



Dunham Woodhouses Conservation Area Conservation Area Appraisal

October 2016

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1. Introduction

1.1. Designation of the Dunham Woodhouses Conservation Area

1.1.1 The Dunham Woodhouses Conservation Area was designated on 29th July 1975 by Trafford Borough Council. There are no records of any extensions or alterations to the boundary since this initial designation date until now. A map of the Conservation Area boundary, including boundary amendments, is given on page 2.

1.2. Definition of a Conservation Area

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

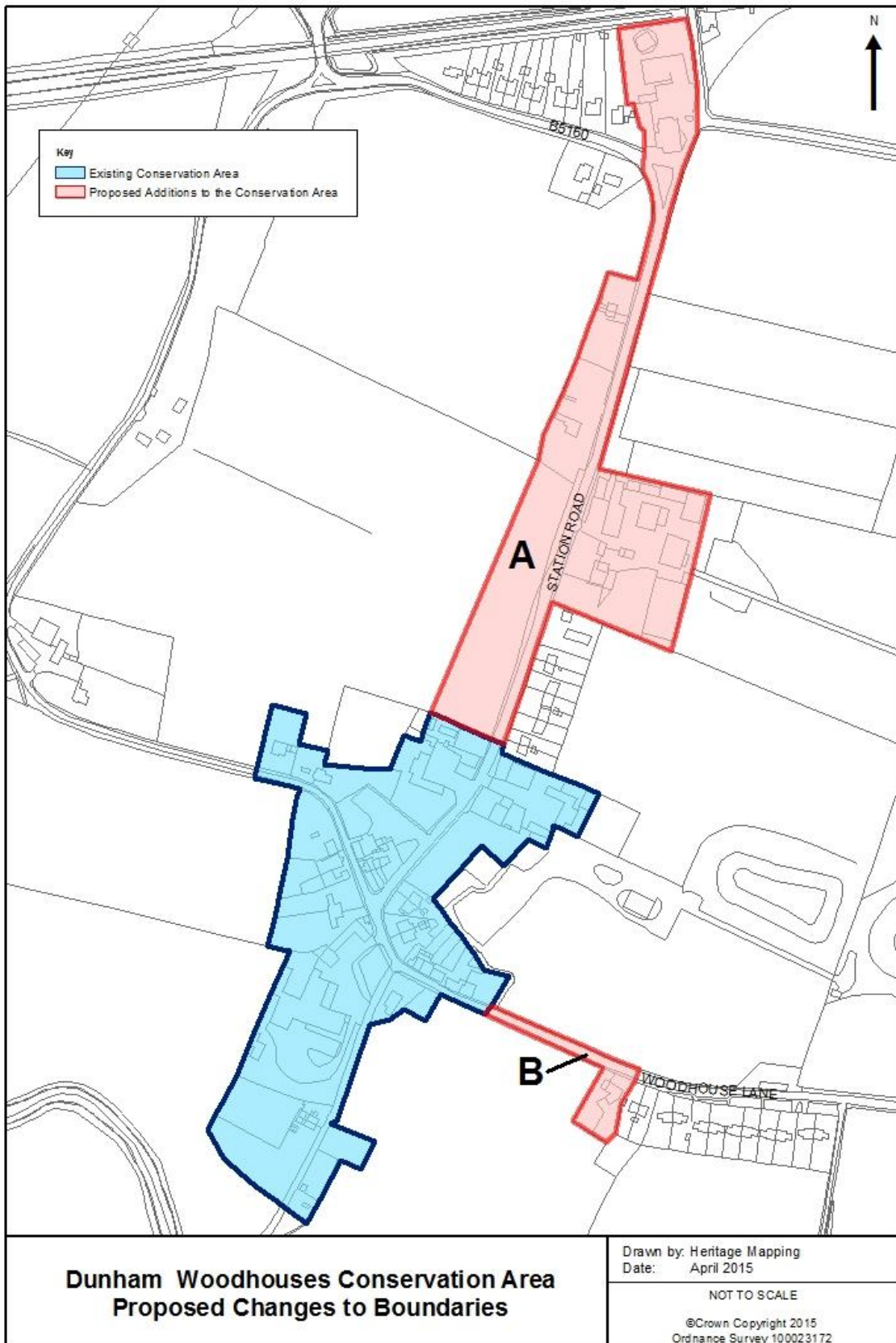
1.2.2 Conservation area designation recognises the unique quality of an area as a whole. It is not just the contribution of individual buildings and monuments, but also that of features such as topography, layout of roads, pathways, street furniture, open spaces, and hard and soft landscaping which assist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

1.2.3 The extent to which a building positively shapes the character of a conservation area depends not just on their street elevations, but also on their integrity as historic structures and the impact they have in three dimensions, perhaps in an interesting roofscape, or skyline. Back elevations can be important, as can side views from alleys and yards.³

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

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

³ Historic England, *Understanding Place: Conservation Area Designation, Appraisal and Management*. (2011), para 2.2.21



Map 1: Existing Conservation Area and boundary extensions adopted 2016

1.3. Value of a Conservation Area Appraisal

- 1.3.1 The National Planning Policy Framework (NPPF) stresses the need for local planning authorities to set out a positive strategy for the conservation and enjoyment of the historic environment. Local planning authorities are required to define and record the special characteristics of heritage assets within their area. This appraisal fulfils the statutory duty placed on the local planning authority *'to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.'*⁴
- 1.3.2 Conservation areas may be affected by direct physical change or by changes in their setting or in the uses of buildings or areas within it. A clear definition of those elements which contribute to the special architectural or historic interest of a place will enable the development of a robust policy framework for the future management of that area, against which applications can be considered.⁵
- 1.3.3 The purpose of the Appraisal is, in accordance with the methodology recommended by Historic England, to define and record the special architectural and historic interest of the Dunham Woodhouses Conservation Area.⁶ This appraisal has been used to prepare a management plan which sets out suggested actions to maintain and enhance the special character of the area. These documents will support the active management of the Conservation Area through the development control process, including support for appeals.
- 1.3.4 The undertaking of an appraisal will lead to a better understanding of the development of the Conservation Area, in terms of its local distinctiveness, setting and condition, which together contribute to the place it is today. This will enable the basis for positive management of the Dunham Woodhouses Conservation Area.
- 1.3.5 An adopted conservation area appraisal is a material consideration to appeal decisions and also relevant to decisions made by the Secretary of State when considering urgent works to preserve an unlisted building in a conservation area. An appraisal can inform those considering investment in the area, help guide the form and content of new development and result in an educational and informative document for the local community.⁷
- 1.3.6 The Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) sets out permitted development rights for certain minor forms of development - i.e. development that may be legitimately undertaken without the need for planning permission. An appraisal can assess whether or not permitted development rights are having an adverse impact on the special interest of a conservation area and whether or not the use of an Article 4 direction is appropriate.
- 1.3.7 This Appraisal will provide a character assessment of the Dunham Woodhouses Conservation Area and areas now adopted as extensions. 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

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

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

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

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

and assess if statutory action is required to safeguard buildings at risk. A review of existing boundaries was also undertaken to determine if areas should be included or removed from the designation. This discussion is found in Section 6 and the adopted extensions are also shown on map 1 (page 2). Consequentially the document will provide background evidence for assessing the acceptability of development proposals.

