>73-77 Langham Road, including Vale Farmhouse. These date from pre-1838. They reflect the traditional agricultural character of the area. It reflects the style of other buildings in the Conservation Area from this period. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form.</p>	<p>Good.</p>
	<p>Vale Bank Cottage & The Coach House, 67/67A, Langham Road. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings, as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>

	<p>Vale Bank (65) & Vale Mount (63) and 55-61 Langham Road. These structure dates from the late 1840s/1850. The style and architectural form (interlocking Cheshire Semis) of the original group of buildings remain evident.</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form.</p>	<p>Good. Variety of treatment of the rear of the properties.</p>
	<p>53 Langham Road and 2 Vale Road. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>The Red House, 51 Langham Road. This structure date from 1903. The Edwardian style and architectural form of the building remains evident. This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. This building illustrates the development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>

	<p>1&2, The Elms, Ledward Lane. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>The Marlows & Yew Tree House, Vale Road. This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. This building illustrates the development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>9-15 Vale Road (east side). These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>

	<p>Soap Cottage, Apsley Grove. This structure dates from 1720s. It reflects the traditional agricultural character of the area. It reflects the style of other buildings in the Conservation Area from this period. Its name connects it to the importance of laundry in the immediate area, which was known as “Soapy Town”.</p> <p>This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. This building illustrates the development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Vale House, Vale Road. This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. This building illustrates the development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>

	<p>Laurel House, Holly & Rose Cottage, Magnolia Cottage, Pendle, Heathwood, Meadowlands, Vale Cottage, 28 The Vale, Apsley Grove. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings, as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>4-8 Vale Road. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These building, as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>

Character Zone C

Positive Contributor	Description	Condition
	<p>12, 14, 16 & 18 Stamford Road. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>20,22,24,26 Stamford Road. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>

	<p>Willow Cottage, 28 Stamford Road. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>30-36 Stamford Road. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good.</p>
	<p>Gleeve, 27 Stamford Road. This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. This building illustrates the development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good.</p>

	<p>29 & 31 Stamford Road. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good.</p>
	<p>33, 35, 37 & 39 Stamford Road. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>38 Stamford Road with 1-5 South Road. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>

	<p>Bank Hall (48), 50 & 52 Stamford Road These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Highbury, West Road. This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. This building illustrates the development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	
	<p>54 & 56, Stamford Road. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>

	<p>41 & 43 Stamford Road. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>47 & 49 Stamford Road. This structure dates from before 1838. The pair of Georgian semi-detached houses retains the original architectural form and detailing. It reflects the traditional character of the area. It reflects the style of other buildings in the Conservation Area from this period. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>

	<p>Heald Lawn, Heald Road. This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. This building illustrates the development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>51 & 53, Stamford Road. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>55, 57 & 59 Stamford Road. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>

	<p>64,66,68,70 Stamford Road. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Chesham Place, Stamford Road. This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. This building illustrates the development of the settlement in which it stands. Although significantly extended it reflects the traditional functional character and former uses in the area.</p>	<p>Good.</p>
	<p>72-74 Stamford Road. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Poor. Various unsympathetic extensions and run down.</p>

	<p>61, 63, 65, 67 & 69, Stamford Road. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good.</p>
	<p>71 & 73 Stamford Road. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>79-85 Stamford Road. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>

	<p>87-93 Stamford Road. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>1 Chesham Place. This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. This building illustrates the development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Fair</p>
	<p>3 & 5 Chesham Place. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>

	<p>7 & 9 Chesham Place. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Stamford Lodge, Chesham Place. This structure dates from the second half of the 19th century. It is well-preserved example of a large Victorian mansion surrounded by gardens. It illustrates the historic development of the area. This building reflects a substantial number of other elements in the conservation area in age, style, materials and form.</p>	<p>Good</p>
	<p>4 Chesham Place. This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. This building illustrates the development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>

	<p>Heald Lawn, 2 & 4 Heald Road. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Larkhill, Heald Road. This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. This building illustrates the development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Heathwood, Heald Mount, The Healds, The Oaks, Heald Road. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>

	<p>South End and 7-10 South Road. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>15 & 17 West Road, These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>19, 21 & 23 West Road. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>

	<p>25, 27, 29, 31, 33, 35 & 37 West Road. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>16, 18 & 20 South Road. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Richmond Lodge and Richmond Hill. Richmond Road. This structure dates from the 1840s. It retains the early architectural form and detailing. It reflects the traditional character of the area. Home of Prof. Sir William Boyd-Dawkins, Britain's first engineering Geologist, who is associated with the Manchester Ship Canal and the Alderley Edge Bronze Age copper mines.</p>	<p>Good</p>

	<p>Laurel Mount, 1-4 Richmond Road and 1 & 3 East Downs Road. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Willow Cottage and 7 & 9 East Downs Road. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>1-4 West Bank, Thornfield & Holly House. East Downs Road. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional</p>	<p>Good</p>

