



**South Hale
Conservation Area
Conservation Area Appraisal
Draft October 2015**



South Hale Conservation Area Conservation Area Appraisal

Contents

1. Introduction	1
1.1 Designation and Extensions of South Hale.....	1
Conservation Area	
1.2 Definition of a Conservation Area	1
1.3 Value of Conservation Area Appraisals	1
1.4 Scope of the Appraisal.....	2
2. Planning Policy Context	5
2.1 National and Local Planning Policies	5
2.2 Conservation Area Policy Guidance	6
2.3 Control Measures Brought about by Designation.....	7
3. The Summary of Special Interest	9
4. Assessment of Special Interest	11
4.1 Introduction.....	11
4.2 Historical Development of South Hale	15
4.3 Architectural Quality and Built Form.....	27
5. Audit of Heritage Assets	67
5.1 Introduction.....	67
5.2 Listed Buildings.....	67
6. Assessment of Condition	68
6.1 General Condition	68
6.2 Intrusion and Negative Factors	68
6.3 Problems, Pressures and Capacity for Change.....	75
7. Identifying the Boundary.....	77
8. A Plan for Further Action	83

Appendix 1: Listed Buildings, Positive Contributors

Appendix 2: Historic Development of South Hale

Appendix 3: Contacts and Sources

1 Introduction

1.1 Designation and Extensions of South Hale Conservation Area

1.1.1 South Hale was designated as a Conservation Area on the 25th of February 1986, and has not been altered since.

1.2 Definition of a Conservation Area

1.2.1 A conservation area is an area “of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.”¹ Designation takes place primarily by local planning authorities under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Local planning authorities also have a duty from time to time to review the extent of designation and to designate further areas if appropriate.² Section 71 of the Act imposes a duty on the local planning authority to formulate and publish proposals for the preservation and enhancement of conservation areas. Proposals should be publicised and incorporate public comment.

1.2.2 Conservation area designation recognises the unique quality of an area as a whole. It is not just the contribution of individual buildings and monuments, but also that of features such as topography, layout of roads, pathways, street furniture, open spaces and hard and soft landscaping which assist in defining the character and appearance of an area. Conservation Areas identify the familiar and cherished local scene that creates a sense of place, community, distinctiveness and environment.

1.3 Value of Conservation Area Appraisals

1.3.1 The National Planning Policy Framework stresses the need for local planning authorities to set out a positive strategy for the conservation and enjoyment of the historic environment. Local planning authorities are required to define and record the special characteristics of heritage assets within their area. This appraisal fulfills the statutory duty placed on the local planning authority “to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.”³

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.⁴

1.3.3 The purpose of the Appraisal is, in accordance with the methodology recommended by Historic England,⁵ to define and record the special architectural and historic interest of South Hale Conservation Area. This Appraisal will be used to prepare a Management Plan

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

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

³ Section 71(1) Planning (Listed Buildings and Conservation Areas) Act 1990.

⁴Historic England, *Guidance on Conservation Area Appraisals*.(London: Historic England,2006) para 2.8.

⁵Historic England, *Guidance on Conservation Area Appraisals*.(London: Historic England,2005).

which sets out suggested actions to maintain and enhance the special character of the area. These documents will support the active management of the Conservation Area through the development control process, including support for appeals.

- 1.3.4 The undertaking of an appraisal will lead to a better understanding of the development of the conservation area, in terms of its local distinctiveness, setting and condition, which together contribute to the place it is today. This will enable the basis for positive management of the conservation area.
- 1.3.5 An adopted conservation area appraisal is a material consideration to appeal decisions and also relevant to decisions made by the Secretary of State when considering urgent works to preserve an unlisted building in a conservation area. An appraisal can inform those considering investment in the area, help guide the form and content of new development⁶ 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 Conservation Area and those areas under consideration for extension. The document will seek to identify those factors resulting in adverse harm to the special interest of the conservation area, identify whether cumulative change can be addressed through Article 4 directions and assess if statutory action is required to safeguard significant buildings at risk. A review of existing boundaries has also been undertaken to determine if areas should be included or removed from the designation. They are discussed under the relevant Character Zone in Section 4 and the specifics of the extensions/deletions are discussed in Section 7; the proposed extensions and deletions are also shown in Map 1. Consequentially the document will provide background evidence for assessing the acceptability of development proposals.
- 1.3.8 Further guidance and proposals are detailed in the corresponding South Hale Management Plan which should be considered in conjunction with this appraisal.

1.4 Scope of the Appraisal

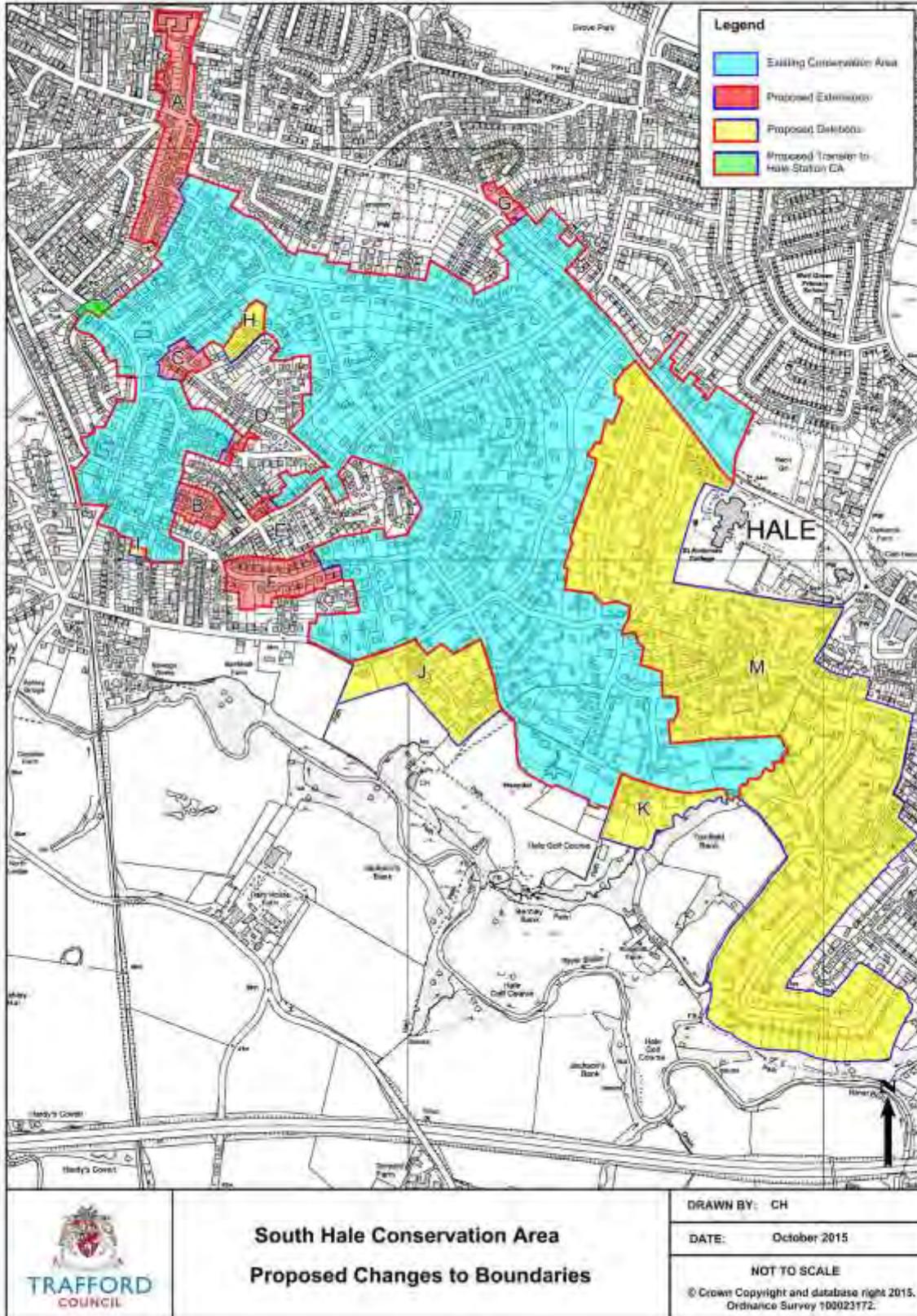
- 1.4.1 This document is not intended to be comprehensive in its scope and content. Omission of any specific building, structure, site, landscape, space, feature or aspect located in or

⁶Historic England, *Understanding Place: Conservation Area Designation, Appraisal and Management*. (London: Historic England, 2011) para 1.7

⁷Historic England, *Understanding Place: Conservation Area Designation, Appraisal and Management*. (London: Historic England, 2011) para 1.9

adjoining to South Hale 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 South Hale 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 South Hale Conservation Area significant.
- 1.4.4 This draft Conservation Area Appraisal has been produced by Trafford Council following the submission of an initial draft Kathryn Sather Associates and an additional report by Purcell.



Map 1: South Hale Conservation Area Proposed Changes to Boundaries

2 Planning Policy Context

2.1 National and Local Planning Policies

2.1.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework provide the legislative and national policy framework for Conservation Area appraisals and management plans. The NPPF (paragraph 126) states:⁸

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 recognize that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

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

2.1.2 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 asset includes 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.”⁹ 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.

2.1.3 This document must be considered alongside the Council’s policies concerning development and the use of land as set out in the Trafford Core Strategy formally adopted on 25th January 2012. Of particular relevance is amongst others :-

- Policy R1 - Historic Environment relating to designated and non-designated heritage assets;
- Policy R5 - Open Space Sport and Recreation,

⁸Department of Communities and Local Government, *National Planning Policy Framework*.(Department of Communities and Local Government, 2012) para126.

⁹Department of Communities and Local Government, *National Planning Policy Framework*.(Department of Communities and Local Government, 2012) Annex 2.

- Policy R6 – Culture and Tourism,
- Policy L7 – Design and Policy.

2.1.4 A number of policies and proposals of the Revised Unitary Development Plan adopted in 2006 are currently “saved”, such as ENV21 Conservation Areas and ENV22 Conservation Area Designation, until they are replaced by the Land Allocations Development Plan Document. General Supplementary Planning Documents SPD New Residential Development and SPD Householder Extensions are relevant. The specific Supplementary Planning Guidance for South Hale was adopted in January 1996. This will be replaced with this appraisal and the accompanying Management Plan.

2.2 Conservation Area Policy Guidance

2.2.1 This appraisal was undertaken consulting guidance provided by Historic England in the subsequent documents;

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

2.2.2 The Historic England document *Conservation Principles*, published in 2008, provides policies and guidance for identifying significance. Four heritage values are assigned through which a site or place can be interpreted; evidential, historical, communal and aesthetic.

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

- 2.2.4 In addition, consultation of the Historic Environment Record for South Hale maintained by the Greater Manchester Archaeological Advisory Service (GMAAS) has been undertaken and also assessment of the Trafford Urban Historic Landscape Characterisation Project 2008. The Trafford Urban Historic Landscape Characterisation Project has been used to inform the historic research, to aid in the identification of landscape types within the South Hale Conservation Area, and help to identify management issues within landscape types.
- 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.¹⁰ The local planning authority shall have regard to any views concerning the proposals expressed by persons attending the meeting¹¹ or during the period of consultation.

2.3 Control Measures Brought about by Designation

- 2.3.1 In determining applications for development in conservation areas, local planning authorities must pay special attention *“to the desirability of preserving or enhancing the character or appearance of that area.”*¹² This requirement, as set out in legislation, is also reflected in national and local policy.
- 2.3.2 In order to protect and enhance conservation areas any changes that take place must do so in a way that encourages positive conservation and management. Statutory control 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.

¹⁰Section 71 (2) Planning (Listed Buildings and Conservation Areas) Act 1990.

¹¹ Section 71 (3) Planning (Listed Buildings and Conservation Areas) Act 1990.

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

- Should the notified tree work be unacceptable to the Council, the latter will make a Tree Preservation Order during the six week notification period, thus ensuring continuity of protection. Local Authorities cannot insist upon a replacement for a tree lawfully felled within a conservation area, unless the tree is also protected by a Tree Preservation Order.
- Certain categories of advertisement which have deemed consent under the Advertisement Regulations are restricted in areas of special control.

3 The Summary of Special Interest

3.3.1 The special character of South Hale Conservation Area derives from the following elements:

- There are many fine individual residences built in the area, in a variety of architectural styles and from a variety of periods including Victorian, Edwardian and modern. Some of these houses are the work of renowned architects such as Edgar Wood and Henry Goldsmith.
- The housing comprises a combination of semi-detached and detached properties. The materials include red and brown brick, some are partially or fully rendered using traditional materials, this is common with 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. The low proportion of the gardens given over to hard standing and the space around the properties give South Hale its characteristic of spaciousness.
- The area is characterized by tree lined streets (many with grass verges) and some areas of on-street planting.
- The area was historically characterised by low garden walls, with hedges of various species above and trees along the boundary or hedgerows of holly or box. Many of these historic boundary treatments remain today, also some driveways retain their cobbles, which extend onto the street line, forming part of the pavement.
- This area was part of an important communication network dating back to Roman times. Not only is this area linked to an important Roman Road, it is thought there was a second route leading southeast towards the area of Hale Station, Hale Barns and beyond. Roman coins were found along Hale Road.
- In the medieval period South Hale was an agricultural community of dispersed farmsteads, a common historic form of settlement in the area of Cheshire.
- The medieval farm land was overlaid and extended by an early Victorian and very prosperous suburban community. Development in this area took place between the 1840s and 1930s. This is reflected in the large number of residences dating from these periods. The Conservation Area provides a fascinating spectrum of substantial residential properties.
- The special interest of the Conservation Area is enhanced by the cumulative effect created by its spaciousness, the mature landscaping and the compatibility of natural and man-made features.
- South Hale enjoys beautiful views out of the Conservation Area towards the River Bollin. The topography, sloping down towards the river affects the views out of the Conservation Area. It is noticeable that Hale Road steadily climbs from Hale achieving a height of over 64 metres at the eastern end of Hale Barns. Some of the roads in the area rise to a similar height, Hill Top rises to a height of 62.2 metres and as the road continues south west towards the junction with Bankhall Lane, the topography descends to a height of 55.2 metres¹³. The undulating landscape creates a semi rural character within the Conservation Area.

¹³ Ordnance Survey surface levels above the Newlyn Datum taken from plan SJ 7886 & SJ 7986 surveyed 1965.

- The area provides a habitat for wildlife and is characterised by the sound of birdsong. Many of the streets are lined with trees and gardens contain many mature trees of diverse species and shrubs.

4 Assessment of Special Interest

4.1 Introduction

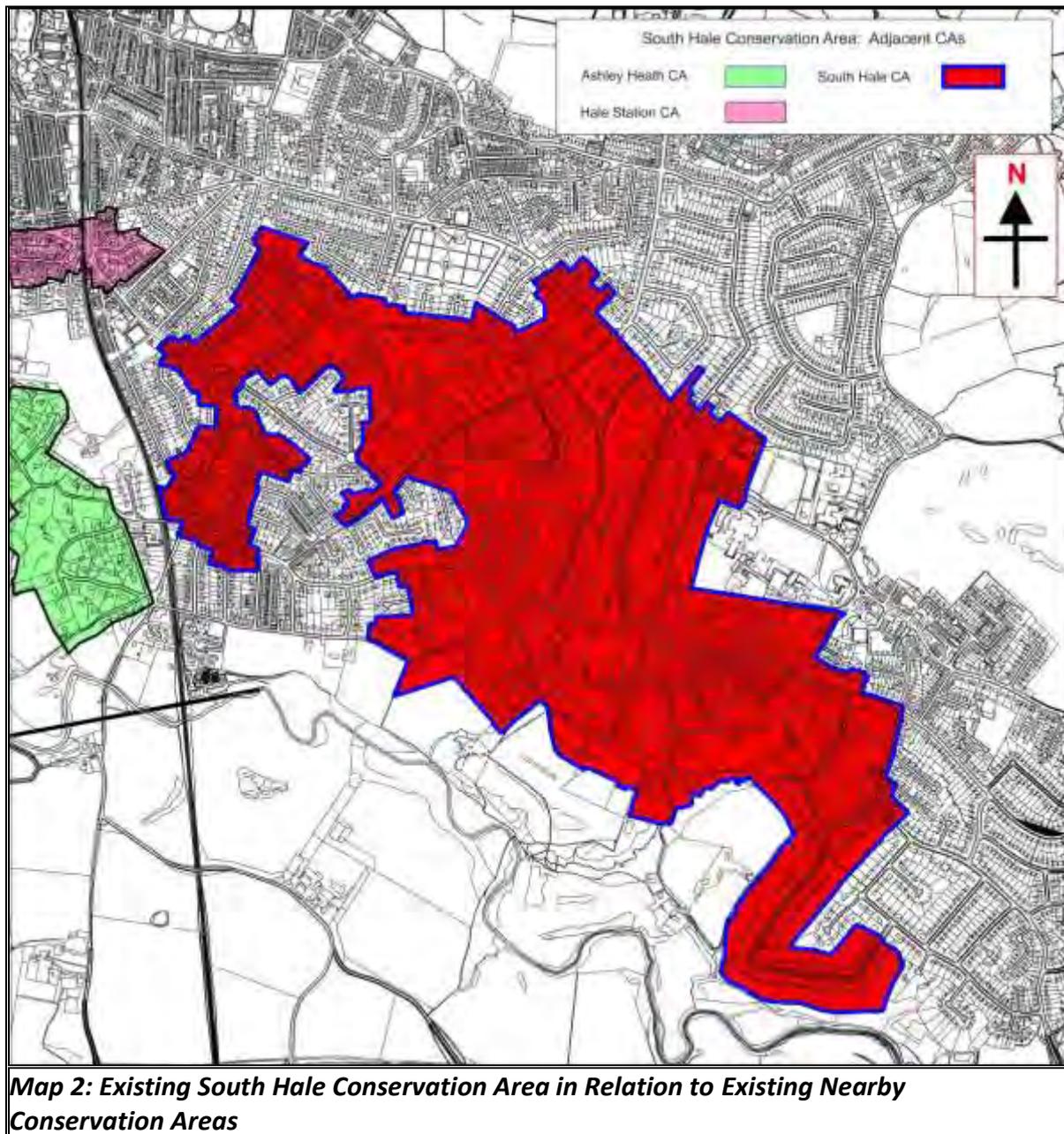
4.1.1 The main section of the appraisal comprises a detailed analysis of the special interest of the South Hale Conservation Area with regard to its location and setting, historic development and archaeology, architectural quality and built form, open space, parks and gardens.

Location and Setting

4.1.2 The Township of Hale is located 16.1 km to the south west of Manchester. Hale is bounded along the south by the River Bollin, the western boundary runs along the edge of Bowdon Hill, the east of Hale is bounded by Styal, and in the north by Timperley Brook. Hale is situated on an east-west sandstone ridge. This ridge runs along the northern bank of the River Bollin from Bowdon Hill to Styal. At the Western end of Hale Road the ridge is 43m OD and rises to 65x1 OD at the centre of Hale Barns, before falling away again. Along the Bollin valley in the south-western corner of the township the ridge is at its lowest level, 25m OD.

4.1.3 The Geology of the Hale area is comprised of two elements as it is sited on a thick deposit of glacial drift. There are sand and gravel deposits along the Bolin valley, as well as in the Hale Barns and Hale Moss areas. The rest of the Township is covered with Boulder Clay deposits.

4.1.4 The South Hale Conservation Area is one of the five conservation areas situated to the south of Altrincham. These are The Devisdale, Bowdon, Ashley Heath, Hale Station and South Hale Conservation Areas. The South Hale Conservation Area lies to the south east of the Bowdon, Devisdale and Ashley Heath Conservation Areas and adjoins Hale Station as proposed by an extension to the Hale Station Draft Conservation Area appraisal March 2015. The nearby Conservation Areas are shown on Map 2.



General Description, Character and Plan Form

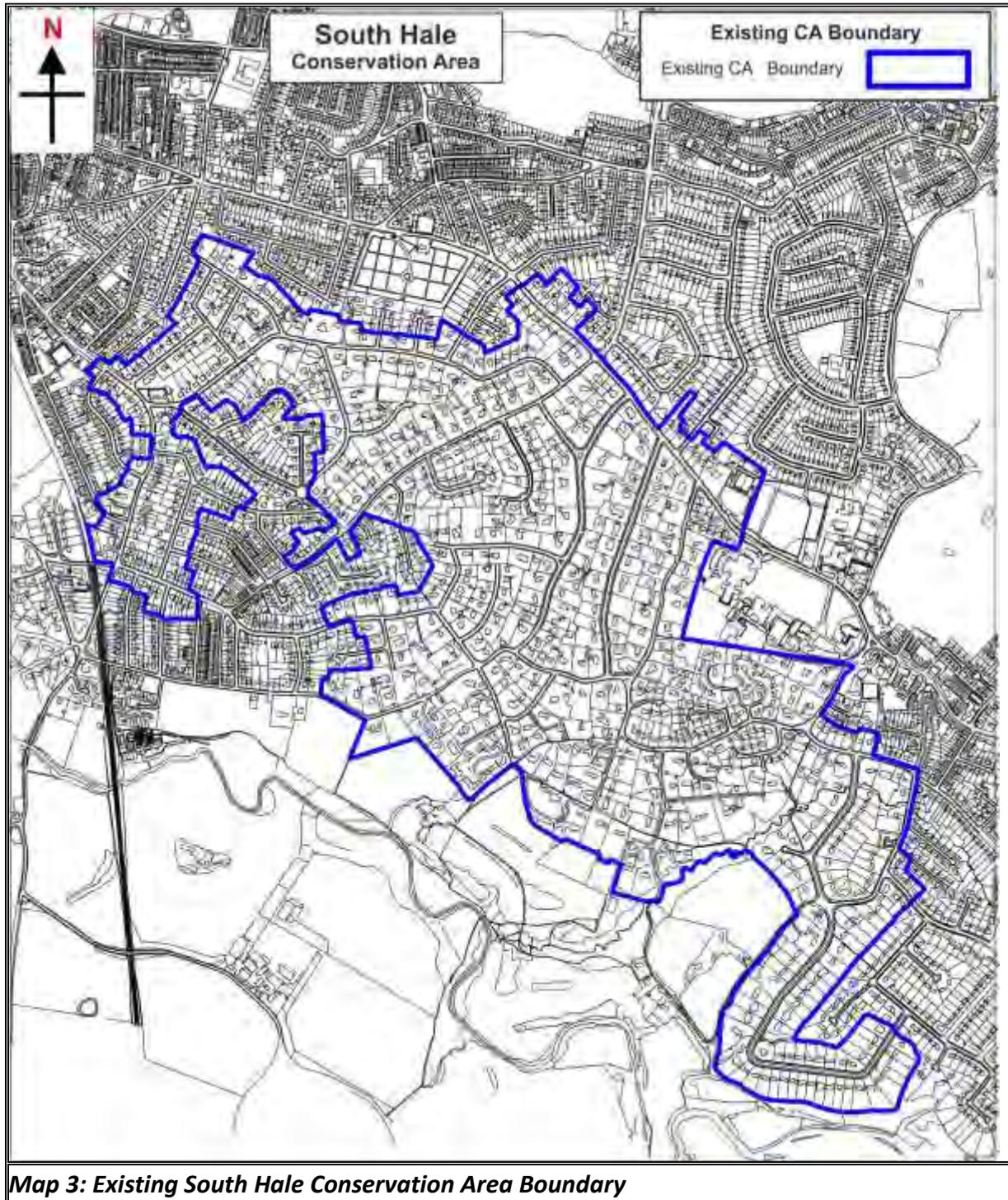
- 4.1.5 The existing South Hale Conservation Area is irregular in plan, stretching from Hale Road in the north to Carrwood in the South. However the proposed revisions to the boundary will reduce the area considerably and make Hilltop the revised boundary to the east and Barrow Lane and Hawley Lane the boundaries to the south eastern across to Rappax Road, part of Bankhall Lane to the south. It is largely residential in character but includes a number of larger detached community buildings; St Peter's Church, St Peter's assembly rooms, The First United Reform Church, The Trinity Hale United Reform Church and the Hale Conservative Club. There are several commercial premises along Ashley Road proposed to be moved to Hale Station Conservation Area and an Iron Mongers within the proposed extension on Queens Road. The residential areas are comprised of properties of a variety of dates and architectural styles. These include 17th century cottages and

farmhouses, as well as spacious Victorian and Edwardian detached and semi-detached houses; inter-war properties and 20th and 21st century infill and redevelopment.

- 4.1.6 The plots vary in size and form, ranging from modest rectangular plots uniformly lining streets to large irregularly shaped plots removed from the street line. The architectural styles vary but are characterised by a high level of architectural detail, which has generally been retained. Some of the Victorian, Edwardian and 20th – 21st century properties are of a considerable size. Many are inspired by the Arts and Crafts movement but also include elements of the vernacular movement and some aspects of Queen Anne style. There is an area of houses designed by the renowned architect Edgar Wood built as part of the Richardson Estate and several properties built by John N. Cocker, in the style of Edgar Wood, many of which are listed. The recent developments display a combination of architectural styles that reflect Gothic, Tudor, Arts and Craft, Moderne and Classical architecture. They occupy spacious plots and are of a grand scale. The predominate building material for much of the area is red brick.
- 4.1.7 There are a number of open public spaces within the Conservation Area including , The Hale Tennis Club, The Hale Barns Tennis Club and the churchyard to St Peter's Church and the space surrounding the St Peter's Assembly Rooms. The grounds of The Priory, formerly a Victorian residence, still provide an area of open space in character zone C of the Conservation Area, although this is private property. There are also small areas of landscaped planting within the Conservation Area, such as grass verges to pavements, which add to the character of the area.
- 4.1.8 The character of the Conservation Area is not uniform, hence the proposal to recognise three character zones. Zone A is made up of fairly dense properties, late 19th to early 20th century public buildings and the fine houses built in their vicinity. Zone B is less dense and predominantly Edwardian in date. In zone C the majority of the houses are again spacious Edwardian properties. However there are also interwar and modern dwellings and houses are set back from the road in mostly large plots.
- 4.1.9 The streetscape is generally tarmac road surfaces with pavements of tarmac. In some areas stone curbs and areas of cobbles lining the roads have been retained. The street furniture varies throughout the area. Street lighting is mainly modern black metal posts of varying heights and there are also some examples of concrete lampposts. Traffic management signage is of a modern design.
- 4.1.10 The majority of properties are set back from the street line; some are completely concealed from view by high boundary treatments, mature trees and shrubbery. There are a variety of boundary treatments such as low stone walls with planting above, railings, modern brick walls and a variety of wood paneled fencing. The extensive stretches of stone boundary walls are an important historical feature contributing to the character of this Conservation Area. The effect of the mature trees and boundary treatments is one of seclusion, and visually the trees and planting have a more prominent effect on the street scene than many of the properties. A large proportion of the properties within the Conservation Area are detached and many are set within

substantial grounds. Plot sizes do vary and there are also examples of smaller plots due to plot divisions to allow for modern development.