- 1.3.8 Further guidance and proposals will be detailed in the corresponding Dunham Woodhouses Management Plan which should be considered in conjunction with this Appraisal.

1.4. Scope of the Appraisal

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

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

2. PLANNING POLICY CONTEXT

2.1. National and Local Planning Policies

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

2.1.2 The NPPF (paragraph 126) states:

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

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

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

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

2.1.5 The measures will reduce burdens by granting listed building consent automatically for certain categories of work or buildings through a system of national and local class consents. They will also increase certainty and reduce the numbers of unnecessary

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

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

consent applications by creating a certificate of lawfulness of proposed works to listed buildings.

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

Policy R1 – *Historic Environment relating to designated and non-designated heritage assets*;

Policy R4 – *Green Belt, Countryside and Other Protected Open Land*;

Policy R5 – *Open Space Sport and Recreation*;

Policy R6 – *Culture and Tourism*;

Policy L7 – *Design*.

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

2.2. Conservation Area Policy Guidelines

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

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

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

2.2.3 Further guidance has been issued by Historic England in the suite of documents *Understanding Place* with a view to setting out approaches to undertake assessments of historic areas allowing a greater understanding of the character of a place and its capacity for change. In particular *Understanding Place - Historic Area Assessments: Principles and Practice* stresses the importance in 'identifying and understanding particular qualities, and what these add to our lives, is central to our engagement with our history and culture'. As referenced in *Understanding Place - Historic Area Assessments: Principles and Practice*,

Power of Place published by Historic England, 'stressed the positive impact of local and 'ordinary' heritage – what might be termed the buildings and spaces in between 'monuments' – on the quality of people's lives and its central role in constructing local identity'.

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

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

2.3. Control Measures Brought About By Designation

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

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

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

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

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

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

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

3. The Summary of Special Interest

3.1. History

- 3.1.1 The special historic interest of the Dunham Woodhouses Conservation Area is inextricably linked with the history of the Dunham Massey estate. The village was established in response to the philanthropic desire to house the estate's growing number of workers, as was becoming increasingly popular with estate owners from the 18th century onwards. The village is especially notable for still maintaining its links with the Dunham Massey estate.
- 3.1.2 The historic high status of the village is clearly indicated through the 2nd Earl of Warrington's decision to build the dower house here for the widowed countess (now Manor House Farm). The much larger and grander house contrasts the more modest domestic scale of the workers' cottages. It is notable that a number of other larger houses were built in Dunham Woodhouses in the century after the dower house, another clear indication of its higher status within the wider estate.

3.2. Architectural Value

- 3.2.1 The estate workers' cottages throughout the Conservation Area are characteristically small in scale and modest in ornamentation. The quality of the brickwork gives a clear indication that the cottages were originally built to a high specification. Their overall form and appearance has generally changed very little, retaining their small windows, rhythmic proportions and low height.
- 3.2.2 The Conservation Area is also heavily saturated with several farmsteads along its peripheries. These have a combination of unremarkable modern buildings set back behind traditional 19th century agricultural buildings. The latter empathise with the residential cottages in their comparatively smaller scale and simple detailing, such as brick lintels and small windows.
- 3.2.3 Contrastingly, as a result of Dunham Woodhouses elevated status within the wider estate, there is a notable number of larger houses built in a typically Georgian classical style: well-balanced proportions, tall sash windows and more high-quality brickwork.

3.3. Streetscape and Open Spaces

- 3.3.1 With the exception of the Orchard View terrace on Woodhouse Lane, the buildings within the Dunham Woodhouses are generally enclosed within their own plots with a variety of boundary treatments offering varied visibility of the buildings, ranging from glimpses to full views. The mature hedgerows and trees lining the street front and plot boundaries emphasise the impression of an historic and long-established settlement.

3.4. Views and Landmarks

3.4.1 A key view in the Dunham Woodhouses Conservation Area is that looking north up Station Road towards the Rope & Anchor, a local landmark which also had significant historical connections with the station originally located just behind. Views are otherwise confined to short-distance views of the principal buildings from the public thoroughfares and across the farmland surrounding the Conservation Area. The notably larger houses including Manor Farm House, 1-2 Greenbank and Village Farm House are especially prominent local features.

3.5. Communal Value

3.5.1 Dunham Woodhouses was established principally as a residential area with peripheral farmsteads, a character it has retained over three centuries. Although historic amenities including a post office and chapel have been converted into further residential dwellings, the village still retains the two 19th century public houses. Its communal value is primarily confined to local residents and farmers, but it is additionally valued by the wider estate community at Dunham Massey and visitors to the area.

3.6. Significance Statement

3.6.1 The special interest and heritage value of the Dunham Woodhouses Conservation Area stems from the original establishment of the village in connection with the nearby Dunham Massey estate. This has led to a distinct style and scale of workers' accommodation which remains clearly discernible and generally little altered at Dunham Woodhouses. The decision to establish a dower house in Dunham Woodhouses diversified its architecture, resulting in the distinctive blend of modest workers' cottages and grander houses.