	<p>character and former uses in the area.</p>	
	<p>Doenberg (6) and Alma Cottage (8), East Downs Road. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Sunny Bank, 22&24 Langham Road. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Langham Mount, East Downs Road. This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. This building illustrates the development of the settlement in which it stands. It reflects the traditional functional character and former uses</p>	<p>Good</p>

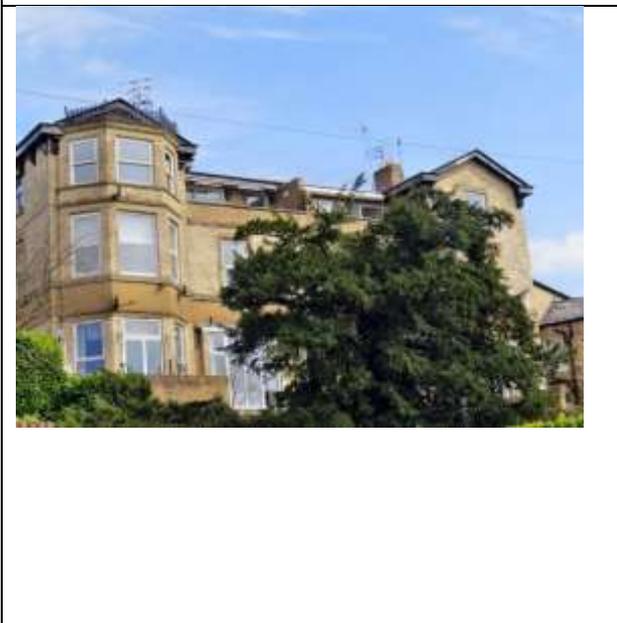
	<p>in the area.</p> <p>10-16 East Downs Road. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>15-19 East Downs Road. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>23, 25 & 27 East Downs Road. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good (25 a development site)</p>

	<p>The Coach House, Summerfield and Cransley, East Downs Road. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>18 (Dingle Bank) & 22 (Highgate) East Downs Road. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Richmond Green, Richmond Road. This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. This building illustrates the development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>

	<p>Millbank, 3 Vicarage Lane. This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. This building illustrates the development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	
	<p>Yewbank, 43 Langham Road. This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. This building illustrates the development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	
	<p>35, 37, 39 & 41 Langham Road. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>

	<p>31 & 33 Langham Road, with 1-3 Grange Road. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good but 33 has PVC replacement doors and windows and loss of garden</p>
	<p>Copperfields, 27 Langham Road. This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. This building illustrates the development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>The Cedars and Oaklands, 19, 21 & 23 Langham Road. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>

	<p>Hillside, 11 & 13 Langham Road. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>9 Langham House, Langham Road. This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. This building illustrates the development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>18 Langham Road. This structure dates to 1876-1898. Built in the Cottage Ornee style, the style and architectural form of the original bungalow remain evident. It is a fine example of a detached villa, with many original features. The cottage also served as a school at one point, thus illustrating the historic development of the area.</p>	

	<p>The Bowdon Hotel, Langham Road This dates from 1871 as Malvern House and was later known as the Hydro or Bowdon Hydropathic Establishment. It has a landmark quality and illustrates the historic development of the area.</p>	<p>Good</p>
	<p>45 & 47 Langham Road. This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. This building illustrates the development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Southfields and the Coach House, Richmond Road. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>

	<p>South Downs Cottage, 66 South Downs Road. This structure dates from before 1838. It reflects the traditional agricultural character of the area. It reflects the style of other buildings in the Conservation Area from this period.</p>	
	<p>68 & 70 South Downs Road. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>4-8 Grange Road. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>

	<p>Bryncroft, Fieldside, Grange Road. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>20-30 (even numbers), Grange Road. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>32 & 34 Grange Road. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>

	<p>Bowdon Cricket Club. South Downs Road. The core facade of the structure dates from 1874. The structure has landmark qualities and contributes to the quality of the space. It illustrates the historic development of the area.</p>	<p>Good</p>
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Character Zone D: The Firs

	<p>27-33 The Firs. This structure dates from the 1840s. It retains the early architectural form and detailing and has group value with 15-29 The Firs. It reflects the traditional character of the area. Home of Hans Richter, conductor of the Halle(Blue plaque).</p>	<p>Good, 31 & 33 have skylights on the front elevations</p>
	<p>15-25 The Firs. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings, as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>

	<p>11-13 The Firs. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings, as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>7-9 The Firs. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings, as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>High Row, Elcho Road. This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. This building illustrates the development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>

	<p>Elcho Lodge & 5 The Firs. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings, as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>1 & 3 The Firs. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings, as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Formerly Byefield & Lynwood, Green Walk. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings, as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>