- 4.1.11 Topographically the Conservation Area is situated on the southwestern side of a slope, descending towards the river Bollin. The natural gradient of the area is clearly visible along Hilltop and Bankhall Lane.



4.2 Historical Development of South Hale Conservation Area.

- 4.2.1 It is considered that South Hale Conservation Area charts the evolution of Hale as an affluent residential suburb. From the Victorian semi-detached properties close to the commercial centre of Hale to the substantial, low density modern housing in the south.
- 4.2.2 The Tithe map depicting the Conservation Area indicates that at the beginning of the 19th century it was still an agricultural settlement with very few, dispersed farmsteads and properties. Hale Road (once called Long Lane) was in existence, as was part of Park Road, which at that time was named Dob Lane. Park Road did not join Hale Road as it does today, but instead veered to the east and formed another stretch of road named Swang Lane. At the southern end of Dob Lane, Ashley Road was also in existence and The Bleeding Wolf is shown on the Tithe map. The Tithe map also shows that there was a Poor House in existence on Dob Lane. These were recorded by the Tithe Apportionment as cottages and gardens owned by the guardians of the poor. There were also a further five properties (or small groups of structures- as some are recorded as houses and cottages or cottages and outbuildings) along Dob Lane within the current Conservation Area Boundary. These were owned by the Harrop and Foden families.
- 4.2.3 The southern section of Swang Lane later became Broad Lane. At this time there was one property to the south of the lane, now the Old Barn and 30 Broad Lane. Swang Lane extended to the west and then south, forming part of what is today Bankhall Lane. There was a property in existence on the plot of number 104 Bankhall Lane and another that is presumably now number 92 Bankhall Lane. There was also a structure on the site of what is today Clough Cottage and it is named Clough on the Tithe map. Hawley Lane, Barrow Lane and Wicker Lane were also in existence, proving that these roads have been well used routes through the area since the early 19th century. There is a property on the corner of what is now Bollin Way, and Barrow House and another structure to the south end of Barrow Lane are shown on the map.



Photograph 1: The Bleeding Wolf on Ashley Road (Altrincham Area Image Archive BM0286)

- 4.2.4 Demolition of The Bleeding Wolf public house, 1898. Originally part of a farm, the building was demolished soon after 1897, when the then publican and lessee Edward Bailey, bought the freehold from the Stamford Estate Trustees. He replaced it with a grand mock tudor building, complete with turret, completed by 1902. Part of the new pub was built on the footprint of the old one, so that the Licence could be retained. In 1901, his sons William and Edward were employed as barmen. By 1872 Dob Lane had been re-named Park Road, and it had been extended to adjoin Hale Road. The land to the northwest of Park Road remained undeveloped agricultural land. Swang Lane was extended by this point to meet Hale Road. There was very little further residential development by this date, with the exception of Parkhill on Park Road, The 1899 OS map of the area indicates land use and shows that there was a large nursery within the Conservation Area just to the south of Hale Road named Broadlanehead Nursery. To the north of Bankhall Lane, Arthog Road and The Avenue had been laid and residential development was starting to increase in the area as well as along Park Road, Ashley Road, and part of Harrop Road. St Peter's church was completed in 1892 and St. Peter's School (subsequently St. Peter's Assembly Rooms) was opened in 1904 at the south end of Ashley Road, adjacent to the railway. As a consequence of this there was demand for houses and in addition to building on Ashley Road and Park Road, Warwick Road and Drive were developed.



Photograph 2: Ashley Road 1909 (Altrincham Image Archive DR0182r)



Photograph 3: St Peter's School (Altrincham Area Image Archive DR0216r)

4.2.5 In the 1870s the Cilbrans, later a local influential family, owned a small market garden in Carrington. In the first half of the 20th century they grew to become one of the largest horticultural firms in the country, receiving a number of Royal Warrants dating back to King Edward VII. The firm re-located to Bankhall Lane, in 1902 and held extensive land in Hale, Timperly and Ashley.¹⁴ A study of The Council's historic ledger of building plans for Hale reveals the extent of land within the ownership of the Cilbran family and business. They appear to have successfully cultivated land for commercial nurseries in the area, based at Bankhall Lane, before extensively developing and selling land for residential development resulting in the widespread urbanisation of large parts of the Conservation Area. Plans approved from 1896 to 1925 include Broad Lane (widening of), Rappax Road,

¹⁴ Hale and Ashley: The past 100 years (Hale Civic Society 1987) 243

North Road, Hargate Road, Arthog Drive, and Broadway amongst others. In addition to these roads a number of properties were developed, also on Arthog Road and Bankhall Lane. It is considered that the Cilbran Building Estate directly influenced the low density residential development which occurred in the early twentieth century that characterises parts of the Conservation Area.

- 4.2.6 This trend of development continued and by 1911 Howard Drive, Alan Drive and North Road had been laid and developed with residential housing. In the northwest section of the Conservation Area Murieston Road, Prescott Road, Belmont Road and Leicester Road had been laid and developed; Harrop Road had been laid and extended into Planetree Road. The development around Park Road had expanded with the addition of cul de sacs such as Park Drive and Park Avenue. Bower Road was in existence by this point as was Warwick Drive. The land to the south-eastern area of the existing Conservation Area remained reasonably undeveloped, with a few additions sited at a much lower density, on substantial plots. For a short period nurserymen had become a feature of Hale leasing lands in advance of the building line and supplying the prosperous suburbia of Bowdon and Altrincham.¹⁵ By 1911 further nurseries were in existence. Parkhill Nursery was situated to the south of Park Road and Bankhall Nursery to the south of Bankhall Lane.
- 4.2.7 The period leading up to the First World War was a significant period in the urbanisation of eastern Hale. Technological advancements namely the invention of the internal combustion engine during the Edwardian period, resulted in previously undeveloped areas of eastern Hale becoming accessible for residential development aimed at the upper and middle classes. Council records indicate that plans were approved for three residential properties along Hilltop, including Oak Bank, during the period 1913 -14 for the desirable 'motor house'. Perhaps significantly this coincided with the first production of Model T Fords in Britain at Trafford Park in 1913.¹⁶ Plans were approved for the laying out of a new road as part of the Cilbran's building estate named Hill Top and Hill Top Drive in 1911¹⁷. Although work began, the residential development of Hill Top was halted by the outbreak of the First World War and Second World War. Minutes from the Lands Cultivation Sub Committee, Hale Urban District Council held in October 1917 indicated the Cilbrans allowed the Council and residents to cultivate land on Hill Top for allotments to support the 'Dig for Victory' campaign.
- 4.2.8 Residential development continued to rise and by 1938 properties to the south of area (proposed for deletion) Carrwood and further houses had been erected along Hale Road and the previously undeveloped area in-between Park Road and Broad Lane was in filled with Parkhill Road, Park Lane, Hargate Drive, Hilltop and Hilltop Drive. Broadlanehead Nursery was also developed and Broadway was laid and developed.
- 4.2.9 Over the next twenty years there was further residential development in the area. By 1954 the area was almost as it is today. Infill residential development has taken place in between 1954 and the present day throughout the Conservation Area, and in more

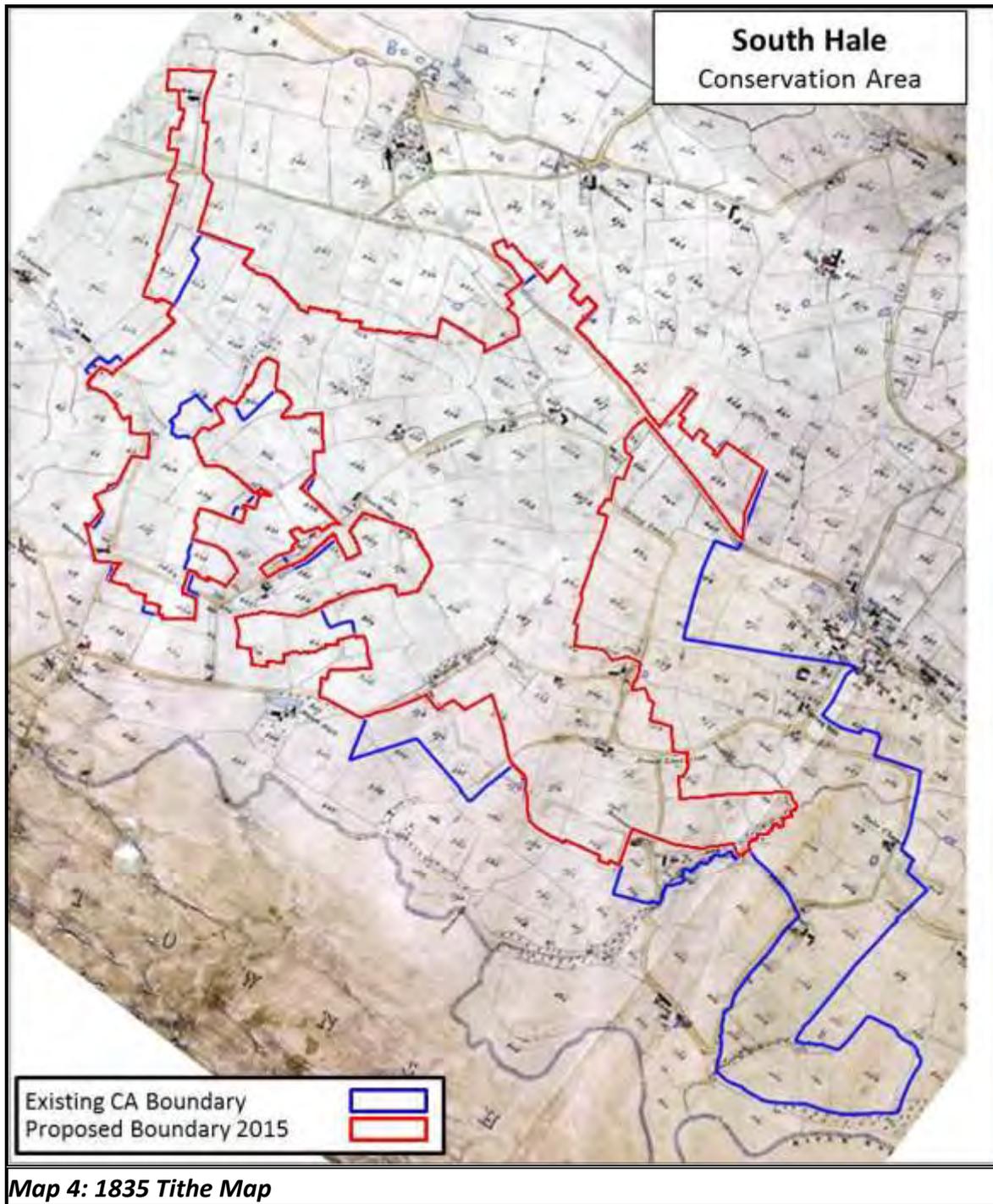
¹⁵ Dore, R.N., *A History of Hale: Domesday to Dormitory* (Hale Civic Society 1987) 120

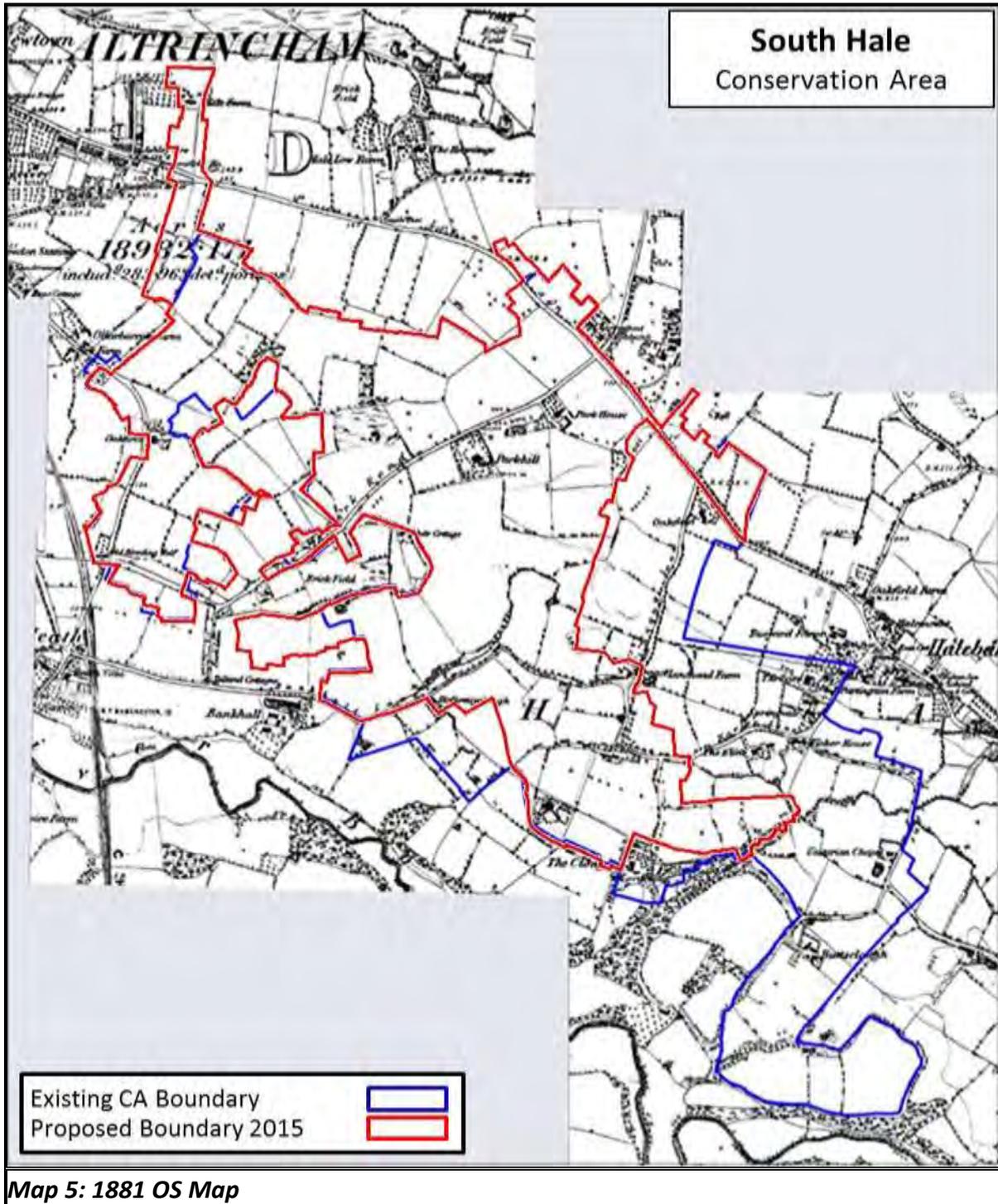
¹⁶ Lawrence, R.R., *The Book of Edwardian & Interwar House*, (Arum Press Limited, 2009) 8

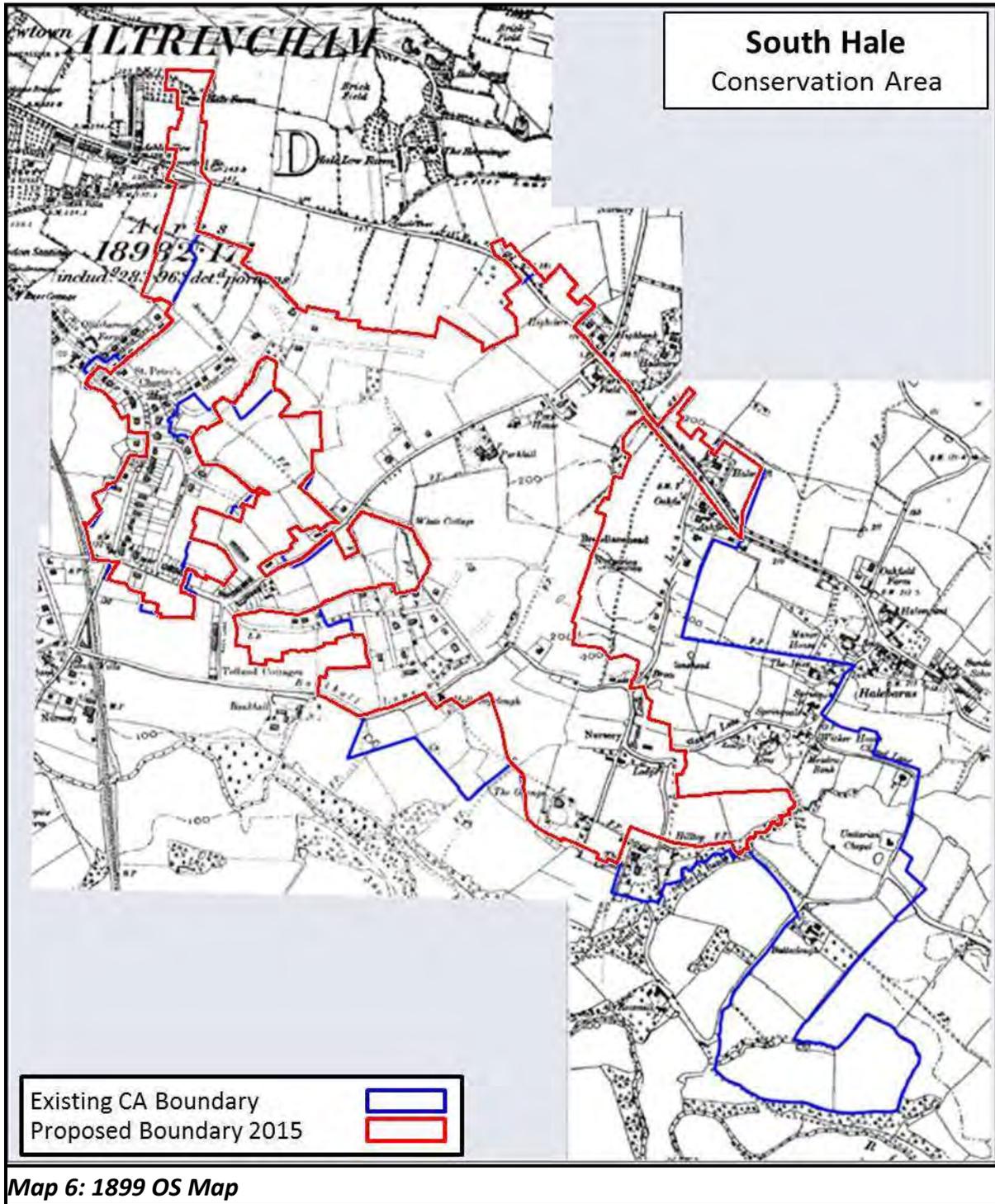
¹⁷ Road layout plan 1911

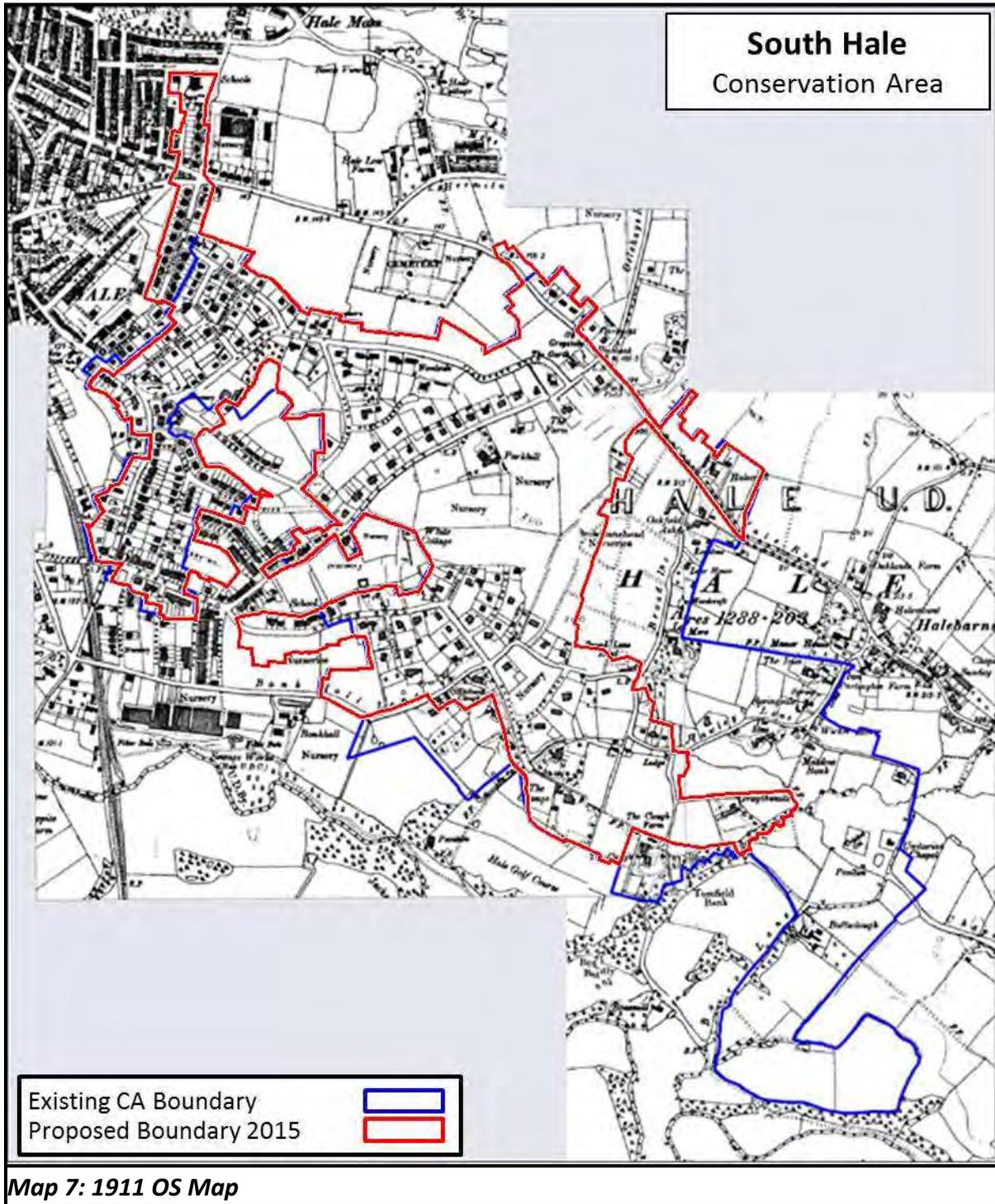
concentrated sections in the southern areas of Chapel Lane and Carrwood that are proposed for deletion from the Conservation Area.