4. Assessment of Special Interest

4.1. Location & Setting

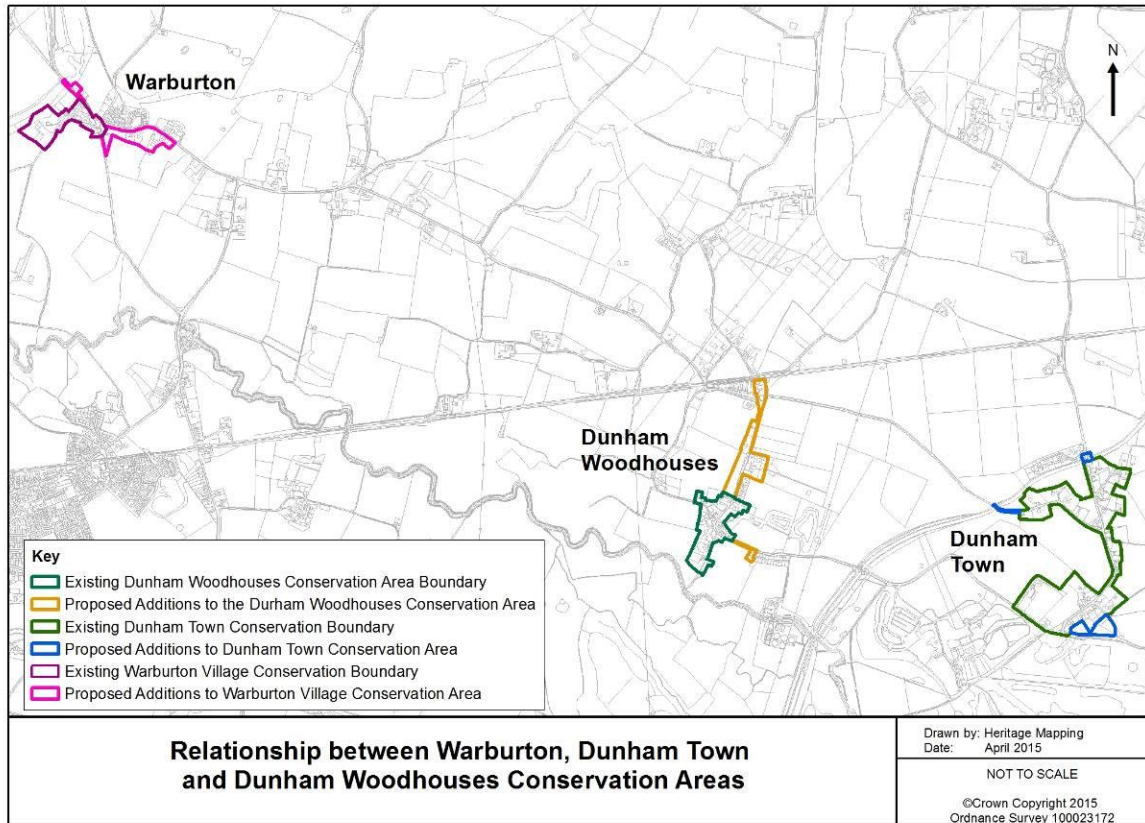
- 4.1.1 The Dunham Woodhouses Conservation Area is located approximately four miles west of Altrincham in the Greater Manchester Borough of Trafford.
- 4.1.2 Dunham Woodhouses and the wider surrounding area are predominantly rural and agricultural in character, with strong ties to the Dunham Massey estate which is located approximately one mile to the south-east. The larger village of Dunham Town is located approximately one mile to the east, which is also a Conservation Area. Warburton village to the west is another nearby Conservation Area. A map showing their locations is given on p.12.
- 4.1.3 Despite its rural nature, the area is well-served by several nearby motorways and A-roads linking north-west England's larger towns and cities. Dunham Woodhouses is approximately four miles from the M56 and two miles from the A56.
- 4.1.4 The village is primarily concentrated around the roughly perpendicular junction of Station Road and Woodhouse Lane (both on the B5160). Areas included in extensions adopted in 2016 of the Conservation Area are presently somewhat detached from the main body of the village: The Hollies and Holly Bank on Station Road to the north; and The Cottage and Azalea Cottage on Woodhouse Lane to the east.

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Topography and Geology

- 4.1.5 The land on which the Conservation Area sits is generally flat, mirroring the topography of the wider area. The stepped roofline along Woodhouse Lane is indicative of the very slight incline in the road's gradient to the east.
- 4.1.6 The geology of the Trafford area consists of the *'Permian and Triassic sandstones and mudstones of the north Cheshire basin [which] underlie Manchester city centre, Salford and Altrincham, although surface exposures are mainly limited to river valleys due to great thickness of the overlaying Quaternary deposits.'*¹⁴

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



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

4.2. General Description, Character and Plan Form

- 4.2.1 The Dunham Woodhouses Conservation Area as it was originally designated is irregular in shape on a roughly north-east/south-west axis. The boundary extensions elongate the Conservation Area to the north and east: that to the north incorporates a further two residential buildings and the Rope & Anchor public house; and that to the east incorporates another two residential buildings.
- 4.2.2 The principal thoroughfare through the Conservation Area, the B5160, enters the present boundary at the north-east (Station Road) and east (Woodhouse Lane). Barns Lane enters the Conservation Area from the north-west.
- 4.2.3 The Conservation Area and its wider setting are characteristically rural with residential dwellings clustered along the principal thoroughfares. The Conservation Area and wider village are surrounded by cultivated fields, and several farmsteads within the present boundaries assert a strong agricultural presence.
- 4.2.4 The Conservation Area did only cover the historic centre of Dunham Woodhouses. The boundary extensions now include peripheral dwellings of similar age and character to those in the village centre, and which further contribute to the historic value of Dunham Woodhouses as a traditional estate village attached to Dunham Massey.

4.3. Historic Development of the Dunham Woodhouses Conservation Area

- 4.3.1 Below is a summary of the historical development of Dunham Woodhouses Conservation Area. For further detail on the history of Dunham Massey please refer to Appendix C.
- 4.3.2 Formerly sited in the parish of Bowdon, and located to the north-west of the great house of Dunham Massey, the historical development Dunham Woodhouses is intimately connected with the Dunham Massey estate.
- 4.3.3 In the Dunham Massey estate more broadly there is evidence of a long history of settlement. There have been, for example, Neolithic, Bronze-Age and Romano-British archaeological finds in the wider area, the presence of which suggests that the area was inhabited or at least navigable at these dates. The nearby village of Dunham Town is mentioned in the Domesday Book which suggests that settlement in the area was properly established by the 11th century.¹⁵
- 4.3.4 The village of Dunham Town and the manor of Dunham Massey were transferred to Hamo de Massey in the same period, remaining in the hands of the de Massey family until the mid-14th century.¹⁶ After the last Hamo de Massey died in the 1340s without an heir, the manor passed to the Ingham family, and then successively to the Stranges, Fittons and Venables.¹⁷ In the mid-15th century the manor and its associated lands passed to the Booth family, who continued to hold the Dunham Massey seat until the 19th century.
- 4.3.5 The Booth family were highly influential in local and national political spheres. Sir George Booth was one of the most notable politicians of the early Stuart court, while his son William Booth and grandson, also George Booth, continued the family's important national position. Sir George led the Royalist Booth Uprising in Lancashire, Cheshire and North Wales in 1658 in opposition to the Rump Parliament. This represented the most successful attempt against this parliament in the period, although it was ultimately unsuccessful.
- 4.3.6 In the first quarter of the 18th century the second Earl of Warrington, another George Booth, rebuilt the house at Dunham Massey and also remodelled the landscape. As a consequence of the scale of these works, it does not seem incidental that during this same period we have the first evidence of the settlement of Dunham Woodhouses.