	<p>4 Green Walk (Enville Cottage). This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. It also illustrates the historic development of the area.</p>	<p>Good</p>
	<p>The Cedars & West Hill, Green Walk. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings, as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Kirklee, Green Walk. This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. This building illustrates the development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>

Character Zone E

	<p>The Close, Catherine Road. This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. This building illustrates the development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Bartholomley House & Catherine House, Catherine Road. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>6 & 8 Enville Road. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings, as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>

	<p>3 Enville Road (Mountlands). This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. This building illustrates the development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>22 Enville Road. This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. This building illustrates the development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>14 & 16 Enville Road. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings, as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>

	<p>12 Enville Road. This buildings reflects a substantial number of other elements in the conservation area in age, style, materials and form. This building illustrates the development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>The Manse, 7, Enville Road. This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. This building illustrates the development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>18 & 20 Enville Road. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These building,s as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>

	<p>11 & 13 Enville Road. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings, as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>9 Enville Road & 3 Winton Road, with 5-27 Winton Road. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings, as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Uffdown, Springfield, Oldfield, Lowood, Redcroft and Upwey, St. Mary's Road. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>

	<p>Spindles, St. Mary's Road. This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. This building illustrates the development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Chellercroft, 1 Winton Road and 2, 4 and 6 Winton Road. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings, as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>3 Winton Road. This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. This building illustrates the development of the settlement in which they stand. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>

	<p>8, 10, 12 & 14 Winton Road. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings, as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Highfield House Cavendish Road & Ivanhoe, 1 Portland Road. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings, as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>3 & 5 Portland Road. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings, as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>

	<p>2, 4 & 8 Portland Road. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>10, 12, 7-21 (odd), Portland Road. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings, as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>23 Portland Road. This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. This building illustrates the development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>

	<p>Ingersley, Ashbourne, Lynton & Shenstone, Belgrave Road. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings, as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	
	<p>Hillside, Delamer Road. This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. This building illustrates the development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good, concrete post and timber fence detracts.</p>
	<p>Penlee & Stanhill, Delamer Road. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>

	<p>Coruisk, Cavendish Road. This building reflects a substantial number of other elements in the conservation area in age, style, materials and form. This building illustrates the development of the settlement in which it stands. It reflects the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Bramley & Eildon, Cavendish Road. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings, as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>The Croft & Greystoke, Cavendish Road. These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. These buildings, as part of a group, illustrate the development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>

Appendix 2 – Historic Development of Bowdon

Prehistoric, Roman and Anglo-Saxon Period

1. There is limited evidence of prehistoric settlement in the surrounding area, in part due to the lack of systematic field survey; Mesolithic tools recovered in this area of Cheshire indicate hunter gatherer activity. The earliest recognisable farming settlement in the northwest was at Tatton, where the remains of a circular hut and grains have been dated c 3500-2945 BC. Bowdon Hill appears to have been the site of Bronze Age burial activity, with 18th century reports of urns containing cremated remains found in Dunham Park. An early Bronze Age settlement is also documented to the west in Little Bollington.²⁶ There is also high potential for prehistoric settlement along the Hale-Halebarns ridge and around the fringes of Hale Moss. This is due to the soil conditions in this area, as areas with similar geology have produced evidence of prehistoric settlement.²⁷
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 which was to become Bowdon and Altrincham, avoiding the summit of Bowdon Hill.²⁸ A subsidiary road may have run southeast, along the Bowdon to Hale Barns ridge to Ringway Chapel. There are two recorded Roman find spots in Bowdon, a Roman coin was found on Church Brow and a coin hoard of third and fourth century coins was found near York Road.²⁹
3. After the Romans left in AD410, the native Britons may have provided a sparse population but the area may have been largely uninhabited and uncultivated. The Domesday survey provides early documentary evidence of Anglo Saxon activity within the Bowdon Area. At this time this area was classed as belonging to the Bucklowe hundred. The survey lists the manor of *Bogedone* as one of the nine Anglo-Saxon manors held by Alweard. Alweard held lands in northern Cheshire between the Rivers Bollin and Mersey, he also held manors along the southern banks of the Bollin. These manors included Alretune, Baguley, Dunham, Hale, and Sunderland. It has been suggested that the focus of this Anglo-Saxon lordship was Dunham and Bowdon. At the time of the survey, 1086, Bowdon ('Bogedone') was of one hide and two ploughshares, one of which was owned by two foreigners, with half of the hide belonging to the priest and church, and there was also a mill documented in the survey. It has been suggested that the Anglo Saxon church was probably on the site of the current St Mary's Church due to the fragments of Anglo Saxon sculpture recovered in this area and the curved form of the church yard.³⁰ The location of the mill is not known, but place name evidence suggests it may have been near Mill Field.

²⁶ Michael Nevell, *The Archaeology of Trafford*, (Chester: Trafford MBC with University of Manchester Archaeological Unit and the Greater Manchester Archaeological Unit, 1997)12-15.