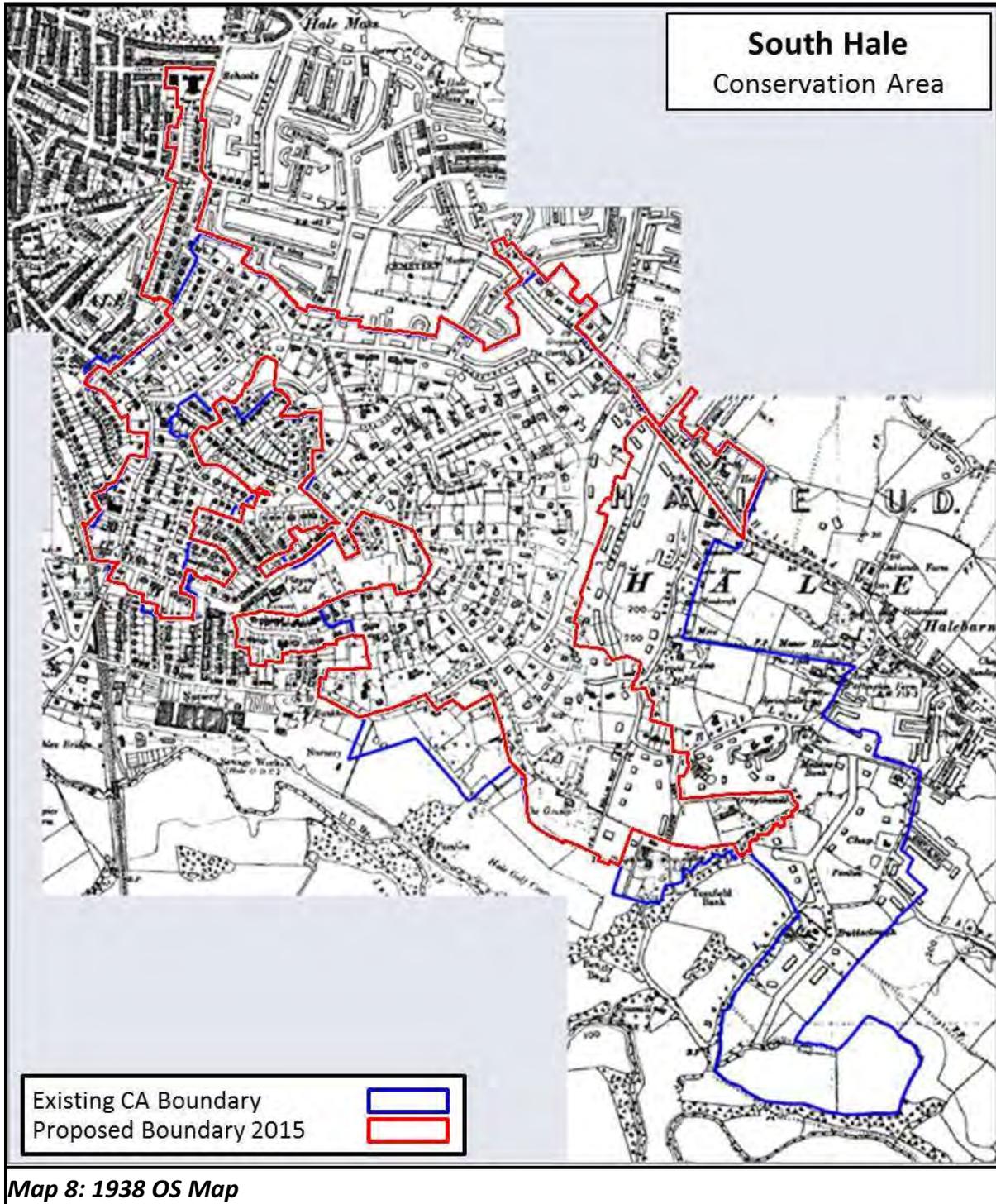
Sequence of Maps Showing Development of South Hale

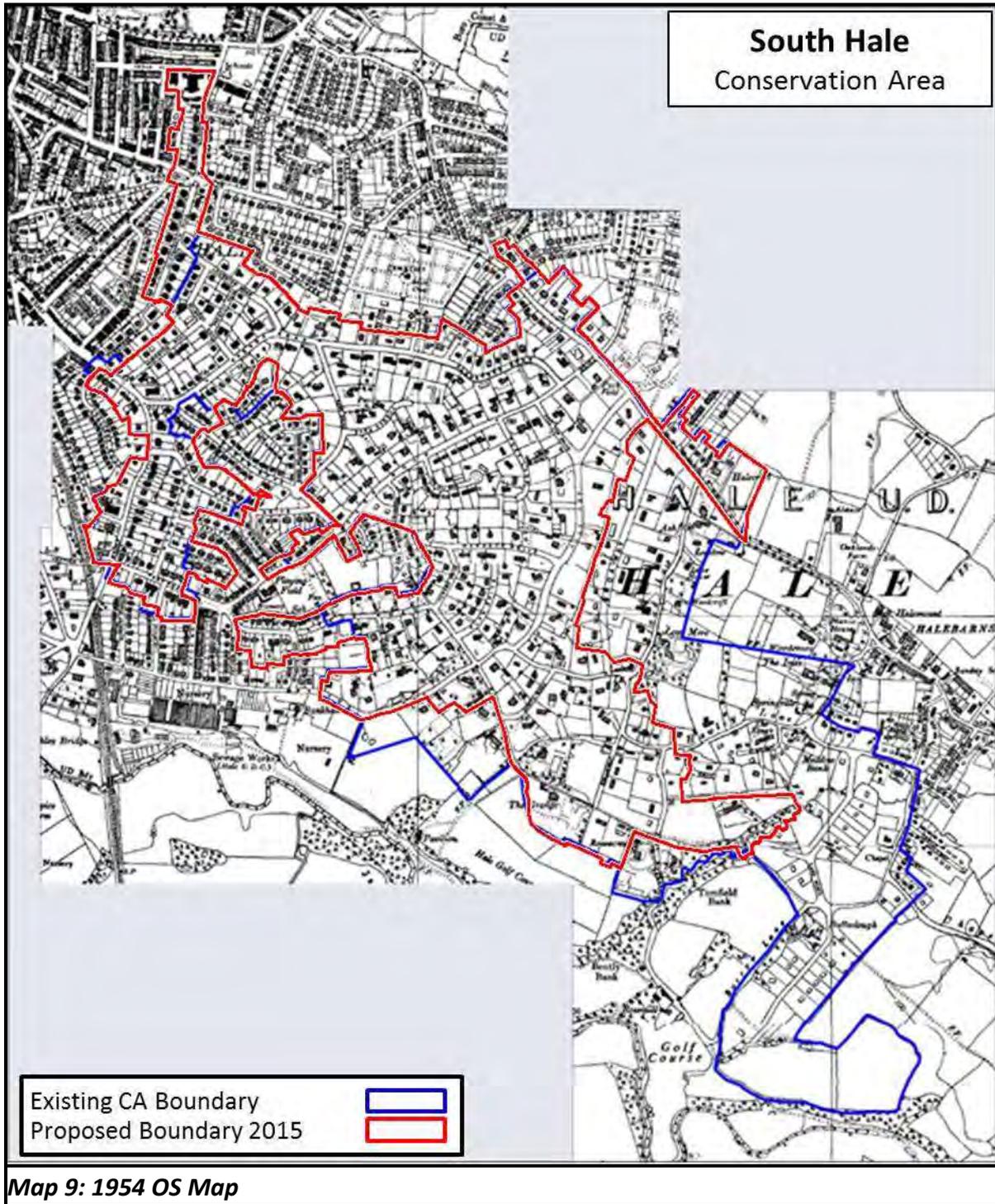


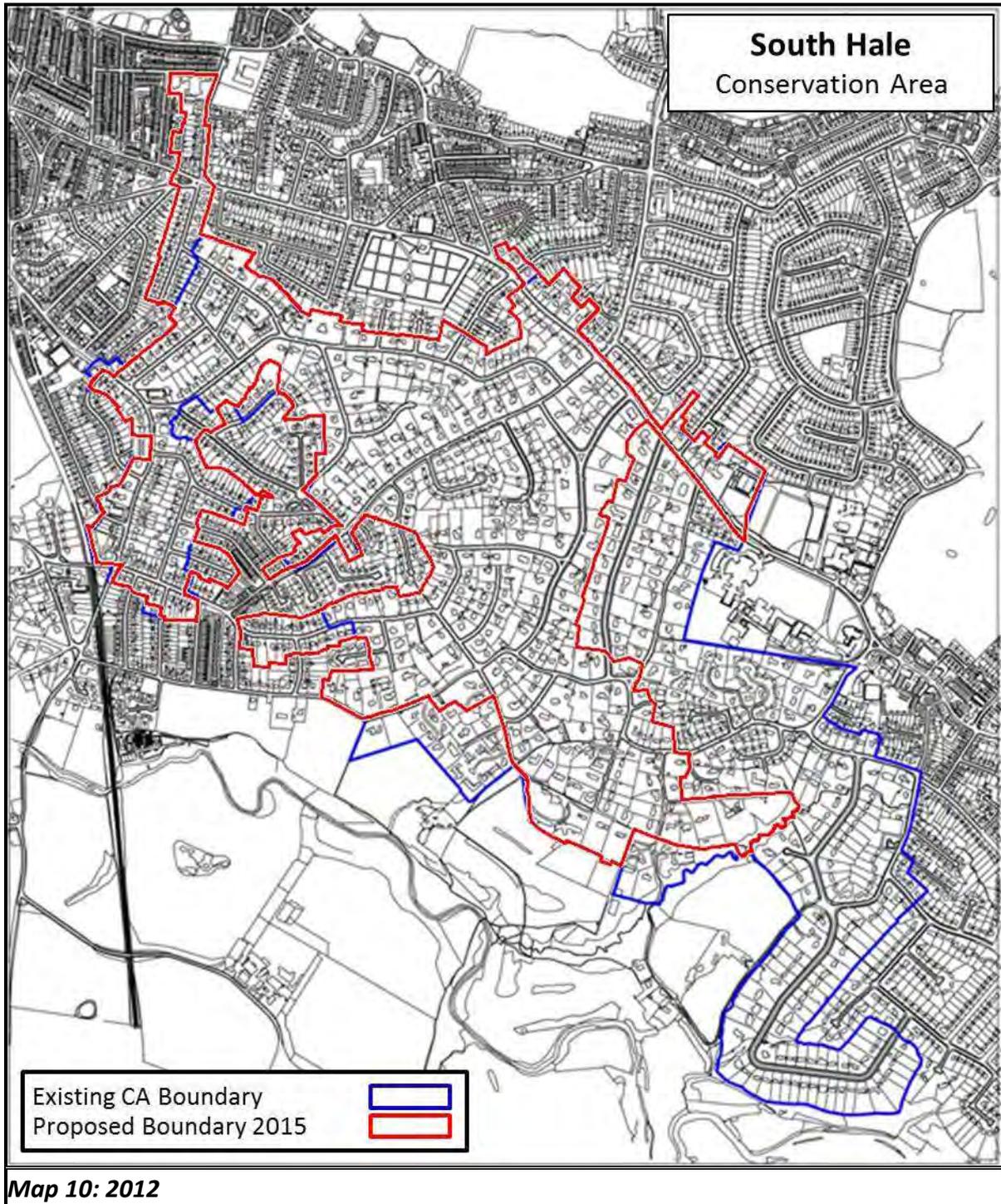












Archaeology

Previous Archaeological Work

4.2.10 Previous archaeological work in or close to South Hale Conservation Area has included:

- 1977, 1980, and 1986- Excavations at Buttery House Farm: Buttery House Farm is a moated site situated on Buttery House Lane. It was excavated by Manchester University and then by GMAU. The excavation recovered a variety of structures dating from the 13th to early 20th centuries. The excavations recovered that the earliest activity on the site was an irregular collection of post-holes, three drainage gullies and a pond. These are presumed to have been related to the moat's use as a parkland feature. It is possible that they surrounded a lodge. A second phase of construction on the site dated to the sixteenth and seventeenth centuries when a second timber building was erected on the site. This structure may have been part of the farmhouse of the Brundreth family, who occupied the site in the seventeenth and early eighteenth centuries. Features associated with this structure included a saw pit of the seventeenth and eighteenth centuries. This timber building from the second phase of construction was replaced in the nineteenth century by a brick structure and a second brick building was erected on the eastern side of the moat platform.
- 1991- The Barn, Springvale, Hale Barns: A survey on this site in March 1991 comprised of an examination of a late 18th century barn with unusual features in the history of farm building in this area. The structure is of three bays, with pointed arch brick trusses and a corn drying flue (GMSMR 7354.4). The barn was later used as horse stables, and as a garage cum storage area.
- 1994 - Davenport Green: In the February of 1994 GMAC conducted an archaeological assessment of an area in Davenport Green that was a proposed development site. A desk based assessments was undertaken on behalf of AEG, environmental consultants to AMEC. The report identified numerous sites of archaeological interest. These included Sunderland Park, Buttery House Farm (earlier works detailed above), Latham Hall, and an area of ridge and furrow near Davenport Green Hall.

Sites of Archaeological Interest/ Visible Archaeological Remains

4.2.11 There are 76 sites registered as being of archaeological interest within the Township of Hale.¹⁸ Within the Conservation Area of South Hale there are four entries in the Historic Environment Record that do not relate to listed buildings. These include a find spot where bricks were recovered on the site of an 18th century chapel; the site of a 19th century "Commuter House" set in its own grounds that was demolished in the 1980s; the site of a medieval field system with areas of medieval agricultural features (ridge and furrow) now built over and a site named Hilltop that was the location of a 19th century

¹⁸ Trafford SMR Updated. GMAU. 1995

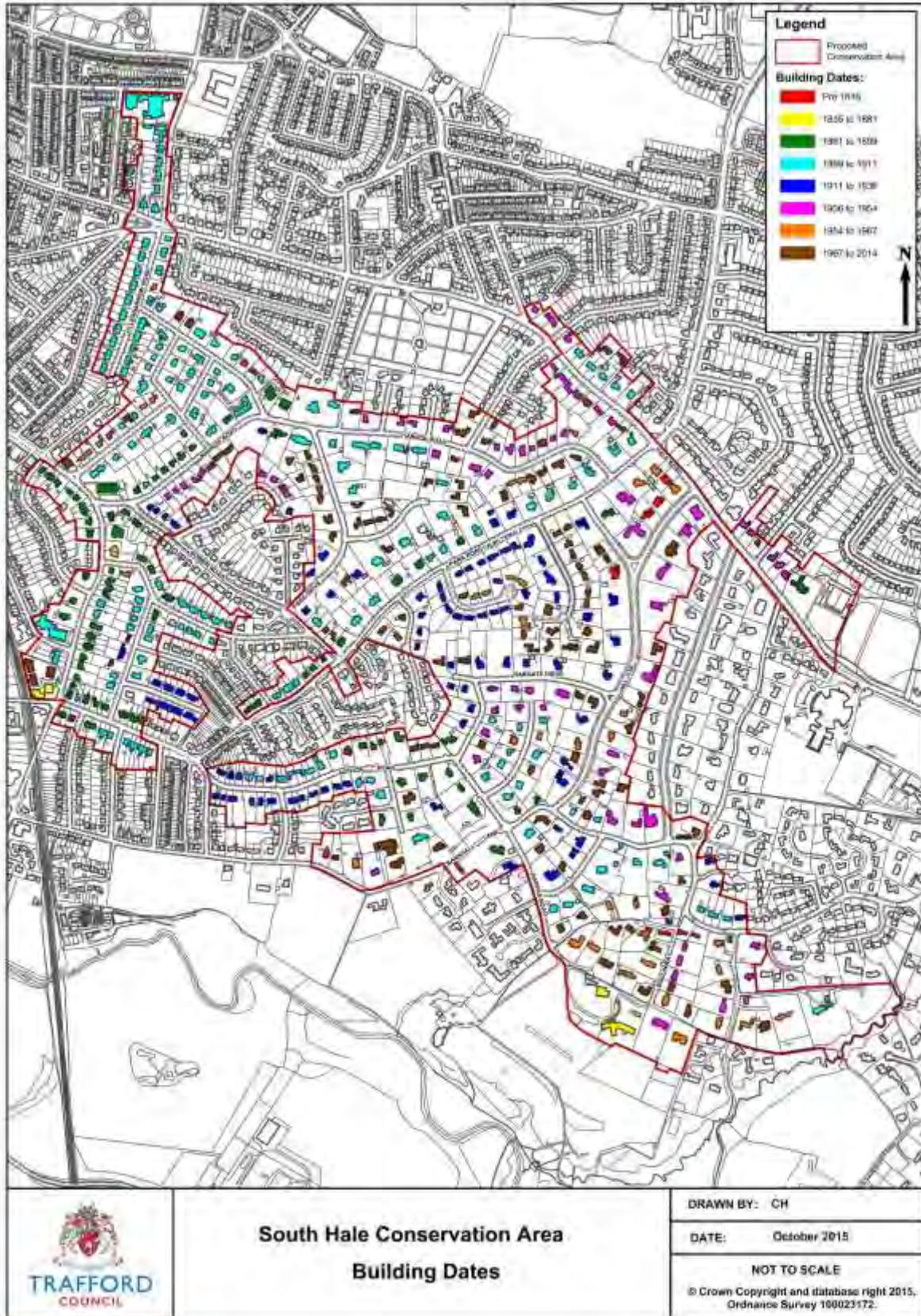
detached house with parkland and gardens. The HER also records that silver Roman coins were recovered along the line of the Roman road in Hale.

Potential for Underground Remains

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

Ages of Buildings

- 4.2.13 The ages of buildings within the Conservation Area have been identified through both a basic visual inspection and map regression (see Map 12). 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 11: Building Dates

4.3 Architectural Quality and Built Form

Identification of Character Zones

- 4.3.1 Within the Conservation Area three different character zones can be identified. Although the existing guidance identifies five. Boundary extensions and deletions 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: St Peters and Ashley Road South.

- 4.3.2 The structures in this zone are mainly residential in nature and it has been developed on a denser grain than other areas. The properties are mostly two and three storey detached and semi-detached Victorian dwellings. They are of brown and red brick, some with areas of black and white timber detailing. The Edwardian properties are of two storeys with attic accommodation. There are also examples of inter-war and 1960s infill development. Architectural details in this zone include ornate windows, varied roof lines and porches or verandas. What public space there is lies around the public buildings but the wide streets contribute to the spacious atmosphere of the character zone.

Character Zone B: Park Road and Harrop Road

- 4.3.3 This zone is purely residential in nature. The character zone is centred on Park Road and Harrop Road. The area is predominantly Edwardian in date, with lesser examples of Victorian, inter-war and modern properties. In this zone there are some examples of three and four storey post 1960 apartment blocks. Many of the properties are set back from the street line and are shielded by high boundary treatments and mature planting to the fronts of plots. This character zone is not as densely developed as Zone A.

Character Zone C: Hilltop, North Road and Bollinway

- 4.3.4 This character zone is centred on the top of the hill, encompassing, the eastern section of Bankhall Lane and Hilltop and the western section of Bankhall Lane to No 59. The majority of the houses are again spacious Edwardian properties. There are also interwar and modern dwellings. There are some examples of large detached Victorian houses, but these are rare in this zone. This area is proposed to be significantly reduced with a number of roads recommended for deletion from the Conservation Area namely, Broadway and Broad Lane. Numerous 1930s properties along Broadway have been demolished and new development has taken place, creating pockets of modern character. Many of the properties are set back from the street line and obscured by the high boundary treatments and mature planting.

- 4.3.5 The majority of former character zones of D and E are proposed for deletion with only a small part of D remaining on Hawley Lane that is proposed for inclusion in zone C. More information on the justification for this recommendation can be found in section 7 below.

Landscaping within the Conservation Area

- 4.3.6 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. Although the plots vary in size, the impression is of large plots. 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 now much more varied. Front boundaries consist of a combination of treatments. Openings were originally generally marked by pairs of stone gateposts, but many of these have been altered and replaced with modern alternatives, which are not always of an appropriate style for the character of the conservation area. This has resulted in erosion of the original character particularly in the southern and eastern areas of the Conservation Area contributing to the proposal to delete these areas.
- 4.3.7 In addition to the hedges of various species on the boundaries, both evergreen and deciduous, garden areas of lawn are surrounded by fairly dense and deep shrubberies and borders of varied species. This includes 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. In addition the woodland trees provide greater height and screening within gardens; oak, beech, ash, pine, ornamental birch and yew are common.

Character Zone A: St. Peters & Ashley Road South

- 4.3.8 The boundaries of this character area are: To the north and northeast: the property boundary to the rear of houses from 21 Warwick Drive and Warwick Road, the rear of the Conservative Club and 2 Bower Road/2 Harrop Road, to the rear of St. Peter's/St. Peter's House plot and then to include the property on the corner of Ashley Road with Murieston Road (excluding the new Tesco extra that is proposed to be in the Hale Station CA) crossing Ashley Road to the corner Crescent Road (excluding Piccolinos as this is proposed for the extension to Hale Station CA). The western boundary is the rear of the properties on Ashley Road, excepting 238-244 where it is the inside of the front property boundary, to include the entire plot of the church and church hall on the corner of Cecil Road/Ashley Road and St Peter's Assembly Rooms, along the railway line to Heather Road. To the south the boundary includes the historic Bleeding Wolf plot and runs to the rear of 24/corner of Avon Road. To the southwest, the boundary runs north from 27 Park Road, along the rear property boundaries of Warwick Road and a proposed extension to include Gilbert Road and to include 10 Warwick Drive.
- 4.3.9 The essential qualities of this character zone derive from the architectural quality of the late 19th to early 20th century public buildings and the fine houses built in their vicinity. When St. Peter's was first planned in 1889, on a site donated by the Harrop family, the Rural Dean opined "*Of course, we know as businessmen that a new church greatly improves the value of the adjacent property and therefore landowners are commonly quite willing to give a site for a church merely in their own commercial interests*".¹⁹ The northern end of Ashley Road within the character zone is more urban in character and lies within the commercial area of Hale Village.

Qualities of the Buildings

- 4.3.10 This character zone of the Conservation Area contains no listed buildings. There is a contrast between the scale, massing and setting of the public and residential buildings. The public buildings, comprising St. Peter's Church and House, St. Peter's Assembly Rooms, Hale Conservative Club (once an orphanage), Trinity Hale United Reform Church and Hall and the Bleeding Wolf public house (now converted to housing) are larger in plan although no more than two storey but most include a high ceiling hall or nave. They are surrounded by open space, latterly much of which is given over to car parking (or in the case of the Bleeding Wolf, developed). The houses are generally large, two storey with rooms in the roof and semi-detached. They are set in the spacious gardens, with a smaller front garden and a larger back garden and space to the side. The roads are both curved and straight, but all are wide, with spacious junctions and often tree-lined.

Building Materials

- 4.3.11 The most common building material is brick, with slate and tile roofs; the brick is predominantly red (photograph 4) and brown (photograph 5). The most common decorative brick is red; however there is limited use of dark blue and yellow stock brick.

¹⁹ Wheeler, Geoffrey. "St. Peter's Centenary 1892-2002". <<http://www.stpetershale.org.uk/history>>.

There is extensive use of terracotta for decoration – for ridge tiles, finials, window edgings, pilasters, etc. There is also limited use of dressed stone for lintels and decorative elements. On the residential buildings it is common for the façade to be of red brick and the side and rear elevations to be in a cheaper Cheshire brick. Many of the houses use traditional render, especially on the second floor; the rooms in the roof are frequently in a Tudor inspired style with black and white timbering. Verandas and porches are generally of timber with slate or tile roofs; a few are glazed. Coloured glass is common for decorative effect in windows, particularly on the front façade.



Photograph 4: Red Brick Common in the Character Zone



Photograph 5: Cheshire Brick with Red Brick used for Decoration

Dominant Architectural Styles

- 4.3.12 The public buildings of the character zone are predominantly of brick with a high level of red brick and terracotta detail. St. Peter's, in gothic style with its octagonal steeple rising from a square base, was designed by Manchester architects Tate and Popplewell (photograph 6). St. Peter's Assembly Rooms on Cecil Road is in Queen Anne style, with tall chimneys, pointed and curved brick gables with stone copings, a combination of mullioned and sash windows which, combined with the terracotta string course and hoodmoulds, give a strong horizontal harmony (photograph 7). The United Reform group of buildings on the corner of Ashley Road and Cecil Road were built in two stages, with the original church and school on Cecil Road being late 19th century.



Photograph 6 St. Peter's Church North Facade



Photograph 7: St. Peter's Assembly Rooms

- 4.3.13 This 1899 Church originally built as a Congregational Church and school, has been altered and extended over the years but the height and fenestration belie its original use. Of red brick, with red brick and stone, it is characterised by its semi-circular arched windows and porch, and the small single-storey semi-circular extension on its west (photograph 8).



Photograph 8: First United Reform Church with Single-Storey Modern Extension in Front



Photograph 9: Trinity Hale United Reform Church

- 4.3.14 The present-day church, dating from 1910, complements the earlier building with its use of red Ruabon brick and semi-circular arches but is on a larger scale and in Romanesque style (photograph 9). Particularly the single-storey entrance has a more modern character with its lines of elongated arches and squared off tower (previously flat it was capped off with a hipped roof in 1985). The building known as Hale Conservative Club (photograph 10) is an imposing two-storey building whose central bays project forward and the roofline is animated through the decorative terracotta ridge tiles and finials, as well as the pitched roofs over the second floor windows. The eaves of red brick echo the form of the modillioned timber eaves seen elsewhere in the wider area. The sash windows are rectangular on the high ground floor but set in semi-circular arches at the first floor. The Bleeding Wolf public house replaced an earlier structure in about 1900. It has a characteristic Gothic octagonal turret and black and white timbering (photograph

11). To its southwest what was once its coach house became a garage in 1914, operating the first petrol pump in the northwest.



Photograph 10: Hale Conservative Club



Photograph 11: Bleeding Wolf with Coach House

- 4.3.15 There are many fine residential houses in the character zone, nearly all dating from the late 19th and early 20th century. Most are semi-detached but there are a sizeable number of detached homes, especially on Ashley Road and Warwick Road. The architectural style is inspired by the Arts and Crafts movement but also includes elements of the vernacular movement and some aspects of Queen Anne style. The houses of the period are characterised by a high level of architectural detail, which has generally been retained, including decorative ridge tiles, black & white Cheshire Revival gables, decorative timber porches and verandas, stained glass and prominent windows, often with decorative glass. There are examples of standard architectural designs, reflecting the tendency for developers to build a number of homes as an investment or speculative venture, rather than building projects tailored for particular clients.
- 4.3.16 The houses on Park Road are mainly two-storey, although some of the corner sites have dormers and rooms in the roof; the plots are smaller than elsewhere in the zone. 2 Park Road/279 Ashley Road is a corner site, Arts and Crafts style inspired L-shaped house with black and white timbered gables, a corner timber balcony and tall redbrick chimneys. The roof line lends interest to the house and the skyline of the area (photograph 12). In contrast 4-6 Park Road is closer to Queen Anne style, of red brick with simple sash windows. Decorative bargeboards have been retained as have the dormer windows, although 6 has retained a higher level of decorative detail on the dormer (photograph 13).



Photograph 12: 2 Park Road/279 Ashley Road



Photograph 13: 4-6 Park Road

- 4.3.17 12, 14 and 24 are all corner sites, built to the same plan, with black and white timber gables, white roughcast render at first floor level and a red brick at ground floor level (photograph 14). They have verandas on the ground floor and a two-floor 5-sided bay window on the corner elevation. In between are two pairs of more modest, identical semi-detached two-storey houses, also with rough-cast first floors, black and white timber detailing and verandas. The entrance is under an elliptical arch (photograph 15).



Photograph 14: 16 Park Road



Photograph 15: 16-22 Park Road

- 4.3.18 254-258 Ashley Road is a three-storey terrace of three houses with fine timber porches, black and white timbering on the bay windows and gables, decorative barge-boards and decorative glass in the upper portions of the windows. They also have a decorative terracotta ridge (photograph 16). These architectural details also appear in 17&19 Park Road (photograph 17).



Photograph 16: 254-256 Ashley Road



Photograph 17: Porch and Decorative Windows of 19 Park Road

- 4.3.19 273 Ashley Road is a two-storey detached house of dark brick with decorative brick detailing in yellow and red, a central timber porch and dormer window. Although broadly symmetrical in plan, the bays have different treatments. It has a high level of detail, including cast-iron railings in front of the first floor windows (photograph 18). This feature is present in timber above the bay window of 2 Bower Road (photograph 19).



Photograph 18: 273 Ashley Road with Iron Railing in front of Window



Photograph 19: Detail of Timber Railing on 2 Bower Road

- 4.3.20 218-222 Ashley Road (a detached and a pair of semi-detached houses) are rare examples of buildings in the character zone in "Bowdon brick". However for these houses it is combined with red brick detailing, hanging red tiles on the gable and some black and white timber work and is consequently markedly different from its appearance in Bowdon (photograph 20). Another variant of the black and white timber roof rooms that make a third floor so common in the zone is seen in 247-253 Ashley Road, two pairs of semi-detached houses with jettied third floors. The use of pantiles when re-roofing does detract from the original character of the houses (photograph 21).