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

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

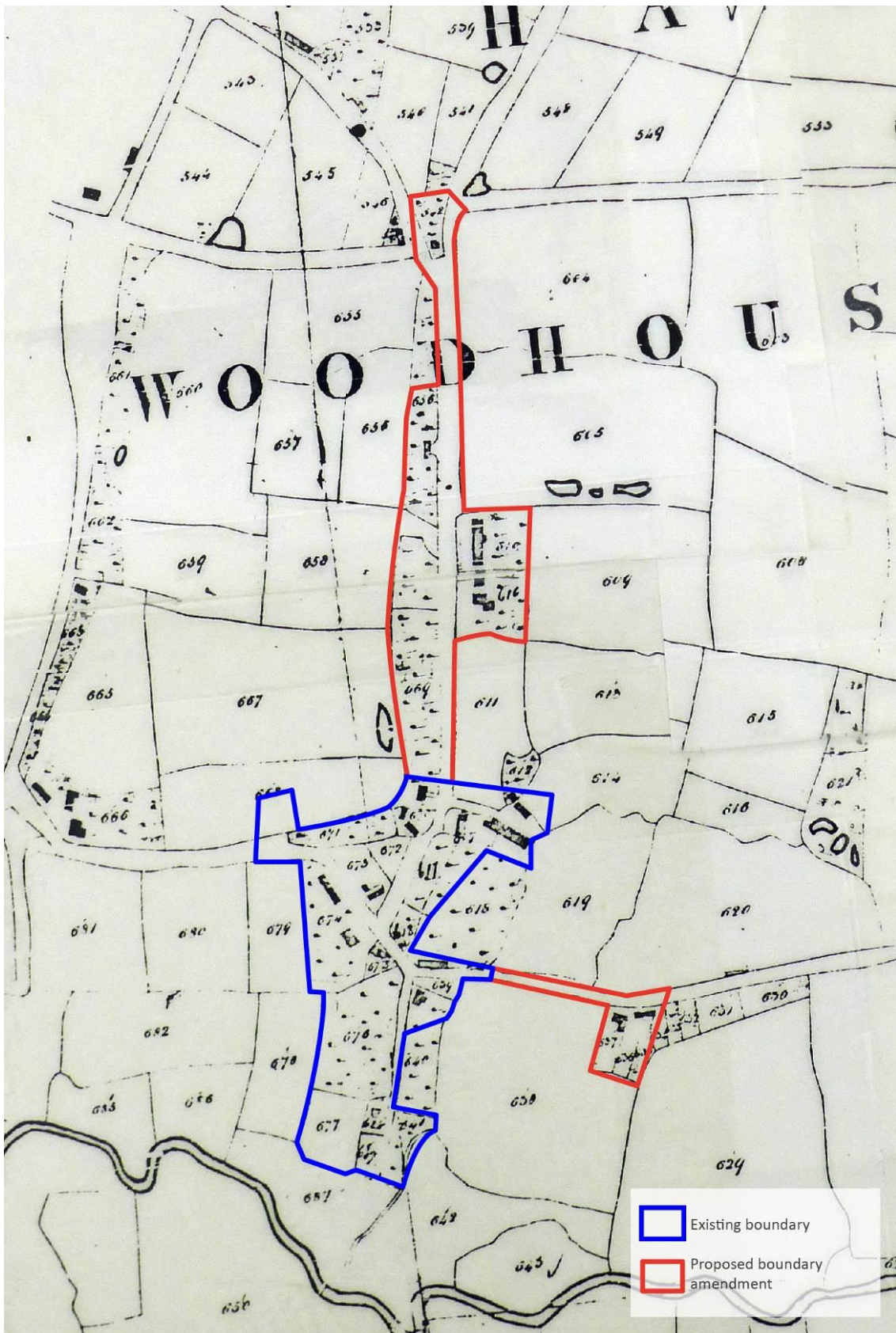
¹⁷ A *History of the County of Chester: Volume 5 part 1: The City of Chester: General History and Topography* (2003), <http://www.british-history.ac.uk/report.aspx?compid=19184> (accessed 13 October 2014)

- 4.3.7 The earliest evidence of settlement is derived from fabric evidence: the survival of Agden View, a Grade II listed property outside the Conservation Area on Woodhouse Lane with a 1725 date stone. The house is located to the south-east of the historical centre of the village, which clusters around the intersecting roads.¹⁸ There are a number of buildings grouped along these intersecting main roads that date to the middle or latter part of the 18th century, as well as to the early 19th century. These buildings are predominantly farmhouses and cottages. The nature of these buildings suggests that the settlement was originally established to provide additional houses for estate labourers, perhaps as part of the second Earl's wider reordering of the manor house and productive estate.
- 4.3.8 There is also some evidence that the settlement was established with the aesthetic principles of the picturesque in mind. Support for this idea can be found in the choice of the hamlet by the second Earl to erect a dower house, now called Manor Farmhouse, in the mid-18th century.¹⁹
- 4.3.9 It is evident from the tithe map of 1842, as well as from a comparison of successive Ordnance Surveys, that Dunham Woodhouses has changed little from the footprint of the 18th and early 19th century settlement. This is despite the land changing hands several times since, passing to the Grey family via the marriage of the second Earl's heir Mary Booth.
- 4.3.10 Dunham Woodhouses also appears to have escaped the sale of land by Catherine, Countess of Stamford and Warrington, for speculative development in the late 19th and early 20th centuries. This occurred in the neighbouring hamlet of Dunham Town and led to some small-scale speculative development in the town.
- 4.3.11 Dunham Woodhouses has avoided substantial development since the 19th century. The only notable changes to the built environment are the 20th century agricultural buildings at Ash Farm in the northern boundary extension and Yew Tree Farm, and a small amount of residential infill at the junction of Station Road and Woodhouse Lane.