²⁷ Gmau & Gmac, *Trafford SMR Update Final Report*, (Manchester: January 1995)

²⁸ Don Bayliss (ed.), *Altrincham: A History*, (Timperley: Willow Publishing, 1992) 9.

²⁹ ²⁹ Michael Nevell, *The Archaeology of Trafford*, (Chester: Trafford MBC with University of Manchester Archaeological Unit and the Greater Manchester Archaeological Unit, 1997)21.

³⁰ Gmau & Gmac, *Trafford SMR Update Final Report*, (Manchester: January 1995)

4. Further evidence for Anglo-Saxon settlement in this area of Cheshire can be derived from place names. It is possible that the earliest settlement here may have been on the summit of the ridge to the south of Altrincham town centre, as the 'dun' found in Dunham and Bowdon, is an early Saxon word for curved hill, and also because the curved form of the churchyard was often associated with early burial grounds which were circular or oval in shape. 'Hale' is thought to derive from the Saxon word for a nook or shelter.³¹ 'Ham' is derived from the Anglo-Saxon word for homestead or village and 'inga' refers to an Anglo-Saxon group, possibly led by an Anglo-Saxon chief, Aldhere, probably creating 'Aldheringeham'.³²
5. Archaeological finds relating to this period have been sparse. Two fragments of sculpture, together with some Saxon coins of the 10th century were found at St. Mary's Churchyard on the summit of Bowdon Hill, on The Firs. The Firs was previously known as Burying Road.³³ A silver coin was found in the churchyard in the 1870s during a burial, bearing the inscriptions 'Eadmund Rex', grandson of Alfred the Great. On the reverse was an abbreviation of Ingelgar Moneyer, who held the post as moneyer to several Saxon kings in the 10th century.³⁴ 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 to be of Anglo Saxon date. Recently a rotary quern was recovered, indicating settlement in this area during the Anglo Saxon period.

Medieval Bowdon

6. The Normans did not reach Cheshire until 1070, in the context of the "Harrying of the North", a violent campaign to take control of the land and the rebellious Anglo-Saxon landowners. William the Conqueror created his loyal follower, Hugh d'Avranches, Earl of Chester in this year and he in turn gave a large estate in the Altrincham area to Hamo de Masci, creating him a Baron. The name Dunham Massey, which was the administrative centre of the estate, is clearly derived from his name.³⁵ Although the original church of St. Mary's is believed to be Saxon, other than the pieces of sculpture recovered, the earliest remaining elements date from 1100. Watch Hill situated within Bowdon is classed as a motte and bailey castle dating to the medieval period. The structures on the site consisted of an earthen mound surmounted by a tower. The mound was enclosed by a ditch and the associated castle structures (the domestic buildings) were situated to on a flat enclosure beyond the ditch. No dateable evidence was found to link this site to a specific medieval date or event. It is thought, however, that the structure was built the de Massey family. It was not as one of their main defensive castles as previously identified by Dore, as the dimensions of the motte were too small for this.³⁶ It is thought to be a defensive site that afforded good views of a river crossing site on the Bollin.³⁷

³¹ R.N.Dore, *A History of Hale, Cheshire: from Domesday to Dormitory* (Altrincham: Hale Civic Society, 1972)12.

³² J. McNeal Dodgson, *The Place Names of Cheshire, part 2*. (Cambridge: English Place Name Society, 1970).

³³ Michael Nevell, *The Archaeology of Trafford*, (Chester: Trafford MBC with University of Manchester Archaeological Unit and the Greater Manchester Archaeological Unit, 1997)24.

³⁴ Alfred Ingham, *A History of Altrincham and Bowdon* (reprinted Warrington: Spectrum, 1983 from 1879 original) 5.

³⁵ Don Bayliss (ed.), *Altrincham: A History*. (Timperley: Willow Publishing, 1992) 12.

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

³⁷ K Brown and B Johnson, *Watch Hill Bowdon*, (Manchester. Excavation Report. GMAU. 1976).