Photograph 20: 222 Ashley Road



Photograph 21: 251 & 253 Ashley Road with Jettied Gable and Pantile Roof

- 4.3.21 Warwick Drive was developed a few years later than the other roads and here it is very apparent that the houses were part of a larger development. On the northwest side of the road are four pairs of identical large semi-detached houses (5-19) while 21 is in similar style but is detached. These are very similar to some of the houses on Park Road. On the south side of the road is a line of four identical detached houses, 4-10 Warwick Drive (photograph 23).
- 4.3.22 Gilbert Road is proposed as an extension to the CA and is lined with pairs of semi-detached houses, principally in an Arts and Crafts style, which date from between 1911 and 1936 (photograph 22). They feature red brick ground floors, with white painted rendered first floors and gables with black and white timber detailing. The ground floors feature verandas with tiled roofs. Fenestration varies, with many examples of UPVC replacement windows, often with diamond pattern leaded lights to the upper panes. There are small front gardens to each property, with a driveway. Most of the original low sandstone walls and gateposts have survived, though there are some examples of driveways being widened, with or without the loss of the original gateposts. The density pattern of building plots is greater than the rest of this Character Zone and properties are somewhat smaller.



Photograph 22: Gilbert Road



Photograph 23: 6 Warwick Drive

- 4.3.23 Piccolinos and Tesco are the only commercial properties in the character zone. Therefore they are proposed to be excluded from this Conservation Area and included in the extension to Hale Station Conservation Area.

Public Realm

- 4.3.24 The roads are generally wide, surfaced in tarmac, with concrete curbs. Only on the edge of this character zone on Avon Road was there evidence of the wide old stone curbstones (photograph 24). These are still occasionally found marking the drives and paths of the property boundaries. Pavements are a mixture of tarmac (Warwick Drive, Warwick Road) and flagstones, often patched and cracked (Ashley Road). Ashley Road has double yellow lines on both sides and white central lines. There are also round black metal bollards on Ashley Road on the corner of Murieston Road; those on Ashley Road also carry a red stripe (photograph 25).



Photograph 24 Stone Curbstones (Avon Road)



Photograph 25: Bollards, Cracked Flagstones and Yellow Lines (Ashley Road)

- 4.3.25 The road layout is characterised by very wide junctions (the pavement at the junction of Warwick Road and Warwick Drive has been widened but the form of the earlier junction is still visible (photograph 26). The corners of Ashley Road with Murieston and Harrop Roads have the feeling of open public spaces and the latter is marked by an island, edged with wide stone curb stones, with a bench, rubbish bin and street lamp, doubling as a bus stop (photograph 27).



Photograph 26: Junction of Warwick Road and Warwick Drive, showing line of Former Curb



Photograph 27: Wide Junction with Island, Ashley Road and Harrop Road

4.3.26 Streetlamps also vary in style and frequency. On Ashley Road, Warwick Road and Park Road they are tall, black metal lamps while on Warwick Drive they are smaller concrete posts (photograph 28). Adjacent to St. Peter's Church there is one original cast iron lamp post with a large glass lamp (photograph 29). There are no grass verges but Warwick Drive and Warwick Road have tree pits and occasional trees in the pavements; many have been planted quite recently and still have protective fencing; others are more mature. There is a recently planted tree in a pit on the corner of Ashley and Murieston Roads.



Photograph 28: Lamp and Trees on Warwick Drive



Photograph 29: Original Lamp outside St. Peter's

Local Details

4.3.27 The characteristic boundary treatment is a local feature: low walls of large roughly dressed stone blocks, with either a hedge or shrubs above to no more than eye level. The

variety of hedge is considerable; these contribute to the green character of the zone. Where these hedges are not properly pruned or have been planted too close to the wall, it can lead to the roots pushing the low retaining walls outwards (photograph 30). The use of wide stones to line both the curbs and the property boundary on paths and drives has also been referred to. The openings are both for a single gate and for driveways. These were traditionally marked by stone gateposts on the boundary line (photograph 31). With regards to the houses, the high level of decorative brickwork is a characteristic of the local area (and of the period when much of the area was developed), as is the widespread use of black and white timbering, especially on the upper floor/gables. The number, quality and variety of the trees, including their size and maturity, are both an aesthetic feature and a demonstration of the interest in botany and plant collecting of the early developers and owners; it also contributes to the prevalence of birdsong and wildlife.



Photograph 30: Low Wall pushed out by Overgrown Hedge



Photograph 31: Original Gate and Stone Gateposts, 1 Park Road

Uses/Formers Uses

- 4.3.28 Even in 1875 the only buildings recorded are The Bleeding Wolf and Oldfield. The area is divided into fields and the only roads are Ashley Road and Park Road (known as Dob Lane), supplemented by footpaths. By 1897 St. Peter's Church had been built and houses developed down most of Ashley Road and the north side of Park Road; Warwick Road and Drive had also been laid out and development had commenced on the former. By 1910 the shape of the area was very much as it is today. Some of the public buildings have undergone several changes of use. The building known as Hale Conservative Club was built as an orphanage but was used for social events from the early 20th century, becoming Hale Conservative in 1925. Since 2008 it has been used as offices but is partly vacant. The United Reform Church built in 1899 and associated school were turned into a larger school and hall after the new church was built and then became a hospital during the First World War. The building now includes an extension to the north which houses a nursery school and the network of rooms are used by both the church and many other local groups. St. Peter's Assembly Rooms has been used as a school and, during the First World War, provided further ward space for the hospital. It reverted to being a school but now provides well-used public rooms (a large and a small hall), including an extension.

- 4.3.29 In the northern section of Ashley Road former houses have been converted to other uses e.g. Richmond House (222) is a nursery school and 220 as a florist. St. Peter's House was a former home purchased by the church in the 1960s to accommodate church activities and provide a flat for the curate – it has been extended to the northeast. The two original buildings north of this on Ashley Road, which were houses later converted to retail use, including a gentleman's outfitters, have been demolished and replaced by an apartment block and a small supermarket with offices above. The Bleeding Wolf Public House closed in 2002 and has been redeveloped for housing, including the construction of three additional blocks on its car park. The former coach house which had been converted into a garage in 1914 (Hale Motor Company) has also been converted into housing in the same redevelopment (photograph 33). Elsewhere the residential houses are still used as homes – with only a few being subdivided into flats, e.g. 258 Ashley Road. 27 Warwick Road is a Broussa nursery school. Named after a village in Turkey, the original school was founded by Emily Petremont on the site of Hale Prep school. She then moved it to 199 Ashley Road until 1931 when this was converted for retail use.



Photograph 32: Former Premises of Hale Motor Company

Open Space, Parks and Gardens and Trees

- 4.3.30 The majority of the character zone is comprised of roads lined with houses so that there is little open space within the character zone and no parks. The most important area is around St. Peter's Church. The low boundary walls and numerous paths into and around the grassy area make the area very permeable and accessible. The grounds are exceptionally well-maintained, with attractive planted areas on the boundaries and around the church containing a wide variety of mature shrubs and trees (photographs 34 and 35).



Photograph 33: Open Space between St. Peter's Church and House



Photograph 34: Planting around St. Peter's Church

- 4.3.31 Additionally there is a similar, smaller grassy area around Trinity Hale Church on Ashley Road, which also has mature trees (photograph 36). In contrast the area around St. Peter's Assembly Rooms and the Conservative Club is hard landscaped with no softening elements (photograph 37).



Photograph 35: Open Space around Trinity Hale Church



Photograph 36: Open Space adjacent to St. Peter's Assembly Rooms.

- 4.3.32 The northern part of Ashley Road has wider pavements, contributing to the sense of open space. Here, as with the area outside the character zone, there is an effort to enhance the street life and mimic the boundary walls common elsewhere in the zone (photograph 38). Some of the roads do have trees planted along them but the chief contribution to the green character of the area comes from the private gardens (photograph 39). Most houses have both a smaller front garden, very visible from the street, and a more private, larger back garden.



Photograph 37: Wide Pavement of Ashley Road,



Photograph 38: Front Garden of Silverdale, Ashley Road

- 4.3.33 Almost the only exceptions to this are in the rare examples of modern housing, e.g. 22 Warwick Road and 238-244 Ashley Road where there is little or no visibility into the garden (high leylandii hedge to side – photograph 40) and, in the case of the former, the house is set at the rear of the plot. The gardens are characterised by the variety and large number of mature trees and shrubs (photograph 41), which provide both colour and an important habitat for birds and wildlife.



Photograph 39: Tall hedge of 238-244 Ashley Road



Photograph 40: Mature Trees in an Ashley Road Garden

Key Views and Vistas

- 4.3.34 The topography of this character zone is flat, which does not lend itself to panoramic views. There are attractive views along some of the roads; Warwick Road (photograph 42), Ashley Road and Warwick Drive, especially in the spring and summer months when the trees are in leaf and in blossom. The most important vista is from Ashley Road looking at St. Peter's Church (photograph 43), with its characteristic octagonal tower. A secondary view is from Park Road towards the Bleeding Wolf building. There is also an interesting view looking out of the Conservation Area, northwest up Ashley Road towards Hale Station.



Photograph 41: View along Warwick Road



Photograph 42: View of St. Peter's along Ashley Road

Development Opportunities

- 4.3.35 There are no vacant sites or buildings in poor repair. On the contrary it is a desirable residential area and a not inconsiderable number of houses were undergoing work, indicating the efforts homeowners make to maintain their properties. Hale Conservative Club, currently used as offices, does have vacant space (advertised on boards) and it also has a very large car park, relating to its former use as a venue for social events. This constitutes a potential limited development opportunity (photograph 45). St. Peter's Assembly Rooms are also surrounded by car parking but this is a heavily used amenity and the car parking is also used by those attending the church opposite.



Photograph 43: 277 Ashley Road



Photograph 44: Car Park, Hale Conservative Club

Character Zone B: Park Road and Harrop Road

- 4.3.36 The northern most boundary of this character zone extends from east to west to the north of one property boundary along the north side of Harrop and Planetree Road. The boundary then extends to the north east to include numbers 77-197 and 224-212 Hale Road. The boundary runs to the south west to the rear of the properties along Planetree

Road before carrying on to the south to incorporate the properties along Park Lane and Park Hill. The boundary to the character zone is proposed to extend further east to include Hill Top Drive and the remainder of the properties on both sides Park Road until it meets Hale Road. This area was formally in Zone C. The boundary then returns westwards, excluding the properties along Hargate Drive. It extends to the south to include the properties along Alan Drive, Howard Drive, up to 31 Arthog Road, and The Avenue. The boundary then returns to the east and extends northwards to include some of the properties along Park Road and Woodhead Drive, Park Drive and The Avenue in their entirety. A proposed extension to the north of the zone includes the properties along Ollerbarrow Road from number 40-29 to the south, to 1-2 at the northern end. This proposed extension also incorporates the properties along Queens Road up to and including Stamford Park Junior School, numbers 1-7 Claremont Grove and 129-135 Hale Road. The proposed extension to the south includes numbers 1-9 and 4-12 Bower Road, west along Arthog Road where it meets Arthog Drive on the south side of the Road and to the north where it meets Park Road. Another small extension to the north incorporates 197-221 Hale Road.

Qualities of the Buildings

- 4.3.37 There are 17 listings within this character zone, all of which are residential in nature (for full listing descriptions see Appendix 1). Along Park Road numbers 115-119 were designed by the renowned architect Edgar Wood and built as part of the Richardson Estate. To the north side of Hale Road there are six listed properties (numbers 223-233), all built by John N. Cocker, in the style of Edgar Wood. The Old Farm on Hilltop Drive is Grade II listed and dates to 1698, although there were later extensions added in the 18th and 19th centuries.
- 4.3.38 The houses on the north end of Park Road are a collection of listed buildings and positive contributors, several of which are designed by Edgar Wood. The former Character Zone C contained other properties on Park Road built by Edgar Wood and others in the style of Wood's houses on Hale Road. Both Character Zones contain large Edwardian properties of a similar character. However, the historical link to Wood and the physical location of the houses on Park Road, which is otherwise all in Character Zone B, makes it appropriate to move this section of Park Road C into B.
- 4.3.39 The Shiel, number 121 Park Road is listed and was designed by Edgar Wood and was erected in 1906. Along Planetree Road there are two further Edgar Wood Properties that were both built as part of the Richardson Estate. The Garth (number 27) and The Homestead (number 20) (photograph 48 and 49).
- 4.3.40 Along Hale Road there are further properties designed by Edgar Wood, built as part of the Richardson Estate. Greystoke is situated on the south side of Hale Road.
- 4.3.41 To the south side of Hale Road Royd House, number 224, is grade I listed (photograph 47). The house is of brick, with a flat roof, curved facade and bands of chevron motif that add a decorative element to the front elevation. This property is thought to be especially

significant as it represents the development of Wood's style and design elements that were ahead of their time.



Photograph 45: Broadoaks, 117 Park Road



Photograph 46: Royd House, Park Road



Photograph 47: The Garth



Photograph 48 : Homestead

- 4.3.42 All of the properties within this character zone are residential. The scale and massing of the buildings varies throughout the zone. There are a combination of two storey detached and semi-detached properties, some with attics; very few rise to three storeys. Some of the Victorian, Edwardian and 20th – 21st century properties are of a grand scale. The plot sizes throughout the area also vary, but only slightly. Along Harrop Road, Planetree Road, the east side of Park Drive, the south side of Park Avenue and the north side of Park Road plots are more square than rectangular and are slightly larger than others within the character zone. Within these areas some of the buildings are set off centre to the rear of the plot and others are set to the front of the plot in a central position. This combination of building locations creates a spacious, rural character within the zone and the streets do not appear to be over developed (photograph 50). The rest of the plots within the character zone are rectangular in shape, and of a much denser grain. Good examples of this grain of development can be seen along Ollerbarrow Road and Queens Road (photograph 51). Buildings are also generally sited closer to the street line, along Murieston Road and the west and north sides of Park Hill for example. The

variations in plot size do not have a significant impact on the character of the zone, as the majority of properties are screened by boundary treatments, often involving planting such as hedgerows or mature trees. This gives most areas a unified rural character. The exception to this are the streets that are closer to Hale Village, such as Murieston Road, the north end of Bower Road and the west end of Harrop Road (photograph 53). In these areas boundary treatments are more varied, often lower and properties are clearly visible from the street, creating a more suburban street scene.



Photograph 49: Park Road



Photograph 50: Ollerbarrow Road

- 4.3.43 The proposed extension along Arthog Road is from the end of the existing boundary, westwards to the junction with Arthog Drive. The housing on this section of the street varies in design, date and quality. Mostly the properties are detached or semi-detached houses (photograph 52). The houses feature red brick, painted and unpainted render, slate roofs, verandas, gables and black and white timber detailing. The street is relatively wide and many of the properties retain low sandstone walls and gateposts, with hedges behind and plenty of greenery to the front gardens



Photograph 51: Edwardian dwellings on Arthog Road



Photograph 52: Properties on Bower Road sited close to the Street Line

Building Materials

- 4.3.44 The dominant building materials in this zone are brick (predominantly red and brown) in a variety of bonds including Flemish and English Garden bond. Sandstone is also used throughout the area, predominantly for decorative detailing, with the exception of number 13 Planetree Road, which is either entirely faced or constructed in sandstone (photograph 54). Roofs are a combination of stone slate and tile. There are also numerous examples of black and white timber detailing. Some Arts and Crafts properties have areas of timber cladding to the facade or areas of hung tile. Many buildings, both historic and modern are partially or fully rendered both in traditional render and inappropriate modern render. There are examples of timber window casements and replacement UPVC units, to One Oak Harrop Road, Linden Lea Planetree Road, 212 and 197 Hale Road for example (photograph 55).



Photograph 53: 13 Planetree Road



Photograph 54: UPVC Windows, Linden Lea, Planetree Road

Dominant Architectural Styles

- 4.3.45 There is not one dominant architectural style within this character zone, rather it successfully combines a cross-section of styles, reflecting the different ages of the buildings. The Victorian and Edwardian properties are of two storeys, many with attics. Many are of a grand scale with mature planting to the front of the plot. There are examples of Victorian and Edwardian Tudor Revival properties with areas of black and white timber detailing to upper floors, decorative ridge tiles, finials and decorative chimney stacks. These feature heavily along certain streets such as Harrop Road, Belmont Road, Leicester Road and Prescott Road, creating small pockets of unified historic character. The windows in these properties vary; there are examples of timber casements with leaded lights, timber casements with stained glass and various bay windows. Doors to properties are a mixture of original timber designs and modern replacements. Along Ollerbarrow Road there are numerous semi-detached properties dating to the Edwardian Period, on a slightly smaller scale but with a high level of architectural detail such as ornate stained glass and decorative timber work to porches.

- 4.3.46 There are many examples of Arts and Crafts properties throughout the Conservation Area that retain a variety of architectural detail. There are examples of brick properties that are half rendered with black and white timber detailing such as 13-15 Harrop Road, number 2 Planetree Road, The Coppice on Harrop Road and 4-6 Bower Road. There are also fully rendered properties, painted white with black timber window casements and door surrounds such as South Croft on Hale Road. The roof structures display multiple gables interrupting roof lines and low pitched roofs. The window styles are varied including timber casement windows with leaded lights, timber sashes, timber bay windows (one and two storey) and oriel windows. Further arts and crafts properties are of brick, asymmetrical in design with areas of timber cladding and low pitched roofs, 10 Planetree Road and 222 Hale Road for example. Some have areas of decorative hung tile to the facade, such as Wood Hill on Harrop Road (photograph 55).
- 4.3.47 There are some examples of unique properties within this character zone, Camelot on Leicester Road for example, is of brick with render, areas of black timber detailing and decorative plaster work to the upper floor (photograph 56). Throughout the character zone and particularly along Murieston Road there are numerous interwar properties. These are often of brick, with projecting bays with gables, asymmetrical roof lines and cambered brick arches to window and door openings (photograph 57). Some are still influenced by the Tudor revival style so popular in the late 19th century, such as number 9 Murieston Road (photograph 58). There are also examples of bungalows dating to this period along Hale Road.



Photograph 55: Wood Hill, Harrop Road



Photograph 56: Camelot, Leicester Road



4.3.48 The mid 20th to early 21st century properties within the Conservation Area vary in scale, massing and design. There are examples of large modern residences set in substantial grounds to the rears of plots, shielded by high boundary treatments, and more modest properties set within smaller plots. There are also some modern bungalows within the character zone but these are very few. They are interspersed with the historic properties throughout the zone. There are also areas of more concentrated modern development along Park Drive and Park Avenue. There are 20th - 21st century apartment blocks within this character zone. On the corner of Leicester and Harrop Road is Beaulieu, a modern three storey brick apartment block with flat roof and small balconies to each residence. 19 and 22 Harrop Road are also modern apartment blocks. In some cases where infill development has occurred the scale and massing of new development changes the character of the street and overcrowds a substantial plot, as with Sleepy Hollow, which was built on the same plot as 111 Park Road. (photograph 59)



4.3.49 The recent developments display a combination of architectural styles that reflect Gothic, Tudor, Arts and Craft, Moderne and Classical architecture. Good examples of properties that have been designed with elements of Arts and Crafts Architecture include Peel House, 16 and 17 Planetree Road (photographs 60 and 61) and 220 Hale Road. These properties have elements of black and white timber detailing, multiple gables

interrupting rooflines, projecting bays and low pitched roofs. Altenbrook a modern apartment building on Harrop Road and Lismoor on Leicester Road also have elements of timber detailing to the facades (photograph 62). Classically inspired properties such as 13 Riddings Road and number 1 Park Avenue have porches supported by pilasters, semi-circular windows and are fully rendered and painted white or cream (photograph 63).



Photograph 60: Peel House, Planetree Road



Photograph 61: 16 Planetree Road



Photograph 62: Altenbrook, Harrop Road



Photograph 63: 1 Park Avenue

Public Realm

- 4.3.50 The pavements in the character zone are mainly of tarmac, some with areas of grass verge bordering the road, along Park Road for example. The roads are of tarmac, kerb stones are a combination of stone or concrete. Along Hargate Drive, Belmont Road and Prescott Road there are three/four courses of cobbles lining the road on either side, next to the pavement, (photograph 64). Some drives to properties are also cobbled and extend into the street, as with number 10 and The Wood on Park Drive.
- 4.3.51 There is a passageway at the corner of Arthog Road and Howard Drive extending to the north, giving access to Woodhead Road (photograph 65). It is a dirt track with areas of gravel, lined with a low stone wall with timber panelled fencing above. This is an historic passageway visible on maps dating to the 19th century.

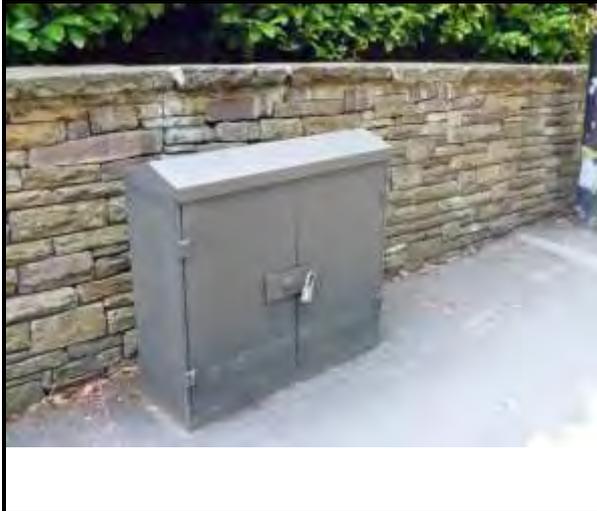


Photograph 64: Cobbles Lining Belmont Road



Photograph 65: Passageway from Arthog Road to Woodhead Road

- 4.3.52 There is very little street furniture within this character zone. The streetlamps are varied in style. There are examples of modern metal lampposts that have been painted black and concrete lampposts. There are very few examples of signage; traffic management signage and street signage are of a modern design. Other elements of street furniture include the services cabinets on Hale Road and Bower Road and the electricity substation on Murieston Road (photograph 66). The services cabinets are of a modern design, in grey metal.
- 4.3.53 There is a wide variety of boundary treatments throughout this character zone of the Conservation Area. These include stone walls, of 4-5 courses, with planting, railings or timber fencing and planting, low brick walls with metal railings and hedgerows, historic and modern brick walls with decorative brickwork, modern timber fences with high timber gates, railings that have been painted black with large (sometimes ornate) matching gates and modern and historic plain brick walls with plain brick piers (photographs 67-68). There are many examples of historic gate piers, most commonly of stone. In many cases these have been retained even when the historic property has been demolished and replaced. There are also examples of historic properties with modern gate piers and gates, which are not always of an appropriate style or materials (photograph 69).



Photograph 66: Services Cabinet on Hale Road



Photograph 67: Low Stone Walls with Planting Above, Park Road



Photograph 68: Historic Brick Wall and Gate Pier, Park Road



Photograph 69: Timber Fencing on Planetree Road

Local Details

- 4.3.54 Details such as the use of black and white timber detailing, polychromatic brick work, roof lines interrupted by multiple gables, arched stone and cambered brick openings to windows and doors, semi-circular arches to windows in contrasting brick, stone mullion windows, bow windows, leaded or stained glass window lights, terracotta ridge tiles, finials and decorative chimney stacks are used throughout the Conservation Area and the wider areas of Hale and Altrincham. The mature gardens to the fronts of the properties, stone gate posts and the stone walls with planting above boundary treatments are also characteristics of the wider area.

Uses/Formal Uses

- 4.3.55 The character zone was formerly largely an area of undeveloped agricultural land with dispersed settlement. It developed as a residential settlement in the late 19th century and has remained as such. There are currently no shops within the character zone, and

the only non-residential properties are the Tennis club on Park Avenue, an Iron Mongers and Stamford Park School on Queens Road (within the proposed extension). Stamford Park School was officially opened in 1906, is a red brick structure with terracotta detailing and timber framed sash windows.

Open Space, Parks and Gardens and Trees

- 4.3.56 There are no formal parks or gardens within the character zone. The only area of open space is the Hale Tennis club on Park Avenue. Some of the pavements such as Harrop Road are planted with mature trees and small flower beds. These factors enhance the semi-rural nature of the character zone. There is also a playground surrounding the Stamford Park School on Queens Road, but this is not considered as a public space (photograph 70 and 71).



Key Views and Vistas

- 4.3.57 There are attractive linear views in both directions along Park Road, the northern section of Park Drive and along Harrop Road (photograph 72 and 73). Due to the high boundary treatments and mature planting to the fronts of properties very few structures can be seen from the street line. The mature planting does create an attractive street scene, semi-rural in nature. There are also attractive linear views along Murieston Road in both directions and along the southern section of Belmont Road. In these areas there is more variety in the height of the property boundaries, allowing views of the properties from the street line. In both directions along Ollerbarrow Road there are key views that incorporate the properties along the street line (photograph 74).
- 4.3.58 There are also attractive views in both directions along Queens Road and Claremont Grove and there is a vista from the corner of the grounds of Stamford Park School incorporating the Edwardian school building and its grounds. There is an attractive vista from the corner

of Bower Road facing north west, which encompasses St Peters Church and the surrounding historic buildings (photograph 75).



Photograph 72: View Along Park Road



Photograph 73: Harrop Road



Photograph 74: Ollerbarrow Road



Photograph 75: View Towards St Peters Church

Development Opportunities

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

Character Zone C: Hilltop and Bollinway

- 4.3.60 The northern boundary of this character zone runs along the northside of Hale Road, incorporating numbers 245 to Halecroft Park and then runs south to the two properties at the top of Hill Top, Northlands and Northleigh. It then turns southwards and runs along the back of the property boundaries to the east side of Hilltop. The boundary then incorporates the properties along the eastern section of Bankhall Lane, Hawley Lane to Hawley Lodge on Hawley Drive and then south along Barrow Lane across to the southern section of Bollin Way, including Greythwaite to the east and The Priory to the south.