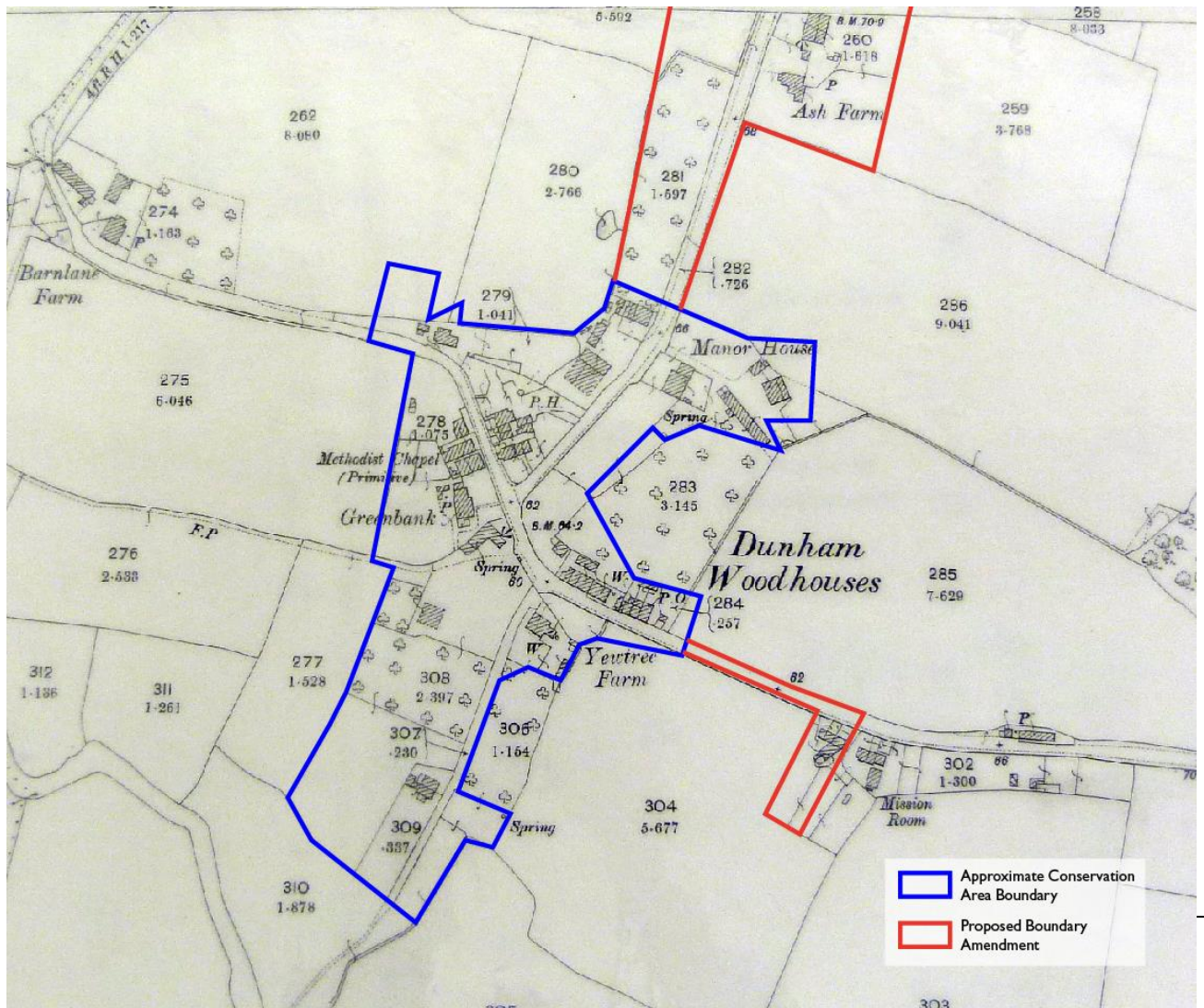
¹⁸ Agden View, <http://list.english-heritage.org.uk/resultsingle.aspx?uid=1067914> (accessed 13 October 2014)

¹⁹ Manor Farmhouse, <http://list.english-heritage.org.uk/resultsingle.aspx?uid=1337640&searchtype=mapsearch> (accessed 13 October 2014)