7. The medieval settlement of Bowdon was predominantly agricultural in nature, with settlement focussed around the church, on Church Brow. This is reflected in the field-name evidence in the area.³⁸ The field-name evidence in the area also indicates that open field agriculture was concentrated to the west, south and east of the modern day village centre.³⁹ Towards the end of the medieval period farmsteads were starting to be erected near the boundary of the Bowdon Area, the presence of a late medieval cruck framed barn at Moss Farm is testament to this.
8. In the early 13th century a moiety of Bowdon was held by Roger Massey of Hale. He sold this to Agatha de Massy, who gave the land to her son Robert de Massy. Robert made a gift of two oxgangs of land in Bowdon to Adam de Bowdon; the Bowdons of Bowdon continued to hold lands in the area until the mid-sixteenth century. The 3rd Baron had founded the Priory of Birkenhead and his son gave the advowson of St.Mary's and half an acre of Dunham land to the monks of the Cistercian priory in 1278.⁴⁰ The church itself was supported by the glebe land in the vicinity of the church and vicarage.⁴¹ After 1541 and the dissolution of the monasteries the land was given to the Bishopric of Chester along with the Church of Bowdon.
9. Growth in Bowdon during the medieval period was encouraged by the introduction of a money economy and the trade resulting from being located in part of the hinterland for the Welsh campaigns of the late 13th century. In 1290 Altrincham was granted a Borough Charter; that it was here, rather than Dunham or Bowdon perhaps indicates its greater proximity to the main road. It is possible that this was a measure initiated by de Masci's descendent, another Hamo, to generate funds from the associated taxes, rents and other monopolies but it constituted a step-change in trade conditions and prosperity. The Royal Charter, granted to Hamo by King Edward I on 10th July 1290, allowed for a weekly market on Tuesdays and a three-day annual fair on the Feast of the Assumption on August 15th.
10. The medieval parish of Bowdon was probably the mother church for the wider area of the Mersey Basin. It contained the townships of Altrincham, Ashley, Ashton-upon-Mersey (until 14th century), Baguley, Bowdon, Carrington, Hale (including Ringway), Partington, Timperley and parts of Adgen and Little Bollington.⁴² The Saxon church was replaced with one in the Romanesque or Norman style in 1100. It was again enlarged and the tower added in 1320, suggesting population growth and prosperity, and later a clerestory was built over the nave and the building was extended at the east end in about 1510.⁴³

Tudor to Georgian Bowdon

11. By the 1500s the population had probably still not recovered to its pre-Black Death size and prosperity. Leland visited the area in the 16th century and referred to Altrincham as a "pore thing with a mayre", suggesting that the houses were in poor repair but it had retained the

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

³⁹ GMAU & GMAC, *Trafford SMR Update Final Report*. (Manchester: January 1995).

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

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

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

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

local government forms.⁴⁴ Following Reformation and the Dissolution of the Monasteries, the advowson of St. Mary's passed from Birkenhead Priory to the newly established Bishopric of Chester, dedicated to St. Werburgh, as did the Glebe lands of the church with the exception of those on which the vicarage stood.⁴⁵ The chantry chapels became the family chapels of the Lords of the Manor; in 1557 they were subject to a dispute resolved by the Court of Chancery of ownership. This revealed that the Booth family owned a quarter of the land in Bowdon.

12. The documented existence of the Bowdon family and their relationship to the hall dates from the Tudor period. Henry Bowdon was described as a "gentleman of Bowdon", serving as a juror in Northwich. When he died in 1546, he left to his 10-year old son Urian "the manor or large house of Bowdon". This was Bowdon Old Hall. In 1565 Urian sold much of his land in Bowdon to the Booths of Dunham Massey but kept the Hall and a few fields. In 1650 his descendant William Bowdon sold the Hall to George Booth for £300, ending the family's connection with the Bowdon Hall. He in turn let it to his steward, Robert Tipping, a "gentleman of Bowdon" from 1659. He exercised considerable influence as during the Civil War, he was responsible for the estate and its interests. He died in 1662, was buried in the Churchyard and his inventory gives a picture of the Old Hall. Some years afterwards, Bowdon Hall, described as "tenancy No 1" was occupied by a later Steward, John Edmonds. It is believed he was responsible for the rebuilding of the Hall, which at least in part dates from around 1700.⁴⁶



Photograph 1: Bowdon Old Hall, 19th Century. (Altrincham Area Image Archive, BHS092)