These southernmost properties are in the Green Belt. The boundary returns northwards along Rappax Road, including the properties along the eastern side up to but not including Halliwell House . It then crosses Bankhall Lane to include the properties on the northern side of the road to No 59, from number 69 Dane House to the line of Hargate Drive. The boundary includes the properties to the northern side of Hargate Drive, the rest being included in character zone B. Hilltop is included in its entirety.

Qualities of the Buildings



Photograph 76: Barrow Cottage

- 4.3.61 There are two listed building within this character zone of the Conservation Area, Barrow Cottage (grade II listed) is thought to be a former farm house, situated on the corner of Bollin Way and Hawley Lane. It is a 17th century timber framed house with brick nogging and a gabled brick cross wing (photograph 76). Halecroft (grade II* listed), number 253 Hale Road, was formerly a house, now offices. Designed by Edgar Wood and erected in 1890, this building is an excellent example of his earlier work stylistically stands apart from his later works, being of the vernacular Arts and Crafts style.
- 4.3.62 All of the properties within this character zone are residential apart from Halecroft House, the scale and massing of the buildings varies throughout the character zone. There are a combination of single storey, two storey detached and semi-detached properties, some with attics. Very few properties rise to three storeys. Some of the Victorian, Edwardian and 20th – 21st century properties are of a very grand scale.
- 4.3.63 The plot sizes throughout the area also vary and there are examples of irregularly shaped plots, where modern infill development has taken place. The size and shape of plots vary along each street, with a variety of shapes, sizes and building orientations. Within this character zone some of the properties are set off centre to the rears of the plot and others are set to the front of the plot in a central position. This combination of building locations creates a spacious, rural character within the zone, the streets do not appear

to be over developed, even though the grain of development is quite dense and plots have been divided to allow for modern infill development. These plots occur predominately in the areas proposed for deletion from the conservation area namely Broadway and Broad Lane. To the north side of Hawley Lane, at the eastern end, the plots are uniformly rectangular. Within these rectangular plots the properties are all set almost centrally within the plot and in line with each other. The variations in plot size do not have a negative impact on the character of the zone, as the majority of properties are screened by boundary treatments. However it does affect the historic integrity of the area though, as it diminishes the size of historic plots and boundaries. The boundary treatments give most areas a unified rural character. However on Broad Lane there have been a number of prominent replacements or additions of houses in the late 20th and early 21st centuries which has eroded its character through the removal of boundary planting and an inconsistency of boundary walls, gateposts and gates, with replacement ornate railings and red brick walls out of character with the Conservation Area. Several houses are very prominent in the street scene due to the removal of boundary planting and fences. On Ashmeade, the modern development off Broad Lane, houses are set in smaller plots, and lower boundary treatments render them clearly visible from the street This creates a more suburban street scene and different character. Therefore these areas are proposed for deletion from the boundary.

- 4.3.64 Properties on Bankhall Lane (eastern section to Arthog Road) consist of a number of Edwardian properties with only a low proportion of late 20th century buildings. At the eastern end are two properties which pre-date the 1835 Tithe Map which are of good quality and are key features on the junction between Bankhall Lane, Broad Lane and Bollinway. There is a good level of survival of stone boundary walls and mature planting.
- 4.3.65 However on the south side of Bankhall Lane (western section) properties on this section of the road are of lower quality and from a later date, however they still continue the character of the Conservation Area.
- 4.3.66 Traditionally the properties had low walls of stone or brick, surmounted by hedges of holly or other shrubs. There are still examples of this form of boundary treatment and it contributes to the semi-rural character of the area. Most openings are framed by substantial gateposts, which are generally set flush with the line of the wall. In some cases the posts have been retained but the entrance set back. Many boundary treatments and gateposts are now of a modern design, in brick or rendered concrete. These are not always of an appropriate design for the Conservation Area. Some examples of original stone gateposts do still remain. With the need to accommodate cars, many openings have been widened – where this is not excessive and the gateposts are retained and 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. Along the majority of the roads there is evidence of the desire for privacy with a number of properties having high boundary treatments with high timber gates, usually of brick or timber fencing.

Building Materials

- 4.3.67 The dominant building material in this zone is brick (mainly red and brown) in a variety of bonds, including Flemish and English Garden bond. Sandstone is also used throughout

the area, predominantly for decorative detailing, such as coping stones, plinths, hood moulds, string courses and window and door surrounds. Roofs are a combination of stone slate and tile, many with decorative terracotta ridge tiles and finials. There are also numerous examples of black and white timber detailing. Many buildings, both historic and modern are partially or fully rendered (photograph 77 and 78). There are examples of timber window casements and replacement UPVC units.



Photograph 77: Red Brick with Black and White Timber Detailing



Photograph 78: Rendered Property

Dominant Architectural Styles

- 4.3.68 There are a variety of architectural styles within this character zone, reflecting the different ages of the buildings and the development of the area.
- 4.3.69 There are very few Victorian properties within this character zone. The Priory on Rappax Road (formerly a house called The Grange) dates to between 1835 and 1881. It has retained architectural detail such as polychromatic brick decoration and cambered brick arches to the windows. There are some examples of Victorian and Edwardian properties with areas of black and white timber detailing to upper floors, decorative ridge tiles, finials and decorative chimney stacks such as Ingleside on Alan Drive.
- 4.3.70 There are many examples of Arts and Crafts properties throughout the Conservation Area that range from the late 19th century to the early 20th century. Many retain a variety of architectural details and a high level of historic character. There are examples of brick properties that are half rendered with black timber detailing. There are also fully rendered properties, painted white with black timber window casements and door surrounds. Fairways on North Road is a good example of an Arts and Crafts half-timbered house (photographs 79). The Lodge on Barrow Lane and 91 Bankhall Lane are good examples of fully rendered arts and crafts properties with black detailing (photographs 80 and 81). The roof structures display multiple gables interrupting roof lines and low pitched roofs. The window styles are varied including timber casement windows with leaded lights, timber sashes, timber bay windows and oriel windows. There are also examples of original stained glass throughout the character zone (91 Bankhall Lane).



Photograph 79: Fairways, North Road



Photograph 80: The Lodge, Barrow Lane



Photograph 81: 91 Bankhall Lane

- 4.3.71 Modern designs inspired by classical architecture can also be found throughout the character zone. Brackenhurst, on Rappax Road is an excellent example of one such property (photograph 82). It is symmetrical in design with sash windows, a central pediment with semi-circular arched window and a porch supported by pilasters. Further examples of classically inspired modern design include numbers 4 and 6 Hilltop, and North House on North Road (photographs 83 and 84).



Photograph 82: Brackenhurst, Rappax Road



Photograph 83: Number 6 Hilltop



Photograph 84 : North House, North Road

- 4.3.72 Arts and Crafts inspired properties throughout the character zone include Kimberley on Bollinway and Highgates on Rappax Road. They have areas of timber detailing, multiple pitched roofs presenting gables, some with timber cladding or tiles to the gable ends
- 4.3.73 There are some examples of mid to late 20th century single storey structures. These include Aisling, Fox Hollow and Whiteoaks on Bollinway and Newtonhurst on Hilltop (photograph 85 and 86). There are also 20th- 21st century apartment blocks such as Northlands on Hilltop and Ruskin Lodge.



Photograph 85: Fox Hollow, Bollinway



Photograph 86: Newtonhurst Hilltop

Public Realm

- 4.3.74 Roads and pavements are tarmac, with stone kerbs. There are some examples of roads lined with three to four courses of cobbles, such as along Rappax Road. The condition of the roads varies, with some in poor condition, for example along Hilltop and Hargate Drive. The pavements vary in width – this is particularly noticeable on Bollinway, where the pavement disappears entirely. There are some areas of grass verge or occasionally planting to the fronts of properties along Bollinway. There are no pavements along Barrow Lane; instead the road is lined with grass verges.
- 4.3.75 There is considerable variety of hard standing within garden boundaries – some are laid with setts, stone flags or gravel and pebbles. There are a number of pedestrian paths

connecting some of the roads, such as that connecting Bollinway and Barrow Lane. Often the fencing of gardens bordering these paths is of a poorer quality than on the front boundaries. This creates rather shabby boundaries to these pathways.

- 4.3.76 The street signs and traffic signage within the character zone are modern in design. The yellow lines along Rappax Road are faded in many areas and in generally poor condition. The road markings to the north end of Hilltop are too thick and have been smudged quite badly, giving the area an untidy appearance. Given that there are almost no commercial businesses within the area, there is little in the way of signage. The Priory has a modest sign to the front of their grounds, in a green and white design (photograph 87). Inevitably some of the houses have For Sale signs. The street lights are varied, with a combination of concrete lampposts and black metal lampposts throughout the character zone.



Photograph 87: Priory Sign

Local Details

- 4.3.77 The use of black and white timber detailing to the upper floors of Arts and Crafts properties, black timber detailing to windows and doors are characteristic local details, repeated throughout the character zone, the conservation area and the wider area of Cheshire. Rooflines interrupted by multiple gables are another local characteristic, as is the use of leaded lights and stained glass. White and cream render is also found throughout the character zone, both to historic and modern properties. There are examples of hanging tiles and areas of timber boarding, which are repeated throughout the character zone (photograph 88). Planting to the fronts of properties and high boundary treatment restricting views of properties is another characteristic local detail that has a significant effect on the street scene, creating a private and semi-rural character.



Photograph 88: Timber Boarding Barrow Lane

Uses/Former Uses

4.3.78 The area was developed for residential purposes and there are still today few exceptions to this usage. There is the Priory Hospital which is situated in a former house. The Old Barn 93 Bankhall Lane was formerly an agricultural building that has since been renovated for residential use. Number 253 Hale Road was formerly a residential property that has been converted for office use. There have been extensions to the side and rear of this building in the 20th century.

Open Space, Parks and Gardens and Trees

4.3.79 The largest open space in this character zone is Halecroft Park, which is situated to the east of 253 Hale Road. Only part of the park is included within the boundaries of the Conservation Area. This park includes a small playground area, concrete tennis court and open fields (one with goal posts) all encircled by a tarmac path (photograph 96). There is a 20th-21st century toilet block in the grounds of the park, next to the tennis court.

1.



Photograph 89: Halecroft Park

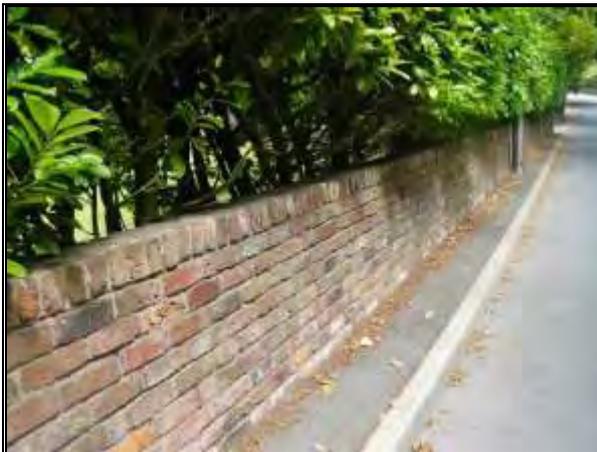


Photograph 90: Trees Lining Broadway

4.3.80 There is a small open space to the front of the Priory, at the corner of Rappax Road. Hargate Drive is lined with trees (photograph 89). The area is characterised by well-stocked and planted gardens with a wide range of mature shrubs and trees. As there are also 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.



Photograph 91: Trees on Hargate Drive



Photograph 92: Modern Brick Wall, Bankhall Lane



Photograph 93: Modern Brick Pier

Key Views and Vistas

4.3.81 The topography allows for some fine vistas and views. The gentle downwards slope of Rappax Road towards the River Bollin affords a fine view southwards along the road out onto the golf course (photograph 92). From the corner of Rappax Road, is a vista across the golf course and the green open space to the front of the Priory (photograph 93). There are attractive linear views in both directions along Hargate Drive and Hilltop.



Photograph 94: View along Rappax Road

Photograph 95: Views out of the Conservation Area Across the Golf Course

Development Opportunities

- 4.3.82 On Hilltop there is a vacant property, Oakbank. This is an attractive, large Arts and Crafts property that has retained much of its integrity. The plot on the corner of Bankhall Lane and Arthog Road is currently partially vacant, with one new development already in situ and another underway. Issues raised by local residents regarding this property included the removal of mature trees to the front of the plot.

Landmarks

- 4.3.83 Within South Hale Conservation Area there are a few buildings which, within their spatial context, serve as landmarks. These include:
- 94-96 Park Road
 - St Peter's Church
 - The former Bleeding Wolf Public House

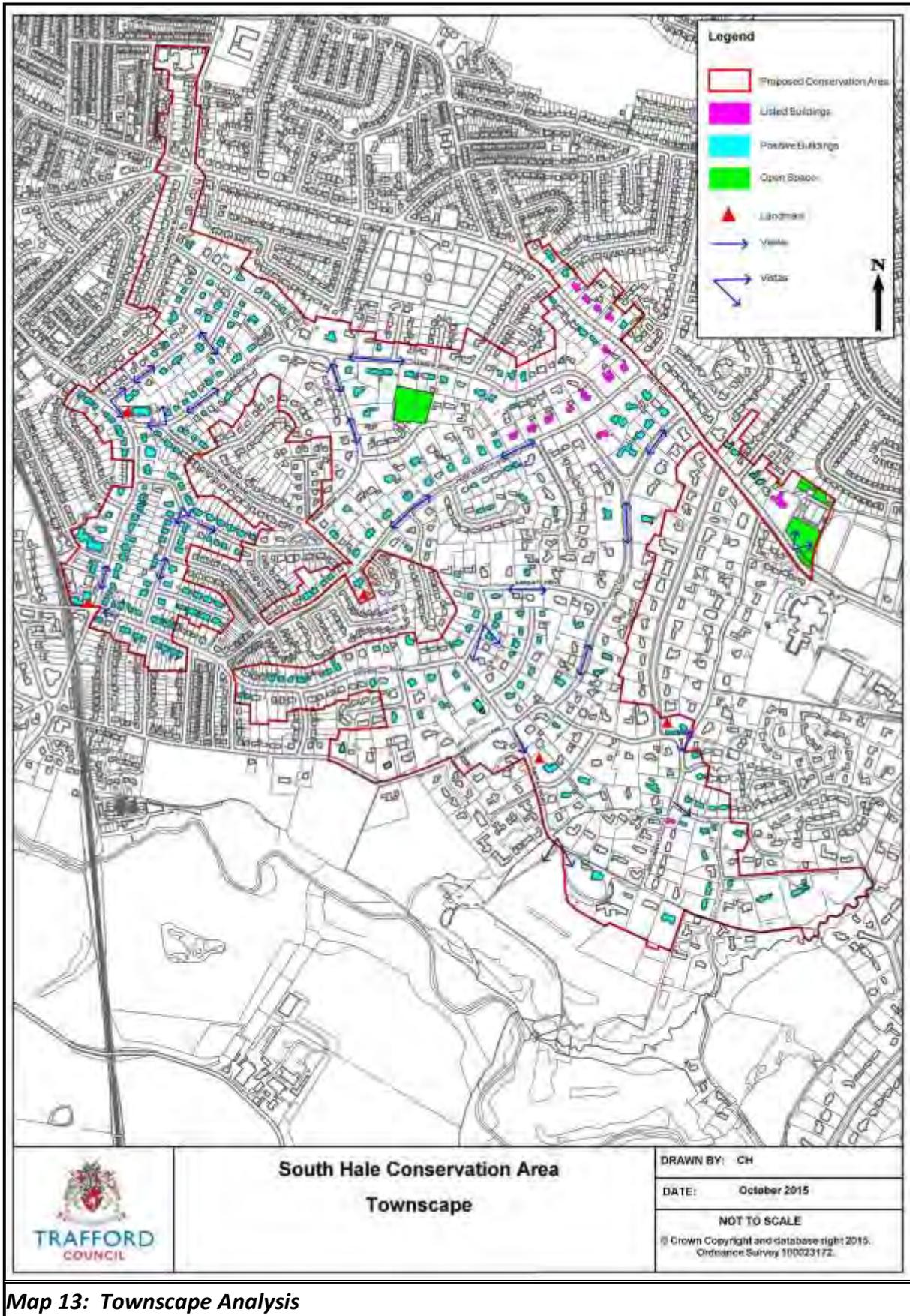
5 Audit of Heritage Assets

5.1 Introduction

- 5.1.1 A basic audit has been undertaken of heritage assets within the Conservation Area. These include Listed Buildings, Archaeological Sites and Monuments and Positive Contributors. These assets have been logged in tables and described. The standing properties have in most cases been assessed from the street scene to determine their current condition. Please note that the heritage asset description is principally to aid identification and is not intended to provide a comprehensive or exclusive record of all the features of significance. The amount of information varies greatly and absence of any feature external or internal does not, therefore, indicate that it is not of interest. Any evidence relating to a heritage asset, which may present itself since the time of survey will also be taken into account during the course of a planning or listed building consent application.
- 5.1.2 This assessment has been undertaken using the criteria of the Historic England at Risk Register condition assessment.
- 5.1.3 The list of heritage assets can be found 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 South Hale Conservation Area can be found in Appendix 1. For a full copy of each listed building description please see the National Heritage List for England which can be accessed via Historic England's website.
- 5.2.2 Please note that the list description provided by Historic England is also principally to aid identification and is not intended to provide a comprehensive or exclusive record of all the features of importance. The amount of information varies greatly and absence of any feature external or internal does not, therefore, indicate that it is not of interest or that it can be removed or altered without consent.
- 5.2.3 It is a criminal offence to carry out any works either to the exterior or the interior which would affect the character of a building once it is listed unless the requisite consent has been sought. Where there is doubt please contact the Council's Planning Department.



Map 13: Townscape Analysis

6.1 Assessment of Condition

General Condition

- 6.1.1 In general the condition of buildings in South Hale Conservation Area is good. Owners of the properties generally 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 off-road parking). 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 Traffic is very heavy on Ashley Road, Park Road and Hale Road, which has a significant effect on the character of these areas. Along Ashley Road this has affected the street scene hence gates being set back from street line.
- 6.1.3 The low stone boundary walls, with hedges and shrubs planted above and behind are a characteristic of the local area, including the Conservation Area. Although this issue will be discussed below, the erosion of this element through wholesale removal, excessive widening of gate openings, the removal of gateposts or their painting and the addition of fencing without planted screening adversely affect the general condition of the area.
- 6.1.4 The combination of the trees in the public realm and the gardens in the Conservation Area, which contain a significant variety of mature trees, contribute greatly to the character of the Conservation Area; where these are lost and not replaced, there is a loss of character 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, 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. Number 3 Warwick Road, (photograph 94) 13 & 15 Park Road for example have had skylights inserted into the front facades. Small extensions have also altered the original plan form of some properties, diminishing their historic character. Number 232 Ashley Road has been divided into two properties and extended and had an additional entranceway added (photograph 95).



Photograph 96: Skylights on front Elevation of 3 Warwick Drive



Photograph 97: New Entrance at 232 Ashley Road

6.2.2 In other cases original architectural details have been lost such as decorative ridge tiles, bargeboards and finials and decorative ironwork such as balcony rails. There are also issues with the replacement of original doors and windows with ones of lesser quality and unsympathetic materials. There are examples of replacement UPVC windows to historic properties throughout the Conservation Area, examples include One Oak and number 8 Harrop Road, Sunny Corner and Linden Lea on Planetree Road, 222 Hale Road and 3 Bower Road (photographs 96 and 97). These additions and alterations can have a cumulative, detrimental effect on the character of the Conservation Area.



Photograph 98: UPVC Windows and door surround to 8 Harrop Road



Photograph 99: UPVC Windows to number 3 Bower Road

6.2.3 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. In some cases this has also affected the boundary treatments, which have been removed, altered or widened. Number 230, 236 Ashley Road and 3 and 10 Park Road are examples of this treatment (photographs 98 and 99). The excessive widening of entrances or loss of gateposts is also common. However, there are examples of both minimally intrusive garages and appropriate hard-standing arrangements in the Conservation Area as well.

The issue is not that garages themselves are always intrusive but that when insufficient consideration is given to the design and materials, the result can be intrusive and detract from the character of the house.



Photograph 100: 230 Ashley Road, Loss of Garden and Gateposts



Photograph 101: 3 Park Road, loss of Garden and Gateposts

6.2.4 In some cases where there is space for adding garages, for example to the rear or side of properties, low quality structures with PVC fascia and bold designs and colours are visually intrusive and result in a loss of character. An example of this, number 255 Ashley Road has a modern, large flat roofed double garage with green roller door and number 17 Warwick Road has a similarly flat roofed garage with red double door (photographs 100 and 101).



Photograph 102: Inappropriate Garage to 255 Ashley Road



Photograph 103: Inappropriate Garage to 17 Warwick Road

6.2.5 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 properties within the Conservation Area, number 5 Harrop Road for example, is one of several on the street of a similar design, but it currently has no embellishment to the

roof. 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.

6.2.6 There are currently two vacant properties within the Conservation Area, these are Oak Bank and Graystone on Hilltop (photographs 102 and 103). Oak Bank currently has permission for demolition following an appeal decision. Both these buildings are historic properties dating to between 1911 and 1938, and have retained much of their architectural detail and are classed as positive contributors to the Conservation Area. Vacant properties such as this may soon fall into a state of disrepair and are also susceptible to vandalism. The original property at 13 (Windyflow) has been demolished and the site redeveloped.



Photograph 104: Graystone, 26 Hilltop



Photograph 105 : Oak Bank 10 Hilltop

Open Spaces

6.2.7 The boundary treatments throughout the Conservation Area are of a variety of styles and ages. Some of these boundary treatments are not of an appropriate design, such as high modern brick walls, modern timber panel fencing, concrete slabs with timber fencing above and tall metal railings. The piecemeal boundary treatments of different designs are having a negative effect on the character and appearance of the area as there is no sense of visual harmony provided by these elements. The Conservation Area is characterised historically by stone walls with hedge planting and possibly railings above. Where original railings, gate posts and gates have been lost, some of the replacements have been taller or more ornate, thus diminishing the character of the area (photographs 104 and 105).



Photograph 106: Modern Railings



Photograph 107: Brick Wall and Timber Fencing, Ashley Road

6.2.8 It is not only the materials of boundary treatments that have an effect on the area, the condition of these boundaries is also an issue. There are examples of high brick walls, along Planetree Road for example (photograph 106) some of which are showing signs of spalling brickwork. This in some cases is due to the use of inappropriately modern mortar being used for patch repairs. There is also 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, along Harrop Road for example (photograph 107).



Photograph 108: Spalling Brickwork, Planetree Road



Photograph 109: Stone Wall on Harrop Road

6.2.9 Loss of gateposts, painting of stone gateposts or their replacement with gateposts of inappropriate height or materials is harmful to the rhythm of the streetscape (photograph 108 and 109). There are examples of gate post completely painted or clad in tiling. This can be seen along Ashley Road, Park Road, Planetree Road, Alan Drive and

Warwick Drive. Most houses only had one set of gates, so it is inappropriate in such cases to introduce a second opening. Many openings have been widened to accommodate cars over the last 100 years; it is important that the openings are not excessive and are framed by gateposts to retain the character of the area. Wholesale loss of the boundary wall is detrimental to the wider area. Every effort should be made to encourage property owners to include boundary treatments in routine house maintenance, as they are easily overlooked.



Photograph 110: Modern Gateposts and Widened Entrance Ashley Road



Photograph 111: Modern Brick Gatepost Planetree Road

6.2.10 Important aspects of the open spaces are the trees, both within gardens and where they are planted along the roads. Within gardens the woodland species are complemented by exotic and ornamental species. Where those in public places are approaching the end of their natural life, a plan for replacement should be developed. On development sites there is a real risk of loss of trees with no replacements being made. This is why modern cul de sac developments like Ashmeade off Broad Lane have a different character to the surrounding area and are recommended for removal from the Conservation Area. The qualities of planting in the gardens contribute to the quality of the street scene and open spaces. A site currently under development along Bankhall Lane (next to number 77) has suffered the removal of several mature trees from the front of the plot. This should be avoided in future.

6.2.11 There are elements of the public realm that are having a negative effect on the character of the Conservation Area. The use of thick road markings along some roads, , is having a negative effect on the street scene. In addition, previous unsympathetic repairs to roads and pathways, such as tarmac patch repairs (photograph 112 and 113), have negatively affected the character of the Conservation Area. There are examples of this issue throughout the entire Conservation Area, on nearly every street. Along many roads within the Conservation Area there are areas of cracked pavement where roots from trees are affecting the tarmac, along Harrop Road and Hargate Drive for example (photographs 110 and 111). Along Ashley Road there is an example of a poorly maintained planted bed. This is currently filled with weeds and is having a negative impact on the street scene (photograph 114 and 115).



Photograph 112: Root Damage to Curbs, Harrop Road



Photograph 113: Root Damage to Planetree Road



Photograph 114: Patch Repairs on Rappax Road



Photograph 115: Patch Repairs along Barrow Lane



Photograph 116: Poorly Maintained Planting Bed on Ashley Road



Photograph 117: Poorly Maintained Planting Bed on Ashley Road

6.2.12 Other negative elements of the street scene include lamp posts that differ in style, some are concrete of an unsympathetic modern design and some are metal. Modern metal service cabinets also have a negative effect on the street scene. There is very little street furniture within the Conservation Area, along Bankhall Lane there is a concrete bench in a mid 20th century design that is not of an appropriate style for the area.

Intrusion

6.2.13 During the late 20th century there has been a rise in the development of a number of executive-style housing developments. These are in a variety of forms; infill development enabled by the division of existing plots such as Bankhall House on Bankhall Lane, cul de sac developments of houses such as Ashmede off Broad Lane and apartments such as Beaulieu and Altenbrook on Harrop Road. To varying extents they detract from the character of the area due to their suburban aesthetic, their higher density and the absence of mature trees which is part of the street scene elsewhere in the area. The greater proportion of hard landscaping to these developments can also have a negative effect on the street scene. Another concern is that plot size is an element of historic character (as recognised in the Manchester HLCR) and when they are subdivided, some historic character is lost. Further modern development is in the form of extensions and divisions to historic properties to provide further accommodation. Modern extensions can be intrusive and alter the historic character of the exteriors of properties.