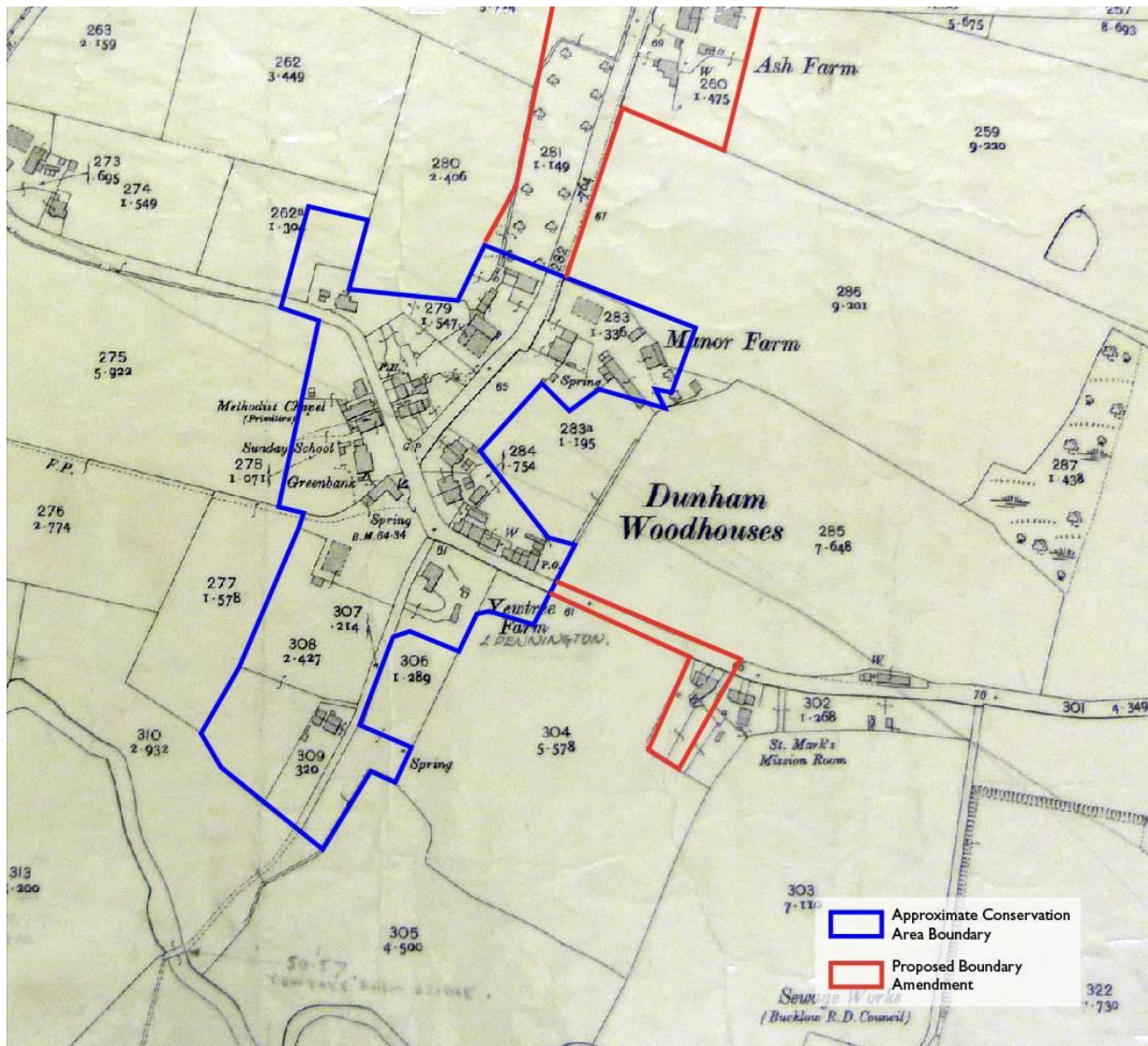
4.4. Map Progression



Map 3: Tithe map, 1842 (reproduced with permission of Trafford Local Studies Centre)



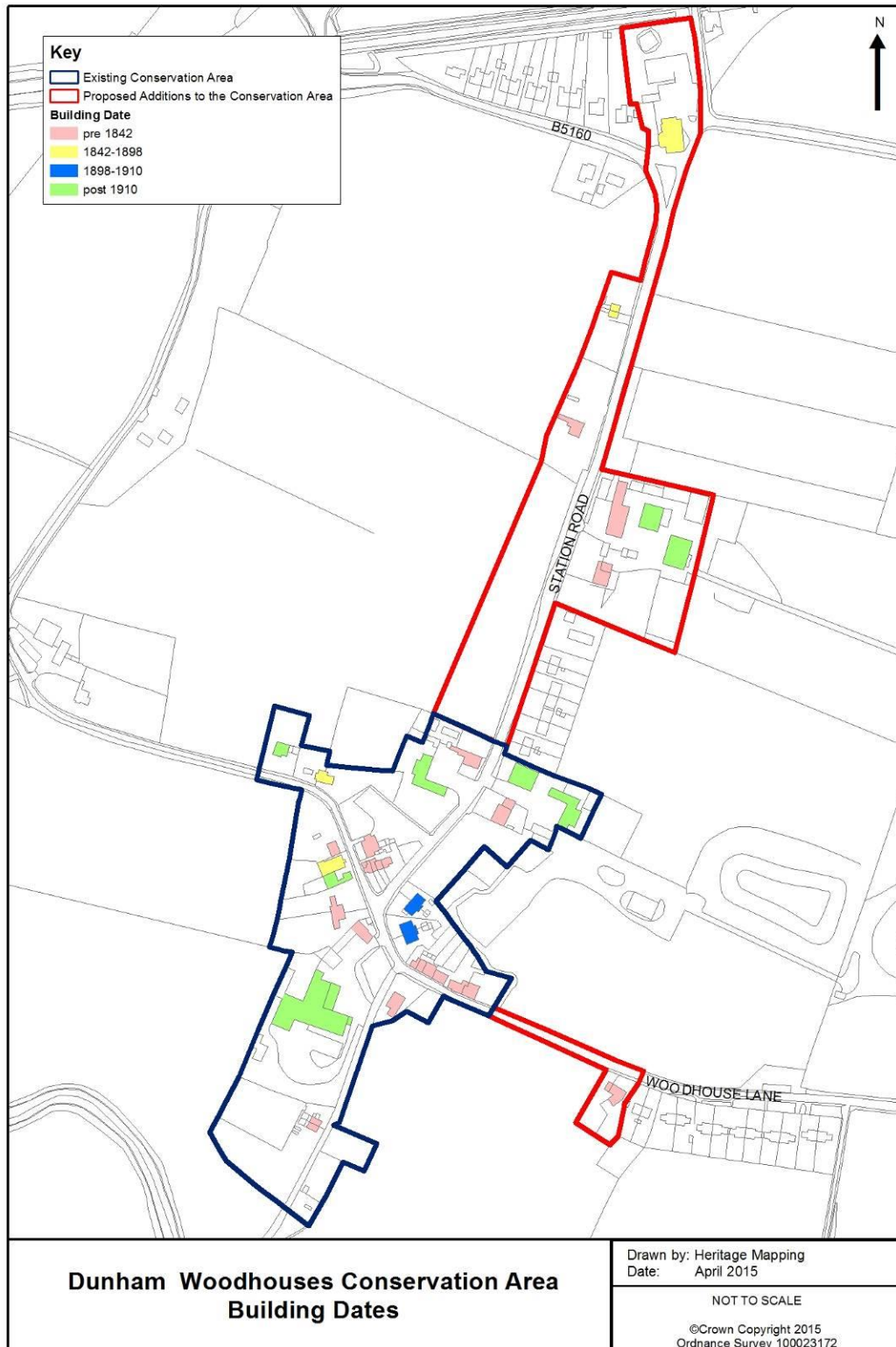
Map 4: Ordnance Survey 1898 (Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to Prosecution or civil proceedings. Trafford Council OS License No. 100023172)



Map 5: Ordnance Survey 1910 (Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to Prosecution or civil proceedings. Trafford Council OS License No. 100023172)

4.5. Building Development Phases

- 4.5.1 The earliest built development phase at Dunham Woodhouses dates as far back as the mid-18th century. The highest proportion of buildings in the Conservation Area and boundary extensions date from the 19th century, with a very small amount of mid-20th century infill.
- 4.5.2 The dates given on the following plan are indicative of their principal constructions period. For example, Manor Farm House was originally constructed as the dower house in the mid-18th century but evidently has a later hipped extension on the side.
- 4.5.3 Dates have been calculated here using historic maps. More detailed dates are given for specific buildings later in the appraisal.