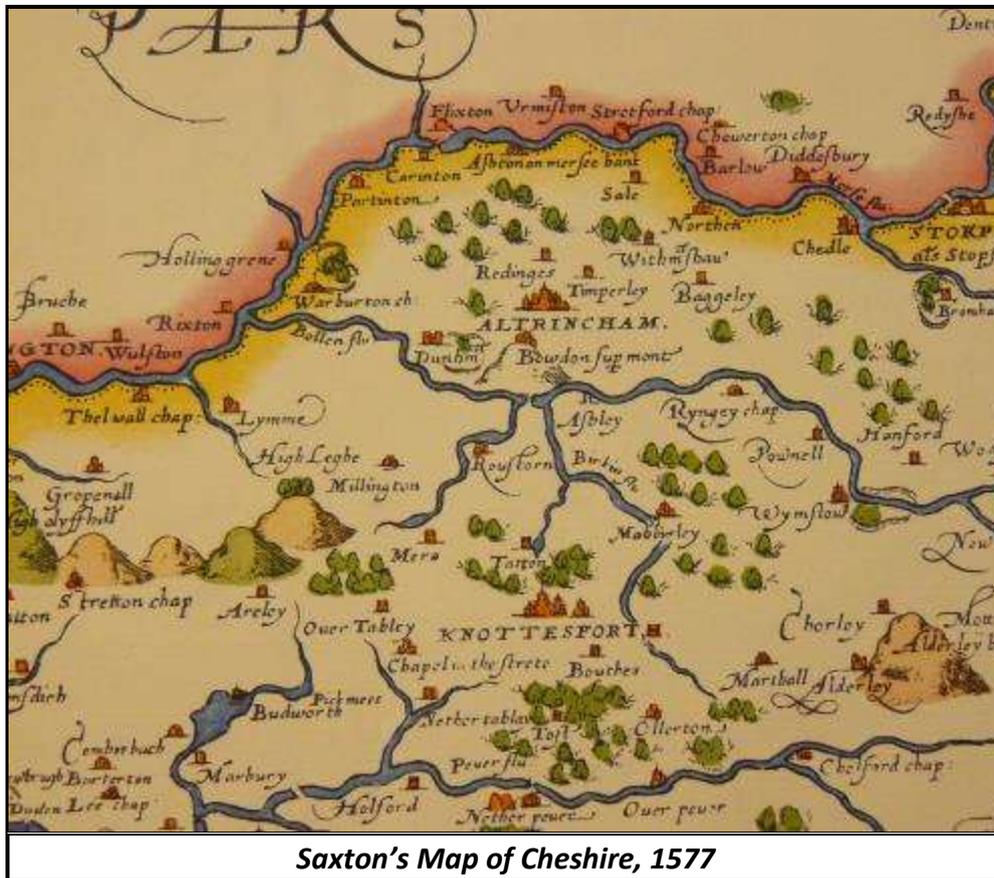
13. A Free School was endowed in 1553 in Bowdon by Edward Janny, a Manchester merchant for the instruction of youth "in virtue and learning". He would have been aware of a

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

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

⁴⁶ M. Cox, P. Kemp and R. Trenbath, *Bowdon Hall And Its People*. (Altrincham: Bowdon History Society, 1994).

grammar school recently set up in Manchester.⁴⁷ The schoolhouse was rebuilt in 1670, paid for by the parish.⁴⁸ The houses on Church Brow in Bowdon are small cottages also thought to date from the 17th century – in addition the area below and to the south of the church was farmed, with a number of cottages and farmhouses dating from the 17th and 18th centuries.



14. The title of Lord of the Manor had passed to the Booth family from the 15th century. They had been heavily involved in the Civil War, leaving the estate in a poor and impecunious condition. After the Glorious Revolution of 1688, William Booth was made Earl of Warrington in recognition of his support for William of Orange. His son eschewed politics and focussed on rebuilding the estate and its management. The rebuilding of the hall and ancillary buildings took place was completed by 1720 and the wall to the park by 1740; this would have generated trade and labour for the area but also required good management of the estate to cover the costs. Shortly after this the male Booth line died out and the estate passed by marriage to the Grey family, Earls of Stamford, who were to become important patrons of Altrincham.

⁴⁷ R. N. Dore, *A History of Hale, Cheshire: from Domesday to Dormitory* (Altrincham: Hale Civic Society, 1972) 30.

⁴⁸ A. Ingham, *A History of Altrincham and Bowdon*, 1879, republished (Warrington: Prism Books, 1983).



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

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

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

Victorian Bowdon

16. Bowdon continued as a predominantly rural settlement into the mid 19th century, as evidenced by the 1838 Tithe Map. There was, however, a rise in the area's population which in 1801 was 340 and by 1841 it had risen to 549. Bowdon Village became a thriving settlement from the 1840s onwards. The population at this time rose rapidly and a decade later it had reached 1,164. It continued to rise over the following decades, reaching 2,262 in 1871. This substantial increase in the size of the population was not due to an increase in industrial activity as there was very little evidence for industrial activity in the Bowdon Township, with the exception of four field sites that relate to brick production. Notes in the census return of 1862 state that the increase in population was due to the opening of railway communications with Manchester. This is referring to the opening of the Peel Causeway Station in Hale. The improved transport in the area resulted in the influx of a number of wealthy industrialists nick names "Cottontots", who moved to "healthier" climate of Altrincham. This influx of new residents to the area from the 1840s onwards was made possible by the major land owners in the area, George Grey (Earl of Stamford) and Thomas Asheton Smith, who sold off agricultural land for use as residential developments. The resulting residential developments were situated in Rose Hill, the Albert Square development was near to Bowdon Station. The houses were villas and semi detached properties in a variety of architectural styles; Classical, Regency, Italianate, Gothic Revival and Cottage Ornee. In 1857 the Earl of Stamford undertook a grand residential scheme centred around a new Church, to be named St Margaret's. The church was consecrated in 1855 and was from this time the parish church of Dunham. During this development St Margarets Road was re-aligned, widened and lined with trees.⁵¹ The design, value and status of the houses in this new development were dictated by covenants in the deeds, ensuring that only people of the upper class could afford to live in the area. The development featured large mansions in spacious grounds and numerous examples of the white brick that was favoured by the earl. Further changes to the Bowdon during the Victorian period include the rebuilding of Burying Road and renaming it the Firs. It was not only the railway that provided transportation for local residents during this period, there was an Omnibus service available, a cab rank outside the Griffin Inn and passenger package barges.⁵²
17. In 1860 the parish church at Bowdon was rebuilt and enlarged to designs by W.H Brakspear. Brakspear was also responsible for the designs of the vicarage and in 1880, the Methodist Chapel on Enville Road. Also at this time the Stamford Arms opposite the Church was rebuilt. In 1867 St John's Church was founded to accommodate the poorer members of the community. Bowdon Vale was created in the latter half of the 19th century, as an ancillary village to accommodate non-resident staff who worked in the larger houses. It was often referred to as "Soapy Town" because of the large number of laundresses who worked in the area. This small village was comprised of houses, shops, allotments and community clubs. Younger residents could be educated at the Parish National School (on Richmond Road) and there were also adult education facilities and Penny Savings Banks. The Cottontots aimed to instil moral values into the local residents by establishing a Ladies Committee to encourage