Photograph 118: Modern Development along Ashmeade



Photograph 119: Altenbrook, Harrop Road

6.3 Problems, Pressures and Capacity for Change

6.3.1 This is a popular residential area due to the quality of the housing and its proximity to local schools. Housing in this area is therefore in high demand and there are pressures to develop more accommodation and to introduce adaptations. There is ample evidence that buildings have evolved over time, such as the division of 232 Ashley Road into two

separate dwellings. Subdivision of large houses is not necessarily a problem as long as it is not detrimental to the overall character of the property and the Conservation Area. The pressure for the development of more residential accommodation can also be seen in the division of plots to allow for further new development, modern extensions and cul de sac developments.

- 6.3.2 Parking along some residential streets is currently a problem. This is an issue along Murieston Road and Queens Road, where the high volume of cars changes the character of the area from quiet and residential to a busy, and at points dangerous, thoroughfare. Sensitive and creative solutions are needed, including an awareness of the size and design of new signage and traffic control measures.
- 6.3.3 The variety of mature trees, shrubs and hedges that line many of the roads are an attractive feature of the Conservation Area and an important part of the area's character. This does, however, create issues with traffic safety, as in stormy weather branches may fall into the roads, blocking routes. This level of planting may also lead to root damage to properties and footpaths. Removing the trees would have a very negative impact on the character of the area, however the condition of the trees needs to be monitored to ensure that dead or dying limbs are removed and not left to fall and obstruct the roads.
- 6.3.4 While the area is suburban, the combination of low density development, 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 Historic England 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 all structures along Ollerbarrow Road, with the exception of the two late 20th century properties to the south end of the street. The proposed extension will extend northwards and incorporate 129-135 Hale Road, numbers 1-11 along the left hand side of Queens Road and 127- 133 along the left side of Claremont Grove. These structures date to the mid Victorian to early Edwardian Period and retain sufficient architectural detail to warrant inclusion in to the Conservation Area.
 - **Proposed Boundary Extension B:** The properties on Gilbert Road, though not quite as large as many of the other houses in the Character Zone, demonstrate a feeling of unity given the rhythmic pattern of gables and matching design of properties along the majority of the street. The wide road and proportion of retention of front gardens, boundary walls and gateposts give the street a spacious character that is in tune with the rest of the Conservation Area. It is therefore recommended that Gilbert Road is included within Character Zone A of the South Hale Conservation Area.
 - **Proposed Boundary Extension C:** To include the properties along both sides of Bower Road from numbers 1- 9 and 2- 12. These structures reflect other properties in the Conservation Area in terms of age, materials and style. They have retained a high level of historic architectural detail, are of high quality and warrant inclusion in the Conservation Area.
 - **Proposed Boundary Extension D:** To include numbers 8 and 24 Warwick Drive. Both of these properties reflect elements of architectural detail and of other properties along Warwick Road, they are of a high quality and level of historic character. They warrant inclusion into the Conservation Area.

- **Proposed Boundary Extension E:** To include numbers 61-73 Park Road in between Albert Road and Lindop Road. These properties date to the Edwardian period and retain sufficient architectural detail and level of historic architectural character to warrant inclusion into the Conservation Area.
- **Proposed Boundary Extension F:** To include 1 to 31 north side of Arthog Road and 18-30a south side Arthog Road. These properties are very similar in style, materials and form to others included in this area of the Conservation Area. High quality houses are interspersed with houses of lesser quality or which have seen unsympathetic alterations, such as garage extensions, extensive solar panels or the loss of black and white timber detailing. The dates of the properties are early 20th century, which corresponds to many of those in the rest of the Character Zone. These are of a slightly denser arrangement to much of the Character Zone. However, the spacious feel is still quite evident on this stretch of road and it could be thought to be a transition area from the larger buildings on bigger plots to the east and the denser suburban housing to the west.
- **Proposed Boundary Extension G:** To include numbers 221, 219 and 217 Hale Road and number 2 Egerton Road. These properties contribute to the character of the area, retain a high level of historic architectural detail and are of high quality. They also contribute to the setting of designated heritage assets.
- **Proposed boundary deletion H:** To re-draw the boundary on Riddings Road. Currently the boundary includes all of the structures along the left side of the street. As some of these are mid to late 20th century and not of sufficient character or quality to warrant inclusion, it is proposed that numbers 7-15 be excluded.
- **Propose Boundary deletion I:** To re-draw to the boundary on Laburnum Lane. The boundary currently extends to include a 21st century development called Laburnum Court. It is proposed that the boundary be re-drawn to exclude this development.
- **Proposed Boundary deletion J:** To re-draw the boundary on BankHall Lane and Rappax Road. This section of the Conservation Area currently contains numerous pockets of mid to late 20th century development that are not of sufficient quality or historic architectural character to warrant inclusion in the Conservation Area. It is proposed that number 74 Bank Hall Lane, all of the properties along Lynwood and Meridale and numbers 4, 6a and 8 Rappax Road be removed. The sandstone boundary walls that line Rappax Road are not proposed for exclusion.
- **Proposed Boundary deletion K :** To redraw the boundary east of the end of Bollinway across Barrow Lane to remove properties south of Woodlands and Shelbourne House. These are 18 The Grange, Rose Acres, 16 South Cottage, Barrow Dene and 12 Tomfield Woods, 14, 15 Little Court, 19 Ashton House on Barrow Lane. This area contains many modern buildings that are not of historic interest and are considered to dilute the Conservation areas historic character.
- **Proposed boundary alteration L:** The current boundary includes Piccolinos restaurant and the Tesco Express on Ashley Road, at the junctions with Cambridge Road and

Crescent Road. The current boundary review of Hale Station Conservation Area has proposed the inclusion of the section of Ashley Road from this point up to the station due to its nature as a bustling retail street with shop fronts in generally historic buildings. The commercial nature of Piccolinos would be more appropriate within the grouping of buildings north of this junction, as south of this the buildings become residential in nature. It is therefore recommended that the boundary is redrawn here so that Piccolinos is within the Hale Station Conservation Area boundary rather than South Hale.

- **Proposed Boundary deletion M:** This deletion covers former character zone E, the majority of former zone D and half of the former zone C. This includes, Broad Lane, Ashmeade, Broadway, Amberley Drive, The Coppice, Hawley Lane east of Hawley Drive, Elmsway, Wicker Lane, Chapel Lane, Carrwood and Rossmill Lane. The removal of the proposed areas is designed to focus the attention of the Conservation Area on the earlier properties of Victorian and Edwardian date, which are typically larger, are situated in larger plots or demonstrate typical design features or materials, such as brick coupled with render, black and white timber detailing, gables and bay windows. This will serve to create a more distinctive character to the Conservation Area, with fewer late 20th and early 20th century properties within the boundary.

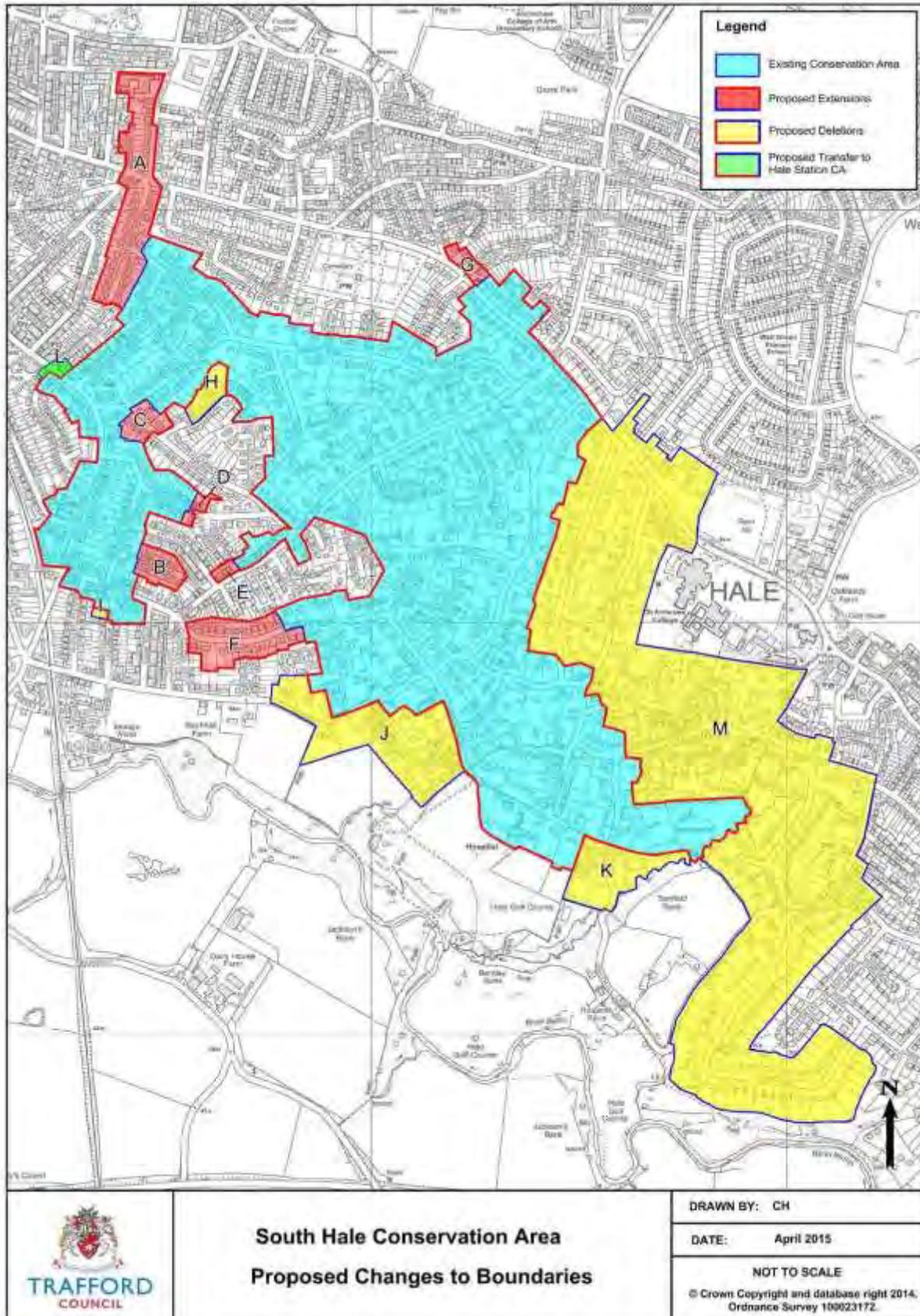
Justification for specific road deletions

7.1.4 More specifically the reasons can be summarized below with a more detailed reason for deletion set out under particular Roads:-

- Many properties are late 20th century or early 21st century buildings with low or no architectural or historic interest. They appear to have been included in the original Conservation Area boundary because they represented the progression of development of South Hale up until the present day. However, this is not felt to be a strong enough argument for their retention within the Conservation Area given their low merit.
- Many of the newer houses are designed in styles which are not representative of the historical Victorian and Edwardian architectural characteristics of buildings further west in the Conservation Area. There are many Neo-Georgian properties, for example, which is not a typical historical style in the area.
- The character of a number of streets has been eroded over time through the removal of mature boundary planting and replacement of boundary walls, hedges and gates with modern alternatives. The typical style for boundaries in the area is a low stone wall topped with a hedge, with taller mature planting beyond. Stone gateposts and timber gates were also typical. However, brick walls, timber fences, metal railings and ornate metal gates are now very common on some streets, together with numerous signs for security companies posted on property boundaries. This means the unity of the streetscapes has been eroded.
- **Chapel Lane (south)-** The north side contains a mix of mid 20th century and late 20th century houses. These are of reasonable quality but not of sufficient quality on their own, to merit inclusion within a conservation area.

- **Chapel Lane (east-west section at the north of the Zone)** - Meadow Bank is a good historic house with considerable character. Otherwise, however, the houses within this area are mostly modern and of ordinary designs. Ornate metal railings not in keeping with the historic boundary treatments have also been added. The pair of semi-detached house at the east end of the Lane is of good quality and dates from the late 19th century. In general though, this road does not display the co-ordinated historic characteristics of other parts of the Conservation Area.
- **Chapel Lane (north-south section)** - Apart from the Unitarian Chapel, the houses on this part of Chapel Lane are mid-late 20th. The tennis club also has a modern pavilion, fencing and floodlights. Generally the houses are of reasonable quality for suburban housing but do not have a particular historic or architectural interest. There are no historic boundary treatments. The Unitarian Chapel will remain under protection by its listed status. The listing would also give protection against inappropriate development within the setting of the Chapel.
- **Wicker Lane** - The north end of Wicker Lane has been marred by the construction of a synagogue and adjacent building has been heavily restored. 9 Wicker Lane to the south would remain protected because of its listed status.
- **Elmsway** - The majority of houses on Elmsway are late 20th century and not of historic interest. Though there is a pleasant amount of greenery and trees, boundary treatments are inconsistent and not historic.
- **Hawley Lane (east)**- The majority of properties on Hawley Lane, east of Hawley Drive, are mid-late 20th century or 21st century, with little historic or architectural interest.
- **The Coppice and Amberley Drive** - Both of these cul-de-sacs are late 20th century and the houses of no historic or special architectural interest. The Neo-Georgian style houses on Amberley Drive contrast with the Victorian and Edwardian character of the significant properties in the rest of the Conservation Area.
- **Hawley Drive** - The houses on this cul-de-sac are all late 20th century and not of historic or special architectural interest. Boundary treatments are inconsistent and not historic. This street should be removed.
- **Barrow Lane** – The houses at the southern end of the Lane have been redeveloped since the 1960s and are not considered to be of historic interest. Therefore this section of the Lane should be removed from the Conservation Area
- **Whitehouse Drive** - Other than the properties on the corner of Bollin way and Whitehouse Drive, the houses are all late 20th century or 21st century with low architectural merit.
- **Carrwood (north)** - Though the houses here demonstrate good quality suburban dwellings, they mainly date from the mid-20th century onwards. The buildings therefore have low historic interest. The wide street does demonstrate some of the spacious and green qualities noted as a key characteristic of the Conservation Area and boundary treatments are fairly consistent in their use of neat hedges. However, the lack of any particularly special historic interest of the houses means this street could be removed from the Conservation Area.
- **Carwood (south) and Rossmill Lane** - The same comments apply for the southern section of Carwood as for the northern one. The only really historic property in this part of the area is Buttsclough Farm. **Ashmeade** – This is a cul-de-sac dating from the late 20th century and is of no particular architectural or historic interest. The street should be removed from the Conservation Area.

- **Broadway** - This has similar characteristics to Hill Top: a wide, tree lined street with grass verges and large houses in substantial plots. This street, however, has been subject to more redevelopment in the late 20th and early 21st centuries. There are a few mid-20th century houses but most date from 1954 onwards. Some stone boundary walls have survived but there are a greater proportion of replacements than on Hill Top. Several of the large new houses have had the mature planting removed from the boundaries and it is this which has most effect on the character of the street. New builds may have been constructed in adherence to the guidelines on construction distances from boundaries but houses are much more prominent because they are more visible due to a reduction of planting. The character has been eroded and the dates of the properties are later than those elsewhere in the Conservation Area. This street is proposed to be removed from the boundary.
- **Broad Lane** - This is a reasonably wide road with a lot of greenery lining the street. It is also an historic street, pre-dating the 1835 Tithe Map. However, there have been a number of prominent replacements or additions of houses in the late 20th and early 21st centuries which has eroded its character through the removal of boundary planting and an inconsistency of boundary walls, gateposts and gates, with replacement ornate railings and red brick walls out of character with the Conservation Area. Several houses are very prominent in the street scene due to the removal of boundary planting and fences. This road is therefore recommended to be removed from the Conservation Area.



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 vacant buildings and sites such as the Oak Bank and 13, 26 Hilltop and the need for high quality, contextual design of any redevelopment within the Conservation Area particularly respecting spaciousness, scale and boundary treatments.
- 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 the 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 and materials.
- In new builds/extensions use of appropriate building materials for example traditional render, timber doors and windows, rainwater goods and roofs.
- Preventing further loss of historic materials on the street (cobblestones in gutters and gateways, stone curbs) and encouraging their restitution where possible. Consider the methods of repair to road and street surfaces including the issues of tree root damage.
- The need to encourage appropriate boundary treatments in terms of: encouraging the retention of stone boundary walls, discouraging fencing as a sole boundary treatment; encouraging appropriate 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; railings (only where there is evidence in the stonework) which reflect the style and dimensions of former railings; encouraging appropriate gates and gate posts 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 materials 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.
- 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 Queens Road and Murieston Road.
- Rethinking the design of elements of street furniture such as benches, including the retention and restoration of original items. Also, working towards less intrusive road markings.

Appendix 1: Listed Buildings, Positive Contributors

Listed Buildings

Reference	SH/01		
Site Name	Cintra		
			
Grade	II		
Address	115 Park Road, Hale, Altrincham		
Postcode	WA15 9JU	Location	SJ7815286501
SMR Reference		Listed Building No.	1067881
Listing Description	<p>House. 1903. Edgar Wood. Brick with blue slate roof. Large detached house of 2 storeys plus attic. Projecting semi- octagonal wing at left. Central single-storey hipped roof porch supported on timber columns with splat balustrading and a recessed semi-circular headed doorway. 2, 3 and 4- light casement windows with leaded glass. 2 ridge stacks and a dormer window on a steeply pitched roof. Projecting polygonal bay window to left gable and garage (partly C20) to right. Built speculatively as part of the Richardson Estate.</p>		

Reference	SH/02
Site Name	Broadoaks



Grade	II		
Address	117 Park Road, Hale, Altrincham		
Postcode	WA15 9JP	Location	SJ7819186515
SMR Reference		Listed Building No.	1356524
Listing Description			

House now flats. 1907 Edgar Wood. Brick with stone dressings and red clay tile roof. Large asymmetrical detached house with 2 storeys plus attic. Stone corner bands, overhanging eaves and coped kneelers to steeply pitched roof. The gabled central bay projects and has a projecting hipped porch (now with 2 separate doors for flats) which is placed off-centre. Another double door has been inserted to the left. The casement windows are of 1 to 5 lights, some with transoms and some with glazing bars. The left gable has a 2-storey canted bay window; the rear a similar one but of 1 storey. Attic lights to each gable. Built speculatively as part of the Richardson Estate.

Reference	SH/03		
Site Name	The Hollies		
			
Grade	II*		
Address	119 Park Road, Hale, Altrincham		
Postcode	WA15 9JP	Location	SJ 78228 86534
SMR Reference		Listed Building No.	1067882
Listing Description	<p>House. 1902. Edgar Wood. Brick with clay tile roof. Large asymmetrical detached house with 2 storeys plus attic. 3 bays with projecting gabled wing in bay 1 which has a 5- light mullion and transom bow window on ground floor and a projecting verge on timber brackets. Gabled porch in bay 2 with recessed off-centre semi-circular headed doorway. Windows are generally of 2 to 5 lights with timber mullions, some transoms, and leaded lights. Roof has 1 ridge stack and 1 gable stack and crested ridge tiles. 2-storey canted bay window to left elevation. Interior not inspected. Built speculatively as part of the Richardson Estate.</p>		

Reference	SH/04		
Site Name	The Shiel		
			
Grade	II		
Address	121 Park Road, Hale, Altrincham		
Postcode	WA15 9JP	Location	S J7827386556
SMR Reference		Listed Building No.	1356525
Listing Description	<p>House. 1906. Edgar Wood. Brick with stone slate roof. Large detached asymmetrical house with 2 storeys. 3 bays, the central one projecting and having an off-centre door with dentilled architrave surround and flat hood; 5-light mullioned window above and coped gable with coped kneelers. Bays 1 and 3 have mullion and transom windows to ground floor and mullioned to first. All windows have leaded lights. Steeply pitched roof with 2 ridge stacks. The right gable has an inglenook chimney stack with curved canted sides and fire windows, as well as a small C20 extension. The left elevation has a 2-storey canted bay window. The attached garage (formerly coachhouse) is in the same style although may be of a slightly later date. Panelled stair, decorative plaster ceilings downstairs and cross-barrel-vaulted hall. 3 barrel-vaulted bedroom ceilings (one of which is c1980). Some good fittings, light switches etc. Built speculatively as part of the Richardson Estate.</p>		

Reference	SH/05		
Site Name	The Garth		
			
Grade	II		
Address	27 Planetree Road, Hale, Altrincham		
Postcode	WA15 9JN	Location	SJ7835686623
SMR Reference		Listed Building No.	1067883
Listing Description	<p>House. 1905. Edgar Wood. Brick with stone slate roof. Large detached asymmetrical house with 2 storeys and a long single-storey wing to the left. Twin-gabled entrance elevation with 2-storey canted bay window of 7 lights to the right and door placed off-centre to the left. It has a stone surround, flat hood, a segmental lunette above and a 4-light mullioned window above that. The gables and kneelers have stone copings. The wing has a 7-light canted bay window and a 6-light mullioned window. The right elevation has a central gable with 8-light mullion and transom window on ground floor and is flanked on either side by a 2-storey canted bay window with dentilled cornice. Good rainwater goods, ironwork etc. Interior not inspected. Built speculatively as part of the Richardson Estate.</p>		

Reference	SH/06		
Site Name	The Homestead		
			
Grade	II		
Address	20 Planetree Road, Hale, Altrincham		
Postcode	WA15 9JN	Location	SJ7829786594
SMR Reference		Listed Building No.	1356526
Listing Description	<p>House. 1901. Edgar Wood. Brick, stone dressings, timber boarding and stone slate roof. Large asymmetrical detached house with 2 storeys plus attic. 3-bay elevation, the first bay being gabled and having an off-centre 2-storey canted bay window with mullion and transom windows on the ground floor and mullioned on the first. Single-storey canted bay window to bay 3. Otherwise 2 2-light and 3 3-light stone mullion windows. Diagonal chimney stack corbelled from first floor level in bay 2. Door on right gable with stone dressed semi-circular headed keystone surround and 4-light door. Above the door a first floor room which is gabled and timber boarded is supported on 2 inclined moulded timber struts. Later extension to rear. Good door furniture, rainwater fittings and internal fittings. Built speculatively as part of the Richardson Estate.</p>		

Reference	SH/07		
Site Name	The Old Farm		
			
Grade	II		
Address	Hill Top Drive, Hale, Altrincham		
Postcode	WA15 0JN	Location	SJ7833286496
SMR Reference		Listed Building No.	1100309
Listing Description	<p>House. "WRM 1698" on datestone with bay added in late C18 and single-storey additions of C19 and C20. English garden wall bond brick, C18 Flemish bond and C20 stretcher bond brickwork with stone slate roof. L-shaped plan with 2 storeys plus attics and single-storey stables (now part of house) and garage (C20). 3-bay garden elevation (formerly the front although the porch was removed to the rear of the house in late C19). Stone quoins, first and second floor brick corbel bands, coped gables with kneelers. Bay 1 has a 2-storey canted bay window with stone 4-light mullion window which was added in late C19; a 3-light attic casement window with curved brick hoodmould and relieving arch and decorative lozenge brickwork. The 2-storey porch stood between bays 1 and 2 where there is now a door. 4-light casement windows to bay 2 on each floor with C19 dormer window above. Bay 3 was built later as a bailiff's house and has 2 3-light casement windows with cambered brick arches. The rear of bay 1 has 5 windows with shaped drip moulds (3 of which are blocked) and 2 others. The re-located porch is in the angle of the L and has a coped gable with kneelers, datestone and corbel band. Interior retains ovolo-moulded beams in the main room, and</p>		

chamfered beams otherwise with runout stops on the ground floor and stepped stops on the first. A fine example of an early departure from the Medieval and timber-framed traditions which continued in the area.

Reference	SH/08		
Site Name	Sundail to Rear of The Old Farm		
No Image Available at this time.			
Grade	II		
Address	8, Hill Top Drive, Hale, Altrincham		
Postcode	WA15 0JN	Location	SJ7834386491
SMR Reference		Listed Building No.	1356503
Listing Description	Sundial. C18. Stone shaft with copper dial and gnomon. Baluster-type shaft with fluted bowl and a square plinth.		