Map 6: Building Development Plans

4.6. Archaeology

Previous Archaeological Work

- 4.6.1 No archaeological work has been carried out within the current Conservation Area boundary.
- 4.6.2 The Greater Manchester Historic Environment Record (GMHER) records the listed buildings, monuments and places within the existing Conservation Area, of which there are eight entries.
- 4.6.3 Further information can be found in the Revised Aerial Survey and Archaeological Desk-Based Assessment of the Dunham Massey Estate, commissioned by the National Trust and completed in 2016.

Sites of Archaeological Interest/Visible Archaeological Remains

- 4.6.4 There are no scheduled ancient monuments within the Conservation Area.
- 4.6.5 At the north end of Meadow Lane is an area of exposed cobbled road surface where the modern asphalt has worn away. It is most likely that the cobbles date from around the 19th century. There are indications of the same surface along the curb side of Barns Lane where the modern asphalt has worn away; along the highway boundary between Station Road and Village Farm House; and along the access routes leading into the Manor House Farm and Ash Farm yards.
- 4.6.6 There are no other visible archaeological remains within the Dunham Woodhouses Conservation Area.

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Potential for Underground Remains

- 4.6.7 There are no subterranean find spots identified in the GMHER within the boundaries of the present Dunham Woodhouses Conservation Area. However, there is potential for larger areas of the cobbled road surface still visible in places to be uncovered throughout the Conservation Area.
- 4.6.8 As a constituent part of the historic Dunham Massey estate and taking into account archaeological investigations that have been carried out in the wider area, there is reasonable potential to find archaeological fragments beneath the surface of the agricultural fields that border the Conservation Area and the boundary extensions. There is a long history of settlement in this area of Trafford with the potential for finds to date as far back as Romano-Britain.

4.7. Architectural Quality & Built Form

Present and Former Uses

- 4.7.1 The Dunham Woodhouses Conservation Area is predominantly residential, in keeping with its roots as a traditional estate village intended to house those employed at Dunham Massey. The standard of residences range from modest terraced cottages to much grander Georgian houses such as Manor Farmhouse, which was originally built as the dower house by the 2nd Earl of Warrington. As is commonplace with 18th and 19th century estate villages, local amenities such as public houses and a chapel were also established here; the pubs are still operational, whereas the chapel has been converted into a private residence.
- 4.7.2 There are additionally several farmsteads within the Conservation Area, which diversifies the village's purpose as not only a residential settlement but also a working part of the Dunham Massey estate. These are spread out throughout the Conservation Area.
- 4.7.3 The buildings within the boundary extension areas to the north and south-east are residential and include modest semi-detached former workers' cottages, a larger detached dwelling and a second public house.

Terraced & Semi-Detached Cottages

- 4.7.4 Dunham Woodhouses is characteristic of a traditional estate village. The cottages set out as terraces or semi-detached pairs attest to this and survive from the 18th and early 19th centuries. Estate villages were historically laid out at the instruction of a prominent local landowner and the houses built there for workers were generally modest in size but to a relatively high standard.
- 4.7.5 The earliest cottages in the Conservation Area are those located on Woodhouse Lane, almost opposite the entrance to Meadow Lane. This includes the Grade II listed Orchard View, which originally comprised two separate cottages which have since been conjoined to form a larger dwelling (the window to the right of the present main door originally being another door into the second cottage). The street elevations of the now-single cottage is simple: two storeys in height typically with the first floor windows set high up under the eaves of the slate roof and the ground floor windows under cambered brick lintels. The windows are generally replacement multi-paned side-hung casements.



1-2 Orchard View and Adjoining terraced cottages on Woodhouse Lane

- 4.7.6 Subtle differences in style indicate that the cottages neighbouring Orchard View to the east are slightly later in date, most likely early 19th century. The first floor windows, for example, are set slightly lower down from the eaves and their style differs: multi-paned top lights with larger lights beneath. They are also slightly larger and have different detailing on the chimney stacks and roof ridge. It is likely that as the Dunham Massey estate continued to grow in the early 19th century and required more workers, additional housing was built to accommodate them in areas where workers' housing had already been established.



Terraced cottages on Woodhouse Lane

4.7.7 In the centre of the current Conservation Area are Rose Cottage, Holly Cottage and Ivy Cottage located at the junction of Barns Lane and Station Road. This terrace of three cottages dates from the early 19th century and differs from the earlier Orchard View cottage and its adjoining neighbours in that they are set back from the road behind long garden plots. Architecturally, they are very simple with classical proportioning, and simple brickwork and fenestration. The multi-paned windows are appropriate to both this simple architectural style and the construction date of the cottages. It is evident that the rear of the cottages has been extended, using the same simple style and continuing the flared pitch of the roof at the back of the cottages to ensure that the addition does not detract from the original roofline.



Rose, Holly & Ivy Cottages



End elevation of Rose Cottage

- 4.7.8 Further north on Barns Lane is Kyrenia Cottage, a surviving fragment of an earlier, probably late 18th century, terrace of cottages here which was significantly reduced in size between the 1870s and 1890s. Scarring on the Barns Lane elevation indicates that the cottages in this now-reduced terrace were originally two bays wide, echoing the Grade II listed cottages on Woodhouse Lane.



Kyrenia Cottage

- 4.7.9 Bollin Cottages, a pair of semi-detached cottages set back from the principal thoroughfare at the end of Meadow Lane, date from 1823. The later re-pointing aside, the brickwork, a variation of English garden wall bond, is indicative of their good quality: the prolific use of headers as well as stretchers indicating that the patron could afford the increased number of bricks this approach required. Detailing such as the round arched lintels over the front doors is also architecturally more sophisticated than the more modest cottages on Woodhouse Lane and Barns Lane.