⁵¹ Bowdon History Society, *Images of England: Bowdon and Dunham Massey*. (Stroud: Tempus, 1999) 56

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

appropriate behaviour amongst the young women in the area. Some residents found these measures to be patronising, especially those from the Stamford Estate, who were not beholden to the Cottontots to make a living.⁵³

18. With the increase in population came changes to agriculture in the area. Many farmers started to grow hay to feed residents horses, as opposed to corn. The increased demand for fruit and vegetables encouraged farmers to focus on market gardening, dairies were opened and dairy product delivery services were set up. This was a prosperous time for farmers and the Agricultural Society was founded, holding an annual Altrincham Agricultural Show on the Devisdale. This show was a vital local tradition and it later developed into one of the largest agricultural shows in the country. It continued to be held on the Devisdale until the 1960s.



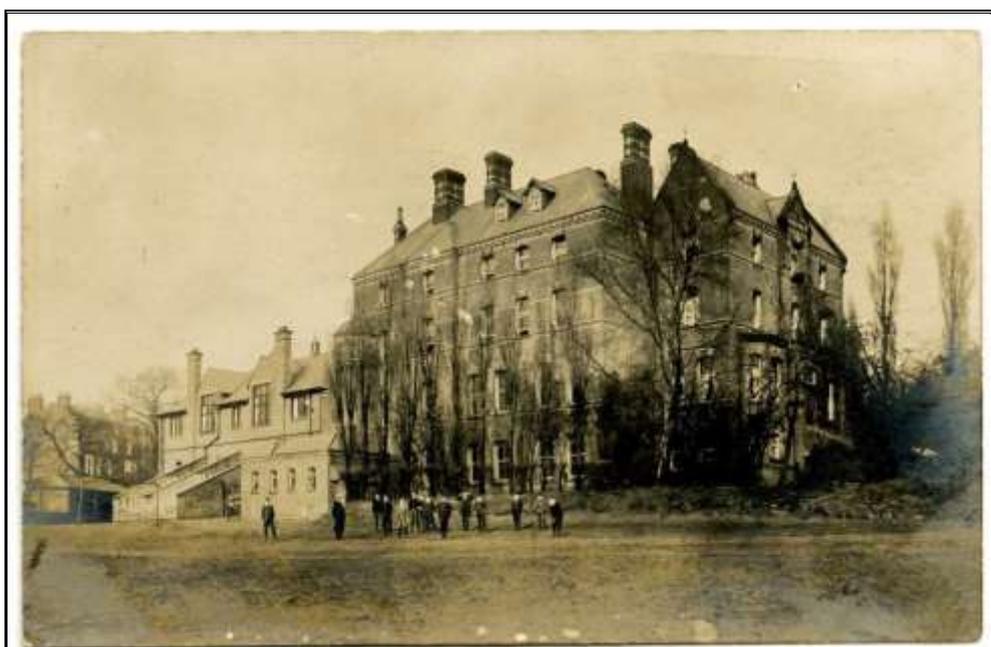
**Photograph 2: Commercial Premises in Bowdon Village, 19th Century.
(Altrincham Area Image Archive, BHS130)**

19. Bowdon was not an entirely residential area, there were a few shops erected in Bowdon Village. Amongst them were a greengrocer, chemist and photographer. There were also nursing homes and sanatoriums in Bowdon, including the Bowdon Hydro, where ailing visitors could receive treatment. There were examples of residents taking advantage of the clean atmosphere and healthy environment to establish schools, both within their homes or in appropriate buildings. These included the Rose Hill School for Boys, Culcheth Hall School for Girls and Bowdon College.