Reference	SH/09		
Site Name	Barrow Cottage		
			
Grade	II		
Address	7 Bollinway/Hawley Lane, Hale, Altrincham		
Postcode	WA15 0PB	Location	SJ7848185675
SMR Reference		Listed Building No.	1067923
Listing Description	<p>House (probably formerly a farmhouse). Late C17 with later alterations and additions. Timber framing with brick nogging, brick crosswing and thatch roof. 3-unit hearth- passage plan with 1 storey plus attic and projecting crosswing at right. 1, 3 and 4-light casement windows. Later thatched porch next to gabled crosswing. 2 ridge stacks. Eyebrow dormer windows to right and rear.</p>		

Reference	SH/10		
Site Name	Barrowcroft		
			
Grade	II		
Address	223 & 225 Hale Road, Hale, Altrincham		
Postcode	WA15 8DN	Location	SJ7828486817
SMR Reference		Listed Building No.	1067920
Listing Description	<p>Pair of semi-detached houses. 1907-8. John N Cocker. Brick with graduated stone slate roof. Large symmetrically planned houses with 2 storeys plus attic. In the Edgar Wood manner. Each house is of 2 bays the outer one having a coped gable with kneelers and being flanked by brick pilasters. Ground floor inner bays have 6-light mullion and transom window, outer bays have 7-light canted bay window with coped parapet (that to No. 225 having been replaced with a pitched roof). Each bay on the first floor has a 5-light timber mullion window, and the gables, a 3-light attic window. All have leaded lights. Side elevations have a similar coped gable above a 2-storey segmental bow window with coped parapet. The other bay projects and contains the door. Gable and party wall chimney stacks.</p>		

Reference	SH/11		
Site Name	Greystoke		
			
Grade	II		
Address	226 Hale Road, Hale, Altrincham		
Postcode	WA14 8EB	Location	SJ7838686649
SMR Reference		Listed Building No.	1100301
Listing Description	<p>House. 1901. Edgar Wood. Brick with stone slate roof. Large detached asymmetrical house of 2 storeys plus attic. 4 bays, Nos. 1 and 3 being gabled and projecting like wings. A hipped porch is attached to bay 3 on timber posts and with balusters. Above are 2 3-light mullion windows with leaded lights the upper having a semi-circular relieving arch. Other windows are 1, 2 and 3-light with timber mullions, leaded lights and a transom in one case. A single-storey diagonal wing projects from the right corner, part of which is of a later date. Battered clasping buttresses and 2-storey canted bay window to left elevation and 3-storey canted tower-like feature to rear with coped gable and mullion windows. Good door furniture. Interior not inspected. Built speculatively as part of the Richardson Estate.</p>		

Reference	SH/12		
Site Name	Royd House		
			
Grade	I		
Address	224, Hale Road, Hale, Altrincham		
Postcode	WA14 8EB	Location	SJ7834886681
SMR Reference		Listed Building No.	1067922
Listing Description	<p>House. 1914-16. Edgar Wood for himself. Brick with flat concrete roof. 2-storey Y-shaped plan, the stem being at the rear. 3 concaved sides, the rear being flat. Circular entrance hall gives access to service rooms at front, living and dining at rear (south) and a single-storey appendage to the left which is the only break of external symmetry. The plan is an expression of the freedom allowed by concrete roof construction. Elevations generally have stone coped parapets and moulded brick corner details. Treatment is somewhat reticent apart from the coloured tile panel patterned with variations on a lozenge theme superimposed centrally above the front door which continues the same theme in once brightly coloured paint and relief. The recessed porch has plain columns and a coffered ceiling and there is a 2-light stone mullioned window placed centrally in the tile panel above. On either side on each floor is a 2-light timber mullioned casement window with segmental brick arch and glazing bars. 2 rainwater downpipes with enriched hoppers complete the symmetry. The 2 flat facets at right angles to the quadrant have 3-light mullion windows as above on each floor. The concave side elevations are each symmetrical about a central doorway; that to the right has a plain stone door surround, flat canopy, one 1-light and three 2-light windows and that to the</p>		

left three 1-light and two 2-light windows as well as the single storey wing. The parapet is stepped and has recessed brick panels. 3-bay rear with central canted bay window with stone mullions and transoms on the ground floor, mullioned to first floor and a pierced parapet above. 3-light mullion and transom window to either side on ground floor and 3-light mullioned on first all with segmental brick heads and glazing bars. Interior: circular hall has stone paved floor with 4 brightly coloured mosaic panels. All the doors which open off it have lozenge shaped stencilled arabesque or zig-zag design panels in greens, blues, reds and white. There is a similar double door between dining and living rooms, the dining room having a walnut cabinet designed by Sellers in a semi-circular recess and the living room a variously coloured marble fire surround. Another room has a plain grey and buff coloured sandstone fire surround. The attached garden and bounding walls are designed integrally, the lozenge theme re-occurring in the brick and stone paviers of the formal pathways 2 of which are terminated by arched niches with lead statues in the bounding wall. The driveway wall reflects the perforated parapet of the rear; and the curve of the bounding walls the curve of the facades. One of the most advanced examples of early C20 domestic architecture in terms of planning, construction and detailing. Alistair Service, *Edwardian Architecture and its Origins*, p.328, (Architectural Press) 1975. J.H.G.Archer, "Edgar Wood: A notable Manchester Architect". *Transactions of the Lancashire and Cheshire Antiquarian Society*, Vol. LXXIV 1963- 4 p.153.

Reference	SH/13		
Site Name	White Thorn Lodge & Turvelaws		
			
Grade	II		
Address	227 & 229 Hale Road, Hale, Altrincham		
Postcode	WA14 8DN	Location	SJ7831286788
SMR Reference		Listed Building No.	1348503
Listing Description	<p>Pair of semi-detached houses. 1907-8. John N Cocker. Brick with graduated stone slate roof. Large symmetrically planned houses with 2 storeys plus attic. In the Edgar Wood manner. Each house is of 2 bays the central ones having 5-light mullion and transom windows on the ground floor, 4-light mullion windows on the first, 3-light to the attic, lozenge shaped painted plaster panels and a gable. The outer bays have 7-light, 2-storey canted bay windows. The doorways are in the rear of the side elevations beneath the upper floor which projects and is gabled. Both this and the main gable have painted lozenge and roundel panels in plaster. One shared central stack and one gable stack with gabled weathering.</p>		

Reference	SH/14		
Site Name	Cross Heyes		
			
Grade	II		
Address	231 Hale Road, Hale, Altrincham		
Postcode	WA15 8DN	Location	SJ7833186772
SMR Reference		Listed Building No.	1067921
Listing Description	<p>House. 1907-8. John N Cocker. Brick with stone dressings and graduated stone slate roof. Large detached asymmetrical house with 2 storeys plus attic. In the Edgar Wood manner. 3 bays with a 10-light mullioned bow window of 2 storeys and timber boarding in bay 1. Bay 2 is slightly advanced and has a doorway with fanlight, recessed semi-circular brick- arched head, a later porch and a later cloakroom; a 4-light chamfered mullion window on the first floor, the central 2 lights being lower than the other 2, and a coped gable with kneelers. Bay 3 has a 6-light mullion window on each floor, with a transom to the ground floor. All windows have timber casements and leaded lights. 3 chimney stacks.</p>		

Reference	SH/15		
Site Name	Tiverton		
			
Grade	II		
Address	233 Hale Road, Hale, Altrincham		
Postcode	WA15 8DN	Location	SJ7835386754
SMR Reference		Listed Building No.	1100328
Listing Description	<p>House. 1907-8. John N Cocker. Brick and weatherboarding with graduated stone slate roof. Large detached asymmetrical house with 2 storeys plus attic. 3 bays the first projecting considerably and having a 6-light ground floor window below an upper floor which projects, is weatherboarded, gabled and has a 4-light window. Bay 2 has a 1-storey bow window in English bond brick with 5-light chamfered stone mullion window, a door with plain surround and a 5-light first floor window. 5-light mullion and transom window to bay 3 with 4- light window above. All windows have timber casements and leaded lights. Canted 2-storey bay window to right gable which is weatherboarded. Various shaped chimney stacks.</p>		

Reference	SH/16		
Site Name	Halecroft		
No Imager Available at this time.			
Grade	II*		
Address	253 Hale Road, Hale, Altrincham		
Postcode	WA15 8RE	Location	SJ7867686399
SMR Reference		Listed Building No.	1356501
Listing Description	<p>House now offices. 1890 on rainwater head. Edgar Wood. Brick, ashlar dressings, render, tile hanging and red clay tile roof. Large 2-storey detached house with attics, a single- storey wing to the rear and a single-storey C20 extension to left. 5 bays with stone plinth, quoins and dressings to doors windows and buttresses. Diagonally set corner bay window to bay 1 with mullion and transom window to ground floor, enriched first floor band, mullion windows to first floor, coped gablet and ball finial. Bay 2 has similar windows and a large gable with carved barge boards. Tudor- arch doorway to bay 3 with enriched cartouche above. Bays 3 and 4 have a considerable timber mullion and transom window at first floor with leaded lights as well as a carved bressumer, pargetted gable with floral motifs, carved bargeboards and elaborate weather-vane. Single-storey bay window to bay 5 with mullions and transom, rounded corners and a 5-light timber mullioned window above with advanced half hipped dormer and elaborate finial. Steep roof with crested ridge and vents. Right elevation has projecting chimney stack, 5 light mullion and transom window and a first floor bow window. The left has another pargetted gable. Fine Jacobean-style staircase as well as oak panelling to boardroom which has a carved stone chimney piece within an inglenook. Generally a well preserved interior which includes plaster ceilings and friezes, doors and ironwork, linen fold panelling and good stained glass (some with pre-Raphaelite figures). An excellent example of Wood's earlier work largely expressing the ideals of the Arts and Crafts Movement and the vernacular revival.</p>		

Reference	SH/17		
Site Name	War Memorial at Junction with Broomfield Lane		
			
Grade	II		
Address	Hale Road, Hale, Altrincham		
Postcode	WA15 9HL	Location	SJ7741787076
SMR Reference		Listed Building No.	1100305
Listing Description	<p>War memorial. c.1920. Stone with bronze statue and enrichments. Soldier in battle dress stands on a tall tapering plinth inscribed to the "Men of Hale who fell in the Great War". The base has a bronze plaque and bay leaf enriched band.</p>		

Positive Contributors

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

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

Character Zone A: St. Peters & Ashley Road South

Positive Contributor	Description	Condition
	<p>St. Peter's Church, House and lamp, Ashley 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</p>

	<p>218, 220 and 222, Ashley 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. They reflect the former uses in the area.</p>	<p>Good.</p>
	<p>224, 226 and 228, Ashley 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</p>
	<p>230 and 232 Ashley 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.</p>	<p>Good</p>
	<p>236 Ashley Road.</p> <p>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.</p>	<p>Good</p>

	<p>246, 248 & 250 Ashley Road.</p> <p>These buildings contribute to the character of the area and to the quality of a space. These buildings, as part of a group, illustrate the development of the settlement in which they stand. They reflect the former uses in the area.</p>	<p>Good</p>
	<p>Trinity Hale United Reform Church and Hall, Ashley Road and Cecil Road.</p> <p>These buildings illustrate the development of the settlement in which they stand. They reflect a substantial number of other elements in the conservation area in age, style, materials and form.</p>	<p>Good</p>
	<p>St. Peter's Assembly Rooms, Cecil Road.</p> <p>These buildings illustrate the development of the settlement in which they stand. They reflect a substantial number of other elements in the conservation area in age, style, materials and form.</p>	<p>Good</p>
	<p>252, 254 and 256 Ashley Road.</p> <p>These buildings illustrate the development of the settlement in which they stand. They reflect a substantial number of other elements in the conservation area in age, style, materials and form.</p>	<p>Good</p>

	<p>Former Bleeding Wolf and Garage, Ashley Road.</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. They have landmark quality. They reflect the former uses in the area.</p>	<p>Good</p>
	<p>279 Ashley Road & 2 Park 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.</p>	<p>Good</p>
	<p>4 and 6 Park 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.</p>	<p>Good</p>
	<p>8 & 10 Park 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.</p>	<p>Good</p>

	<p>12, 14 and 24 Park Road.</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. The buildings illustrate the development of the settlement in which they stand.</p>	<p>Good</p>
	<p>16, 18, 20 and 22 Park 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</p>
	<p>21, 23, 25 and 27 Park 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</p>
	<p>17 and 19 Park Road.</p> <p>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.</p>	<p>Good</p>

	<p>5, 7, 9, 11, 13 and 15 Park Road.</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. They also illustrate the historic development of the settlement in which it stands. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>1 & 3 Park Road.</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. They also illustrate the historic 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>271, 273, 275 and 277 Ashley Road.</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. They also illustrate the historic 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>263, 265, 267 and 269 Ashley Road.</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. They also illustrate the historic 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>261 Ashley Road.</p> <p>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>
	<p>259 Ashley Road.</p> <p>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>
	<p>255 & 257 Ashley Road.</p> <p>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>
	<p>247, 249, 251 and 253 Ashley Road.</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. They also illustrate the historic 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>241, 243 and 245 Ashley Road.</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. They also illustrate the historic 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>Hale Conservative Club, Ashley 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>
	<p>237 & 239 Ashley Road.</p> <p>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>
	<p>2 Harrop Road/ 2 Bower 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>

	<p>1 & 3 Warwick Road.</p> <p>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>
	<p>5 and 7 Warwick Road.</p> <p>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>
	<p>9 & 11 Warwick Road.</p> <p>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>
	<p>13, 15, 17 and 19 Warwick Road.</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. They also illustrate the historic 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>21, 23, 24, 25, 26 and 27 Warwick Road.</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. They also illustrate the historic 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, 10, 12 and 14 Warwick Road.</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. They also illustrate the historic 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 and 20 Warwick Road.</p> <p>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>
	<p>1 & 3 Warwick Drive.</p> <p>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>

	<p>5, 7, 9, 11, 13, 15, 17, 19 and 21 Warwick Drive.</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. They also illustrate the historic 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>8,9,10,11,12,13,14,15,16 Gilbert Drive.</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. They also illustrate the historic 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 B: Park Road and Harrop Road

Positive Contributor	Description	Condition
	<p>Vicarage of St Peters, Harrop Road</p> <p>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. This building was designed by Henry Goldsmith, a local architect of note.</p>	<p>Good</p>

	<p>3 Harrop Road</p> <p>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>
	<p>5 Harrop Road</p> <p>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>
	<p>The Dene, Harrop Road</p> <p>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>
	<p>9 Harrop Road</p> <p>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>Harrop Lodge, Harrop Road</p> <p>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>
	<p>13 and 15 Harrop 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. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>Wood Hill Harrop Road</p> <p>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>
	<p>Danemere, 21 and 23 Harrop Road (one structure sub divided)</p> <p>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>

	<p>Dilmun Lodge, Harrop Road</p> <p>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>
	<p>Atholdene, 6 Harrop Road</p> <p>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>
	<p>Covertside, 12 Harrop Road</p> <p>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>
	<p>20 Harrop Road</p> <p>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>

	<p>24 Harrop Road</p> <p>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>
	<p>Highbury, 26 Harrop Road</p> <p>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>
	<p>The Coppice, 28 Harrop Road</p> <p>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>
	<p>30 Harrop Road</p> <p>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>

	<p>34 Harrop Road</p> <p>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>
	<p>2 Planetree Road</p> <p>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>
	<p>6 Planetree Road</p> <p>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>
	<p>8 Planetree Road</p> <p>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>

	<p>9 Planetree Road</p> <p>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>
	<p>10 Planetree Road</p> <p>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>
	<p>11 Planetree Road</p> <p>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>
	<p>13 Planetree Road</p> <p>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>

	<p>21 Planetree Road</p> <p>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>
	<p>Tedburn, 222 Hale Road</p> <p>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>
	<p>212 Hale Road</p> <p>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>
	<p>235 Hale Road</p> <p>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>

	<p>9 South Croft, Hale Road</p> <p>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>
	<p>217-219 Hale 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. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>1 Bower Road</p> <p>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>
	<p>3 Bower Road</p> <p>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>

	<p>5 Bower Road</p> <p>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>
	<p>7-9 Bower 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. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>8 Bower Road</p> <p>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>
	<p>6-4 Bower 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. They reflect the traditional functional character and former uses in the area.</p>	<p>Good.</p>

	<p>9 Murieston Road</p> <p>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>
	<p>Gatesgarth, 13 Murieston Road</p> <p>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>
	<p>10-12 Murieston 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. They reflect the traditional functional character and former uses in the area.</p>	<p>Good.</p>
	<p>8 Murieston Road</p> <p>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>

	<p>Brackley, Belmont Road</p> <p>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>
	<p>Melbreak and Redcroft, Belmont 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. They reflect the traditional functional character and former uses in the area.</p>	<p>Good.</p>
	<p>Wellfield, Belmont Road</p> <p>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>
	<p>Murieston and Sandburn, Belmont 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. They reflect the traditional functional character and former uses in the area.</p>	<p>Good.</p>

	<p>Wood Lawn, Belmont Road</p> <p>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>
	<p>Belmont, Belmont Road</p> <p>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>
	<p>Westholme, Belmont Road</p> <p>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>
	<p>Cushendall, Belmont Road</p> <p>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>

	<p>Heatherly Prescot Road</p> <p>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>Silwood, Prescot Road</p> <p>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>
	<p>Pendenis, Prescot Road</p> <p>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>
	<p>Barfield, Prescot Road</p> <p>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>

	<p>Birchleigh and Ravenscox, Prescott 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. They reflect the traditional functional character and former uses in the area.</p>	<p>Good.</p>
	<p>Maynwood, Leicester Road</p> <p>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>
	<p>Camelot Leicester Road</p> <p>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>
	<p>Tudor Lodge, Leicester Road</p> <p>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>

	<p>Waynefleete, Leicester Road</p> <p>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>
	<p>Oakdene, Leicester Road</p> <p>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>
	<p>Woodlands, Leicester Road</p> <p>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>
	<p>15 Leicester Road</p> <p>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>

	<p>40-38 Ollerbarrow 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. They reflect the traditional functional character and former uses in the area.</p>	<p>Good.</p>
	<p>36-34 Ollerbarrow 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. They reflect the traditional functional character and former uses in the area.</p>	<p>Good.</p>
	<p>32-30 Ollerbarrow 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. They reflect the traditional functional character and former uses in the area.</p>	<p>Good.</p>
	<p>28 and Lynton Ollerbarrow 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. They reflect the traditional functional character and former uses in the area.</p>	<p>Good.</p>

	<p>24-22 Ollerbarrow 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. They reflect the traditional functional character and former uses in the area.</p>	<p>Good.</p>
	<p>20-18 Ollerbarrow 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. They reflect the traditional functional character and former uses in the area.</p>	<p>Good.</p>
	<p>16-14 Ollerbarrow 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. They reflect the traditional functional character and former uses in the area.</p>	<p>Good.</p>
	<p>12-10 Ollerbarrow 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. They reflect the traditional functional character and former uses in the area.</p>	<p>Good.</p>

	<p>8-6 Ollerbarrow 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. They reflect the traditional functional character and former uses in the area.</p>	<p>Good.</p>
	<p>4-2 Ollerbarrow 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. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>1-3 Ollerbarrow 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. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>

	<p>5-7 Ollerbarrow 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. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>2 Leicester Road and 13 Ollerbarrow 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. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>15-17 Ollerbarrows</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. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>19-21 Ollerbarrow</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. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>

	<p>23-25 Ollerbarrow</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. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>27-29 Ollerbarrow</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. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>1 Leicester Road, Lyndhurst</p> <p>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>
	<p>133-135 Hale 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. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>

	<p>129-131 Hale 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. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>1-3 Queens 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. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>5-7 Queens 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. They reflect the traditional functional character and former uses in the area.</p>	<p>Good</p>
	<p>9-11 Queens 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. They reflect the traditional functional character and former uses in the area.</p>	<p>Good.</p>

	<p>13-15 Queens 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. They reflect the traditional functional character and former uses in the area.</p>	<p>Good.</p>
	<p>19 Queens Road</p> <p>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>
	<p>Stamford park Junior School, Queens Road</p> <p>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>
	<p>School House, Queens Road</p> <p>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>

	<p>1-3 Claremont Grove</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. They reflect the traditional functional character and former uses in the area. These buildings have landmark quality.</p>	<p>Good.</p>
	<p>5-7 Claremont 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. They reflect the traditional functional character and former uses in the area. These buildings have landmark quality.</p>	<p>Good.</p>
	<p>17 Riddings Road</p> <p>This building dates between 1915-1945 and 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>
	<p>Oakmere Park Drive</p> <p>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>

	<p>3 Park Drive</p> <p>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>
	<p>The Wood, Park Drive</p> <p>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>
	<p>16 Park Drive</p> <p>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>
	<p>White Acres, Park Avenue</p> <p>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>

	<p>Afton, Park Avenue</p> <p>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>
	<p>Ravenstone, Park Avenue</p> <p>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>
	<p>79-77 Park 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. They reflect the traditional functional character and former uses in the area.</p>	<p>Good.</p>
	<p>31 Park Road</p> <p>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>

	<p>83 Park Road</p> <p>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>
	<p>85 Park Road</p> <p>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>
	<p>94-96 Park 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. They reflect the traditional functional character and former uses in the area. These buildings have landmark quality.</p>	<p>Good.</p>
	<p>Mereland, Park Road</p> <p>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>

	<p>35-37 Bower 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. They reflect the traditional functional character and former uses in the area.</p>	<p>Good.</p>
	<p>91-93 Park 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. They reflect the traditional functional character and former uses in the area.</p>	<p>Good.</p>
	<p>95-97 Park 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. They reflect the traditional functional character and former uses in the area.</p>	<p>Good.</p>
	<p>99-101 Park 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. They reflect the traditional functional character and former uses in the area.</p>	<p>Good.</p>

	<p>103 Park Road</p> <p>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>
	<p>107 Park Road</p> <p>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>
	<p>109 Park Road</p> <p>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>
	<p>Foxwood Park Road</p> <p>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>

	<p>113 Park Road</p> <p>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>
	<p>112 Park Road</p> <p>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>
	<p>110 Park Road</p> <p>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>
<p>Photograph Unavailable</p>	<p>124 Park Road</p> <p>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>

	<p>Ryeford Park Road</p> <p>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>
	<p>High Winds, Park Road</p> <p>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>
	<p>Highlands, 4 Parkhill</p> <p>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>
	<p>Highrising, 4 Woodhead Road</p> <p>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>

	<p>Light oaks, Arthog Road</p> <p>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>Oaklands, Arthog Road</p> <p>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>
	<p>Crossways, 42 Arthog Road,</p> <p>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>
	<p>40 Arthog Road</p> <p>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>

	<p>38 Arthog Road</p> <p>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>
	<p>36 Arthog Road</p> <p>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>
	<p>Braeside, Arthog Road</p> <p>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. This building was designed by Henry Goldsmith, a local architect of note.</p>	<p>Good.</p>
<p>No photograph available</p>	<p>Overdale 44 Arthog Road</p> <p>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>Portinscale, 45 Arthog Road</p> <p>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. This building was designed by Henry Goldsmith, a local architect of note.</p>	<p>Good.</p>
	<p>The Orchard, The Avenue</p> <p>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. This building was designed by Henry Goldsmith, a local architect of note.</p>	<p>Good</p>
	<p>Eastdale, The Avenue</p> <p>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. This building was designed by Henry Goldsmith, a local architect of note.</p>	
	<p>Highcroft, Howard Drive</p> <p>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>

	<p>1-3 Howard Drive</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. They reflect the traditional functional character and former uses in the area.</p>	<p>Good.</p>
	<p>Pennant, 5 Howard Drive</p> <p>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>
	<p>Woodville, Howard Drive</p> <p>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>Overlea, Howard Drive</p> <p>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>

	<p>6 Howard Drive</p> <p>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>
	<p>Edgemoor, Howard Drive</p> <p>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>
	<p>White Gables, Hargate Drive</p> <p>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>
	<p>Oak Dell, 2 Alan Drive</p> <p>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>

	<p>Hatherlow, Alan Drive</p> <p>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>
	<p>Brookheys, Alan Drive</p> <p>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>
	<p>Merebrook, Alan Drive</p> <p>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>
	<p>Rayleigh, Alan Drive</p> <p>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>

	<p>Betnolwyn, Alan Drive</p> <p>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>
	<p>Wykeham, Alan Drive</p> <p>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>
	<p>High lawn Alan Drive</p> <p>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>
	<p>Alan mount, Alan Drive</p> <p>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>

	<p>44 Rappax Road</p> <p>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>
	<p>,15,17,19,21,23,29,31 Arthog Road</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. They also illustrate the historic 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>2,4,6 Arthog Road</p> <p>These buildings reflect a substantial number of other elements in the conservation area in age, style, materials and form. They also illustrate the historic development of the settlement in which they stand. They reflect the traditional functional character and former uses in the area.</p>	

Character Zone C: Hill Top, North Road and Bollinway

Positive Contributor	Description	Condition
<p>Photo Unavailable due to the sensitive nature of the use of the building</p>	<p>The Priory</p> <p>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>
	<p>Highgates, Rappax Road</p> <p>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. This building has landmark quality.</p>	<p>Good</p>
	<p>Fairways, North Road</p> <p>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>

	<p>Greenacres, North Road</p> <p>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>
	<p>104 Bankhall Lane</p> <p>This building reflects and 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>
	<p>36 Broad Lane</p> <p>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>
	<p>Lane Ends, Broad Lane/ Barrow Lane</p> <p>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>

	<p>Shelbourne House, Bollinway</p> <p>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>
	<p>33 Bollinway</p> <p>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>
	<p>The Lodge, Barrow Lane</p> <p>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>
	<p>Juniper Hill, Barrow Lane</p> <p>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>

	<p>Elderslie, Barrow Lane</p> <p>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>
	<p>Woodlands, Barrow Lane</p> <p>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>
	<p>Green Meadows, Barrow Lane</p> <p>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>The Old Barn, 93 Broadway</p> <p>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. This building has landmark quality.</p>	<p>Good.</p>

	<p>91 Bankhall Lane</p> <p>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>
	<p>Bramshot, 89 Bankhall Lane</p> <p>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>
	<p>Sandy Mount, 87 Bankhall Lane</p> <p>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>
	<p>59 Bankhall Lane</p> <p>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>

	<p>Glenside, 67 Bankhall Lane</p> <p>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>
	<p>Hillside, 100 Bankhall Lane</p> <p>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>
	<p>Dingleside, Arthog Road</p> <p>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>
	<p>245 Hale Road</p> <p>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>

	<p>243 Hale Road</p> <p>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>
	<p>Southcote, Hale Road</p> <p>This building dates to between 1915-1945. The style and architectural form of the original building remains evident and largely complete, with good quality architectural detailing and original features remaining. This building represents a very good example of the style and building type of the period.</p>	<p>Good.</p>
	<p>249 Hale Road</p> <p>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>

	<p>Greystone, 26 Hilltop</p> <p>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>Poor</p>
	<p>The Carew 23, Hilltop</p> <p>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>
	<p>The Poplars, 21 Hilltop</p> <p>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>
<p>Photograph Unavailable</p>	<p>Chaddesley, 20 Hilltop</p> <p>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>

	<p>Sommerville, Hargate Drive</p> <p>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>
	<p>Windgather, Hargate Drive</p> <p>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>
	<p>6 Hilltop</p> <p>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>
	<p>4 hilltop</p> <p>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>

	<p>Northleigh, 2 Hilltop</p> <p>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>
	<p>Ross Gables, 8 Hilltop</p> <p>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>
	<p>Wynhill, 7 Hilltop</p> <p>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>

	<p>Hawley Lodge, Hawley Drive</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>The Clough House, Barrow Lane</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>Hawley Green Barrow Lane</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>Photograph unavailable</p>	<p>Greythwaite</p> <p>An arts and crafts property with black detailing. 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>Hawley House Hawley Lane</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>Barrow House Hawley Lane</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>Brynglass and Hazlewood Hawley Lane</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. They reflect the traditional functional character and former uses in the area.</p>	<p>Good.</p>

Appendix 2: Historic Development of South Hale

Prehistoric, Roman and Anglo-Saxon Period

1. There is limited evidence of prehistoric settlement in the surrounding area, in part due to the lack of systematic field survey, although Mesolithic tools indicate hunter gatherer activity.²⁰ The name Hale Low Farm indicates that there may once have been a prehistoric burial mound on the site (Low/Law being a mutation of Maw, the Old English word for hill). Although there is no archaeological evidence to support this theory. Bowdon Hill may have been the site of Bronze Age burial activity, with 18th century reports of urns containing cremated remains found in Dunham Park. Other prehistoric activity in the area includes an early Bronze Age settlement to the west in Little Bollington.²¹
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.²² A subsidiary road may have run southeast, along the Bowdon to Hale Barns ridge to Ringway Chapel. There are no archaeological features that indicate settlement during the Roman Period in Hale. Evidence of Roman activity within the area is represented by a few small finds and the line of a minor Roman road. The finds include a silver coin found in Hale and another coin that was found on Church Brow in Bowdon. Roman pottery and tile were recovered at the Manor House in Hale Barns, but the pieces are now lost.²³ The Roman road followed the present course of Hale Road for much of its length through the township. In the grounds of St Ambrose School there were earthworks thought to relate to this feature, they were noted in the late nineteenth century, but they have now gone.²⁴
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 Hale and Bowdon Areas. At this time this area was classed as belonging to the Bucklowe hundred. The survey lists the manor of *Hale* as one of the nine Anglo-Saxon manors held by Alweard. Alweard held lands in northern Cheshire between the Rivers Bollin and Mersey; he also held manors along the southern banks of the Bollin. These manors included Alretune, Baguley, Bowdon, Dunham, Hale, and Sundreland. It has been suggested that the focus of this Anglo-Saxon lordship was Dunham and Bowdon. At the time of the survey, 1086, Hale was occupied by a 'radman' or rider and three 'villeins' and had 'one hide and two and a half plough lands (probably about 200 acres), half an acre of meadow and a wood'.²⁵

²⁰ GMAU, Greater Manchester Urban Historic Landscape Characterisation: Trafford District Report (Manchester. July 2008)

²¹ Michael Nevell, *The Archaeology of Trafford*, (Chester: Trafford MBC with University of Manchester Archaeological Unit and the Greater Manchester Archaeological Unit, 1997)12-15.

²² Don Bayliss (ed.), *Altrincham: A History*, (Timperley: Willow Publishing, 1992) 9.

²³ Michael Nevell, *The Archaeology of Trafford*, (Chester: Trafford MBC with University of Manchester Archaeological Unit and the Greater Manchester Archaeological Unit, 1997) 21.

²⁴ Gmau & Gmac, *Trafford SMR Update Final Report*, (Manchester: January 1995)

²⁵ R.N.Dore, *A History of Hale, Cheshire: from Domesday to Dormitory* (Altrincham: Hale Civic Society, 1972) 14.

4. Further evidence for Anglo-Saxon settlement in the area is derived from place names. 'Hale' is thought to derive from the Saxon word for a nook or shelter.²⁶ Archaeological finds relating to this period have been sparse. Two fragments of sculpture, together with some Saxon coins of the 10th century were found at St. Mary's Church in Bowdon.²⁷ One such silver coin was found in the churchyard in the 1870s during a burial, bearing the inscriptions 'Eadmund Rex'.²⁸ 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, further evidence of settlement in this area during the Anglo Saxon period.

Medieval Hale

5. The Normans did not reach Cheshire until 1070, in the context of the "Harrying of the North", a violent campaign to take control of the land and the rebellious Anglo-Saxon landowners. William the Conqueror created his loyal follower, Hugh d'Avranches, Earl of Chester in this year and he in turn gave a large estate in the Altrincham area to Hamo de Masci, creating him a Baron. The name Dunham Massey, which was the administrative centre of the estate, is clearly derived from his name.²⁹ The family remained and prospered, developing sub-families, with some of their land transactions being recorded in charters, e.g. Roger of Masci of Hale selling land in 'Bodeon' to Agatha de Massey for £4.7s and two robes. The 3rd Baron had founded the Priory of Birkenhead and his son gave the advowson of St. Mary's and half an acre of Dunham land to the monks of the Cistercian priory in 1278.³⁰ The church itself was supported by the glebe land in the vicinity of the church and vicarage.³¹
6. The medieval settlement of Hale was agricultural in nature, dominated by dispersed farmsteads.³² Even so, of the eight settlements mentioned in the Domesday book the three most important are thought to be the manors of Hale, Alretune, and Sundreland. The exact locations of Alretune and Sunderland are unknown. The theory has been posed that they are within the boundaries of modern day Hale. Until the late nineteenth century the manor of Hale included within its bounds the medieval settlements of Etrop Green and Ringway. Ringway and Sundreland at one time contained deer parks.
7. The name Hale as it first appears in the Domesday Survey means 'at the nook'. This is thought to be a topographical description relating to the original settlement's location at the foot of Bowdon Hill. It has been suggested that the core of the medieval settlement of Hale was probably immediately south of Hale Moss at the foot of Bowdon Hill, where Timperley

²⁶ R.N.Dore, *A History of Hale, Cheshire: from Domesday to Dormitory* (Altrincham: Hale Civic Society, 1972)12.

²⁷ Michael Nevell, *The Archaeology of Trafford*, (Chester: Trafford MBC with University of Manchester Archaeological Unit and the Greater Manchester Archaeological Unit, 1997)24.

²⁸ Alfred Ingham, *A History of Altrincham and Bowdon* (reprinted Warrington: Spectrum, 1983 from 1879 original) 5.

²⁹ Don Bayliss (ed.), *Altrincham: A History*. (Timperley: Willow Publishing, 1992) 12.

³⁰ Alfred Ingham, *A History of Altrincham and Bowdon* (reprinted Warrington: Spectrum, 1983 from 1879 original) 12.

³¹ Bowdon History Society, *Bowdon and Dunham Massey*, Images of England Series (Stroud: Tempus Publishing Ltd. 1999) 10.

³² GMAU, *Greater Manchester Urban Historic Landscape Characterisation: Trafford District Report* (Manchester. July 2008)

Brook has carved a shallow basin. The tithe award records a Hale Field and a block of open-field/arable field-names in this area, providing further evidence of the agricultural nature of the settlement.

8. In the subsequent two centuries Hale grew in terms of both population and trade. This was encouraged by the introduction of a money economy and the trade resulting from being located in part of the hinterland for the Welsh campaigns of the late 13th century. At this time Hale Barns was not a separate settlement, but was an extension of the more dominant Hale.
9. The medieval parish of Bowdon is likely to have been the mother church for the wider area of the Mersey Basin. It contained the townships of Altrincham, Ashley, Ashton-upon-Mersey (until 14th century), Baguley, Bowdon, Carrington, Hale (including Ringway), Partington, Timperley and parts of Adgen and Little Bollington.³³ The Saxon church was replaced with a new one in the Romanesque or Norman style. It was again enlarged and the tower added in 1320, suggesting population growth and prosperity, and later a clerestory was built over the nave and the building was extended at the east end.³⁴
10. There is documentary evidence that refers to five settlements in Hale during the 13th to 15th centuries. Rass Milne is first mentioned in a grant of land to Jurdan de Davenport around 1281. This document indicates that Rass Milne was the Mascy manorial corn-mill in Hale. This site may be associated with Ross Mill Farm on the River Bollin. By the nineteenth century there is no indication of a water-mill on this site although two fields on the river bank were named Ross Mill Meadow in 1838. The site of Bankhall is mentioned in 1377, when referred to in legal documents relating to a lawsuit between Robert de Massey and Alice, Widow of Richard de Hale. East Hale was mentioned in the 13th century, again, in documentation relating to law suits. The de Esthale family are named in these documents and place name evidence has suggested that this settlement may have been located in the position of the current Hale Barns. In 1406 the name Ollerbarrow appears. The name means "alder grove" and a farm situated in Western Hale assumed this name in the post medieval period. In 1443 Hale Low first occurs as Halelowe. This means 'the mound at the nook'. The name was also applied to Hale Low Farm at a later date. The farm was occupied by a family of some wealth, the Leicester's in the sixteenth and seventeenth centuries.
11. Hale remained in the possession of the Mascys until the death of Hamo VI in approximately 1340. Between c 1340 and 1433 there was an era of dispute, with various families claiming the right to barony of Dunham Massey. In 1433 the matter was settled, having a profound effect on Hale. The lordship of the manor of Hale was split into three. The Booth family, the acknowledged heirs of the Mascys, received one half of the lordship. The other half was divided between the Stanleys of Derby and the Chauntrells of Bache, near Chester. In 1402 Hale had fourteen freeholders or charterers (suggesting a much larger population of perhaps 200) living in dispersed farmsteads, varying considerably in wealth and status.

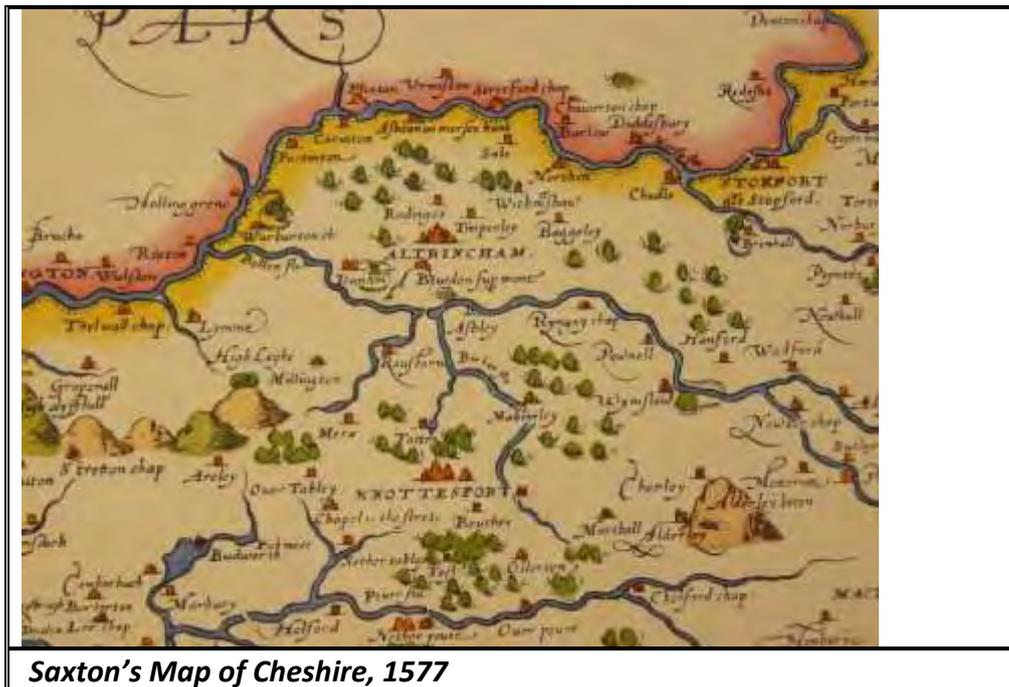
³³ Michael Nevell, *The Archaeology of Trafford*, (Chester: Trafford MBC with University of Manchester Archaeological Unit and the Greater Manchester Archaeological Unit, 1997) 27-8.

³⁴ Bowdon History Society, *Bowdon and Dunham Massey*, Images of England Series (Stroud: Tempus Publishing Ltd. 1999) 9.

12. In the 15th century a Tithe Barn, a sign of prosperity was built in Hale Barns.³⁵ It was in this century that Hale Barns established a separate identity to that of Hale. Hale Barns was mentioned (in the context of a standalone settlement) in documentation dating to the early 1600s. There was also a Tithe Barn in Ashley Heath, which was originally part of Coppice Farm and dates to approximately the 16th century.

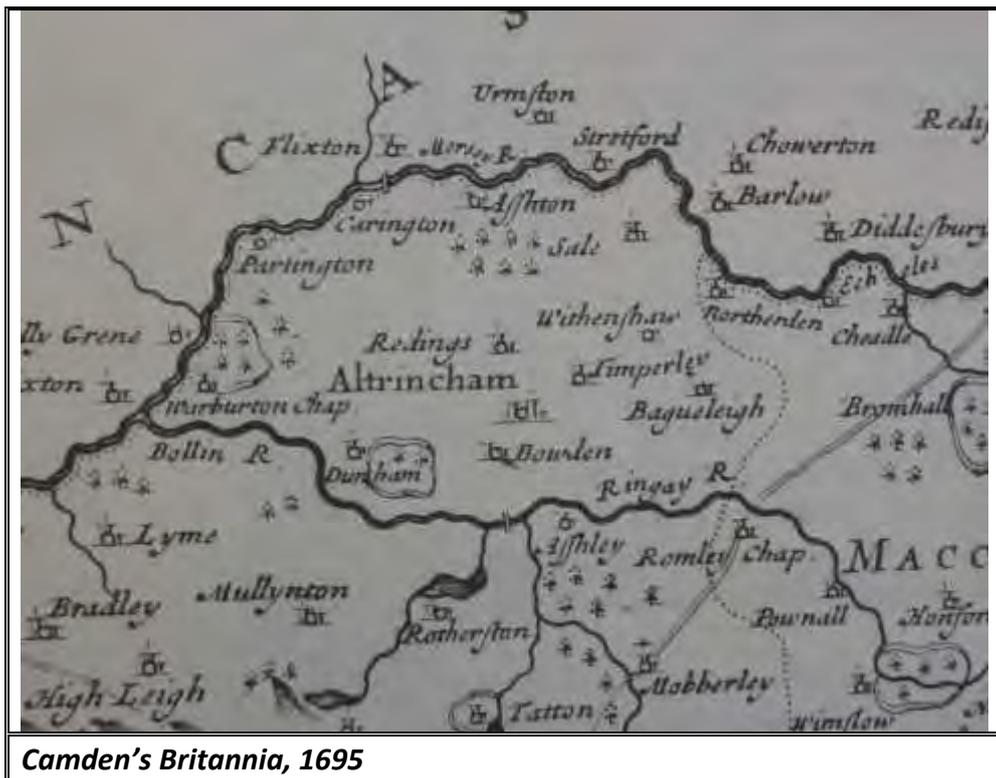
Tudor to Georgian Hale

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



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

³⁵ R.N.Dore, *A History of Hale, Cheshire: from Domesday to Dormitory* (Altrincham: Hale Civic Society, 1972) 28



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

Victorian Hale

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

17. The railway arrived in Altrincham in 1849 and caused house building along Ashley Road first in 1849 from the present traffic lights to Hale Station and then in the 1870s from Hale

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

18. Cartographic evidence dating to the late 19th and early 20th centuries charts the urban expansion of the Township of Hale. New development in the area spread westwards, initially along Ashley Road and Hale Road. The OS map of 1882 shows that the areas to the west of the Railway and the north of Ashley Heath and along Hale Road to Broomfield Lane had been developed for residential and commercial uses. Towards the end of the 19th century, within the western third of the Township, numerous Victorian villa properties had been erected. The Historic Landscape Characterisation Report for the Trafford Area states, "These buildings represent the domiciles of the majority of the middle classes of Trafford from about the mid-19th century onwards. They are typically substantial detached or sometimes semi-detached houses set in large gardens..... Villas typically form late 19th century ribbon developments or discrete suburban clusters, with significant concentrations around Altrincham, Sale, Hale and Timperley."³⁶
19. Henry Goldsmith was a renowned architect who worked in Cheshire and Manchester. He developed property in the Hale area during this period. Henry was a Manchester born architect who entered into his father's practice in the 1870s. His numerous works included residences, places of worship, public and philanthropic institutions and business premises. He was also the author of "Economical House", a book that addressed the need for affordable but elegantly designed properties for the upper middle class. Goldsmith is renowned for his use of black and white timber detailing, decorative ridge tiles and roof stained glass windows. Within Hale he designed numerous residential properties, these were mainly along Arthog Road (Portinscale, Braeside, Ardmore, Arnside Cottage, Mapperly and Danesborough), Harrop Road (The Vicarage), The Avenue (Eastdale and The Orchard) and Ashley Road (numbers 174 - 176). Many of these have been identified by examining a ledger of plans, held by Trafford Council. The research has not been exhaustive though and there may be other Henry Goldsmith buildings in the area that have not yet been identified as such. The names of the buildings identified in the ledger may also have changed over the years, and it has not been possible in every case to identify the exact location of every Goldsmith building mentioned above.

20th Century Hale

20. By 1901, the population of the area had expanded to 4,562 and continued to grow. By 1910 the development had expanded towards the south-east, encompassing Ashley Road, Bank Hall

³⁶ GMAU, Greater Manchester Urban Historic Landscape Characterisation: Trafford District Report (Manchester. July 2008)

Lane, Arthog Road and Park Road. Within this new development were Stamford Park, a gas works and the Altrincham Football Club. All of these were developed on land that had been reclaimed from Hale Moss. The land between Hale Road and the Moss was also developed.

21. During the late 19th and early 20th centuries numerous properties within South Hale were designed by the renowned architect Edgar Wood. It is considered that the influence of Edgar Wood can be seen in then more careful use of materials, better design and improved siting of many houses built since his day.³⁷ These properties are now located within the northern section of Character Zone C. Wood was principally a domestic architect who enjoyed a considerable reputation both in Britain and abroad. These properties were erected predominately in the Edwardian period, instigated by John Richardson who first commissioned Edgar Wood to design his own property Halecroft, 253 Hale Road, in 1890. Halecroft is identified as an excellent example of Wood's earlier work largely expressing the ideals of the Arts and Crafts Movement and the vernacular revival.
22. John Richardson was a textile manufacturer who purchased land where Park Road meets Hale Road. Following the success of Halecroft, he employed Edgar Wood to design a group of houses in the Vernacular Revival style as part of a speculative estate. They date from 1901 -1914 and are grouped loosely about the junction of Hale and Park Roads. While each has its particular qualities, they are of interest collectively because they summarise almost the complete range of his architectural development.³⁸ The last house to be built was Edgar Wood's own, Royd House, 224 Hale Road. It is considered that this property with its flat roof, curved front with chevron motif, represented a visionary indication of the modern style. Further significant buildings erected in the style of Edgar Wood, but designed by John N. Cocker were erected in Character Zone B of the Conservation Area.
23. In 1914 with the outbreak of the First World War many men from the district joined the forces, namely the Cheshire Regiment. The Cheshire Yeomen drilled on the Devisdale in nearby Bowdon. Dunham Massey Hall was used as a military hospital and many large houses in the area were used as convalescent homes. A large prisoner of war camp was established at Sinderland Green, the German prisoners who were held there undertook road building and land reclamation on Black Moss and Carrington Moss.
24. After the 1914-18 War many of the houses on Ashley Road were converted to shops on the condition that their gardens could be used to widen the pavement. The failure of the cotton industry, followed by the First World War and the depression of the 1920s had a grave affect on the local residents of Hale. Many people moved away from the area, or if they stayed they were forced to economise. The use of motor vehicles became more popular in this period, and Chester Road was manned by the Automobile Association. The increase of foreign imports affected the standard of agriculture in England, and husbandry in the area deteriorated despite the best efforts of farmers and land owners. In 1923 Hale Cinema, actually just in Altrincham, was opened
25. During the Second World War some of the large houses in the Cheshire area were taken over by the MOD for storage, offices, auxiliary hospitals and the billeting of troops. Men

³⁷ Dore, R.N., *A History of Hale: Domesday to Dormitory* (Hale Civic Society 1987) 120

³⁸ Hale Civic Society, *Hale & Ashley: The past 100 years* (Hale Civic Society 1987) 69-71

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.³⁹

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

³⁹ 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 South Hale Conservation Area and listed buildings should be referred to South Team, Development Control. Telephone: 0161 912 3149

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

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

National Organisations

Historic England (formerly Historic England)

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

Victorian Society

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

Georgian Group

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

Twentieth Century Society

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

Institute of Historic Building Conservation

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

Sources

Cartographic Sources

- 1577 Saxton's. Map of Cheshire, Cheshire Archives and Local Studies.
1695 Camden's Britannia. Map of Cheshire, Cheshire Archives and Local Studies.
1835 Tithe Map, scale 3 chains to 1", with associated Apportionment (1863), Cheshire Archives and Local Studies.
1881 OS Map, scale 6" to 1 mile, Courtesy of GMAS.
1899 OS Map, scale 6" to 1 mile, Courtesy of GMAS.
1911 OS Map, scale 6" to 1 mile, Courtesy of GMAS.
1938 OS Map, scale 6" to 1 mile, Courtesy of GMAS.
1954 OS Map scale 6" to 1 mile, Courtesy of GMAS.

Photographic Sources

Altrincham Area Image Archive (DR0182r, BM0286, DR0216r)

Written Sources

- Balshaw, C. *Stranger's Guide to Altrincham*. Altrincham: Balshaw, 1858, republished by E. J. Morten, 1973.
Bamford, F. *Mansions and Men of Dunham Massey*. Altrincham: Frank Bamford, 1991.
Bamford, F. *The Making of Altrincham 1850 to 1991 From Market to Megastore?* Altrincham: Frank Bamford, 1991.
Bayliss, D. *Altrincham: A History*. Timperley: Willow Publishing, 1992.
Bayliss, D. *Altrincham in 1799, A Stamford Estate Map: Occasional Paper 4*. Altrincham: Altrincham History Society, 1999.
Bayliss, D. *A Town in Crisis, Altrincham in the Mid-Nineteenth Century*. Hale: Don Bayliss, 2006.
Booker, J. *Temples of Mammon: The Architecture of Banking*, 1990.
Birchall, S. *Dissent in Altrincham. Religion, Politics and a Touch of Scandal 1870 – 1905*. Milton Keynes: Author House, 2010.
Cowdroy, W. *Directory and Guide for the City and County of Chester, with a Concise History: Altrincham Section*, collated by Trafford Local Studies Centre, 1789.
Department for Communities and Local Government. *National Planning Policy Framework*. London: Department for Communities and Local Government, 2012.
Historic England. *Good Practice Guide for Local Heritage Listing*. London: Historic England, 2012.
Historic England. *Guidance on Conservation Area Appraisals*. London: Historic England, 2006.
Historic England. *Guidance on the Management of Conservation Areas*. London: English Heritage, 2006.
Historic England. *Strategic Stone Study – A Building Stone Atlas of Greater Manchester, Introduction*. London: Historic England, 2011.
Historic England. *Understanding Place: Conservation Area Designation, Appraisal and Management*. London: Historic England, 2011.

- Faulkner, P. *FLASHBACK A Pictorial View from the turn of the Century*. Trafford: Manchester Engraving Services Ltd., 1988.
- Fitzpatrick, G. *Altrincham Past & Present*. Timperley: Willow Publishing, 1990.
- Historic England. *Guidance on Conservation Area Appraisals*, Historic England, 2005
- GMAU & GMAC. *Trafford SMR Update Final Report*. Manchester: GMAU & GMAC, 1995.
- Hartwell, C. and et al. *Buildings of England: Cheshire*. London & New Haven: Yale University Press, 2011.
- Hale Civic Society. *Hale and Around: Its Past in Pictures*. Altrincham: Hale Civic Society, 1976.
- Hale Civic Society. *Hale and Ashley. The Past 100 Years*. Altrincham: Hale Civic Society, 1987.
- Hoskins, W G. *The Making of the English Landscape*. Sevenoaks: Hodder & Stoughton, 1992.
- Ingham, A. *A History of Altrincham and Bowdon*. Warrington: Prism Books, 1983, first published 1879.
- Kelly's Directory of Cheshire 1864*. London: Kelly's Directories Ltd, 1864.
- Kelly's Directory of Cheshire with coloured map 1910*. London: Kelly's Directories Ltd, 1910.
- Kelly's Directory of Cheshire 1923*. London: Kelly's Directories Ltd, 1923.
- Kelly's Directory. Morris & Co Commercial Directory and Gazetteer of Cheshire 1864*. London: Kelly's Directories Ltd, 1864.
- List of Street Directories and Directory Extracts*. Trafford Local Studies, July 1999.
- McNeal Dodgson, J. *The Place Names of Cheshire, Part 2*. Cambridge: English Place Name Society, 1970.
- Michael Nevell, *Archaeology North West Vol 5 (Issue 15 for 2000)*.
- Morrison, B. *Looking Back at Altrincham including part of Bowdon, Broadheath, Hale and Timperley*. Altrincham: Willow Publishing, 1980.
- Nevell, Michael. *The Archaeology of Trafford, A Study of the Origins of Community in North West England Before 1900*. Trafford: Trafford Metropolitan Borough Council with The University of Manchester Archaeological Unit and The Greater Manchester Archaeological Unit, 1997.
- Nichols, S. *St. Anne's Home: A History of the Bowdon Branch of the Manchester Hospital for Consumption*. Altrincham: Sue Nichols, 2010.
- Nickson, C. *Bygone Altrincham, Traditions and History*. Didsbury: E.J. Morten, 1935 reprinted 1971 and 1979.
- Pigot and Co. Commercial Directory for the County of Cheshire 1834*. Manchester: Pigot & Co, 1834.
- Pigot and Co. Pigot's Directory of Altrincham 1832*. Manchester: Pigot & Co, 1832.
- Pigot and Co. National Commercial Directory; for 1828-9*. Manchester: Pigot & Co, 1828-9.
- Planning (Listed Buildings and Conservation Areas) Act, 1990*.
- Slater's Royal National Commercial Directory of Manchester & Liverpool, and the Principal Manufacturing Towns in Lancashire, &c*. Manchester: Isaac Slater, 1858.
- Winchester A. *England's Landscape: The North West*. London: Collins, 2006.

Online Sources

- Commingate. <<http://www.communigate.co.uk/chesh/altrincham>>
- Watch Hill. <<http://www.gmau.manchester.ac.uk/pdfs/gmac5.pdf>>
- Wheeler, Geoffrey. "St. Peter's Centenary 1892-2002". <www.stpetershale.org.uk/history>.

Copyright

Cheshire Record Office

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

Altrincham Area Image Archive

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

Trafford Local Studies – Trafford Lifetimes

Historic photographs in Trafford Lifetimes are reproduced with the permission of the Trafford Local Studies, Trafford Lifetimes and the owner/depositor to whom copyright is reserved.