⁵³ Bowdon History Society, *Images of England: Bowdon and Dunham Massey*. (Stroud: Tempus, 1999) 54-57



Photograph 3: Bowdon Hydro, 19th Century. (Trafford Lifetimes, TL1561)



Photograph 4: Bowdon College, 19th Century. (Altincham Area Image Archive DR0076r)

20. The predominantly upper class residents in the Bowdon area developed an interesting social scene and many residents played host to famous and influential guests. Dining clubs were common occurrences, one of the best known being the roundabout club, which was founded in 1860 by Alexander Ireland, a newspaper proprietor. Their monthly dinners were attended by honoured guests such as Charles Halle and John Bright. There were also local societies that focused on the arts, literature and science, meeting regularly to discuss advances on specific fields. Other entertainments included croquet and tennis, with residents establishing private courts in the grounds of their homes. In 1875 The Bowdon Bowling and Croquet Club Ltd bought 6820 square yards between Stamford Road and the

corner of Winton Road from the Earl of Stamford. The facilities were established and later expended. The club remains a well used facility and treasured part of the local community.⁵⁴

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

20th Century Bowdon

22. There was some development within Bowdon in the 1900s, but not at the same scale and rate as during the previous century. There was also a move away from the high-Victorian architectural styles and a move towards the Arts and Crafts movement. Frank Dunkerley (a local architect of note) designed several buildings including the Bowdon Assembly Rooms which was erected in 1903. Lutyens style houses such as Windy Ridge and some houses along Bow Green Road were designed by F.H Brazier. In 1910 the High School for Girls, a fee paying school, was opened in the area. This was shortly followed by the High School for Boys, both schools soon earned a reputation for academic excellence as well as extensive extracurricular opportunities.
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. 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. The failure of the cotton industry, followed by the First World War and the depression of the 1920s had a grave affect on the local residents of Bowdon. Many people moved away from the area, or if they stayed they were forced to economise. People had to reduce the size of their staff and struggled to cope with the maintenance of large houses that were now in need of repairs. Some mansions were even left vacant and in the care of caretakers. Many local workers who had previously found employment in the grand residences in the area were let go or reduced to part time. In 1936 Bowdon College closed down due to the success of the High School. The High School was renamed Altrincham Grammar School. The former school rooms of the Bowdon College buildings were used to house the newly formed Altrincham Preparatory School. The use of motor vehicles became more popular in this period, and Chester road was manned by the Automobile Association. The increase of foreign imports affected the standard of agriculture in England, and husbandry in the area deteriorated despite the best efforts of farmers and land owners.
25. The social scene also changed in the early 20th century, with the picture house fast becoming a popular pass time. The Altrincham Hippodrome (formerly a music hall) was

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

opened, shortly followed by the Altrincham Picture House and the Regal. The residents of Bowdon could attend the Hale Cinema House, as Bowdon never had its own picture house.

26. During the Second World War some of the large houses were taken over by the MOD for storage, offices, auxiliary hospitals and the billeting of troops. Men and women were conscripted into the forces, and the farms in the area were controlled by the War Agricultural Committee. Farming was a reserved occupation, so farm workers were exempt from military service. Additional support for agriculture was provided by the women's land army. The area of Altrincham was subject to air raids in the winter of 1940-1941 and Little Bollington was subject to bombing in the September of 1940. The upper park at Dunham Massey Hall was used as a military camp for the American soldiers. It was later used as a prisoner of war camp.⁵⁵
27. Post war Government Master Plans placed strict regulations in land owners that restricted new development. The Bollin Valley was scheduled as Green Belt due to the scenic and scientific interest in the area. The majority of the Stamford Estate was reserved for agricultural uses. The rest of the land was predominantly owned by the Church Commissioners and was designated as Grey Belt. This land could be developed but it was reserved for release as and when the need to develop the land arose. Post war design was affected by a number of factors: the limited building materials available; licensing laws restricting size and price and Scandinavian designs influenced by building works in Sweden.
28. The fortunes of Cheshire improved with the introduction the nuclear industry in the Warrington area and the building of Warrington New Town. Also, the development of parts of the University of Manchester Institute of Science and Technology and the electronics industry brought more work to the area, improving the local economy. The improvements of the motorways and Manchester airports, along with advances in science and technology based industries in the area attracted "technocrats" into the region. House prices in the area of Bowdon rose and some of the Victorian Mansions were divided into apartments, others were replaced with more manageable modern alternatives. With the death of the 10th Earl of Stamford, the house and estates passed to the National Trust. They have spent years restoring the Hall, gardens and deer park. The Hall is a popular visitor attraction in the area and on average brings around 120,000 visitors per years to the area.

⁵⁵ 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 Bowdon Conservation Area should be referred to South Team, Development Control. Telephone: 0161 912 3149

General enquiries concerning Bowdon 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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