Bollin Cottages

- 4.7.10 The extension of the existing Conservation Area boundaries to the east encompasses The Cottage and Azalea Cottage, a pair of semi-detached cottages on Woodhouse Lane which echo almost exactly the proportions of Rose Cottage, Holly Cottage and Ivy Cottage. The brickwork detailing, however, is more akin to Bollin Cottages with distinctive round arched lintels over the front doors and variation on the English garden wall bond. Originally three cottages, the central dwelling was knocked through to create the large Azalea Cottage in recent decades; scarring in the brickwork shows where the central round arched lintel has been removed.



The Cottage and Azalea Cottage

- 4.7.11 Also within the boundary extension, this time to the north, are 1-2 Hollybank (originally Oldbank Cottage) on Station Road. This pair of semi-detached c.19th century cottages has undergone recent refurbishment with gabled porches added but still echoes the characteristics of the Conservation Area's workers' cottages with their modest scale and ornamentation.



1-2 Hollybank

Farmsteads and Larger Houses

- 4.7.12 The Dunham Woodhouses Conservation Area is characteristically rural and the inclusion of two historic farmsteads within its boundaries is consequently of little surprise. Manor House Farm and Yew Tree Farm are both working sites. It is interesting to note how the larger dwellings in the Conservation Area have close links with its farming history.
- 4.7.13 Principal among these is Manor House Farm, which was not extant as a working farmstead until the late 19th/early 20th century, having originally been conceived and constructed in the mid-18th century as the dower house for Dunham Massey (a retirement home for a widowed countess). The dower house had associated service buildings, most likely including stables, a cart house and outside stores, but the present agricultural buildings lining the yard mostly date from the early 20th century, including the attractive L-shaped building visible from Station Road. It is very unusual for such a grand building built with a very specific function in mind to be re-appropriated as a farm house. The Grade II listed former dower house is an imposing three-bay building (plus a hipped side extension) set behind an iron-railed garden forecourt. It was evidently intended to reflect the important status of the widowed countess.



Manor House farm yard



Manor House Farm

- 4.7.14 Village Farm House is another large mid-18th century building set behind a low-walled garden forecourt on Station Road. Its architectural style sits somewhere between the grandness of the former dower house and the workers' cottages: large in scale with additional detailing including keystone window lintels and access via ornamented gate piers but with modest windows fenestrated in the same multi-paned style (modern replacements) as those on Woodhouse Lane. 'Village Farm' is nowhere labelled on historic maps going back to the 1870s (although Manor Farm and Yew Tree Farm are), indicating that this is a name later given to the house. The maps show a modest-sized orchard or kitchen garden adjoining the rear of the house, indicating that it clearly had some cultivated land but was not a farmstead in the traditional sense. There are several good outbuildings set in a courtyard adjacent to the main house and a brick boundary wall to the front garden around the house, which has a decorative gateway.



Village Farm House

- 4.7.15 Yew Tree Farm is a larger farmstead located off the distinct bend in the B5160. It is believed to have been extant in the 18th century and the L-shaped block with the hayloft on the upper level is apparent in an 1870s Ordnance Survey. The large modern barns set back from the road are located on land that was historically divided into series of smaller paddocks, the western boundary of which is still in place. The farm house, on the opposite side of Meadow Lane, appears to have been either entirely re-built or substantially remodelled since the late 19th century given the differences between its 19th century and current outline plan form. Although echoing a similar simple classical style, it is notably larger than the nearby cottages on Woodhouse Lane, standing three storeys in height, the uppermost taking a reduced attic-level form.



Yew Tree Farm

- 4.7.16 Ash Farm is another farmstead located in the boundary extension to the north of the present Conservation Area. It is evident on 19th century maps as an established

dwelling with a large house surrounded by quite a densely planted plot, possibly indicative of landscaped grounds. Unlike other nearby farms, it was not labelled as a farm in the 1870s, but had evidently been cleared of any landscaping and become known as Ash Farm by the end of the century. The house as it stands today has either been substantially remodelled or completely rebuilt with added details such as the style of windows echoing the characteristics of the 18th and 19th century buildings in the centre of the village. The farm buildings behind are still in use for agricultural or related use and clearly retain their original agricultural character. There is also an ice cream business at the farm.



Ash Farm House

Ash Farm buildings

Public Houses/Inns

- 4.7.17 Despite being a relatively small area geographically, there are two public houses in Dunham Woodhouses: the Vine Inn, located in the centre of the village (and existing Conservation Area); and the Rope & Anchor.
- 4.7.18 The presence of two public houses in close proximity is indicative both of the area's primarily residential character and also alludes to the amount of traffic (and therefore trade) that historically passed through the area on the B5160 between the station historically located north of the Rope & Anchor and Dunham Massey to the south-east. Both public houses have adjacent car parking areas.
- 4.7.19 The Vine Inn is located in the centre of the present Conservation Area and is largely concealed behind the terrace of cottages (Rose, Holly and Ivy), with a signpost

marking one entrance off Station Road and another entrance point off Barns Lane. It is evident that the inn has undergone substantial recent remodelling work, resulting in varied rooflines and fenestration, but still gesturing to the original modest style similar to the nearby terraced cottages.



The Vine Inn

- 4.7.20 The Rope & Anchor is the focal point for views north-east up Station Road. Its architectural style is in contrast to the modest cottages and larger classical houses, with large double dormers, large Victorian windows and rendered upper levels. It is likely to have been substantially remodelled or rebuilt in the late 19th century, possibly to accommodate the increase in trade from the nearby station.



Rope & Anchor

Later Buildings

- 4.7.21 There are a number of later buildings which occupy the former gaps between the historic buildings and farmsteads. These include Wolfeles at the north end of Barns Lane and the pair of early 20th century semi-detached houses at the corner of Woodhouse Lane and Station Road, the architectural style of which is in contrast to the older buildings but further adds to a sense of layered history.

Public Realm

- 4.7.22 There are traditional Victorian-style lamp posts extant throughout the existing Conservation Area and the boundary extensions (roughly as far north as Ash Farm), which are in keeping with the prevalent late 18th and early 19th century buildings.
- 4.7.23 A pedestrian path lines the south side of Woodhouse Lane between the present Conservation Area and the east boundary extension, and continues on the east side of Station Road in the north boundary extension. There is a combination of standard composite curb stones on the principal B5160 thoroughfare and historic curbs of local stone on Barns Lane. At the entrance to some historic farmhouses and side streets are strips of cobble stones.



Historic curb stones and cobbled gutter



Cobbled strip at the entrance to Meadow Lane

- 4.7.24 There is a wide variety of boundary treatments ranging from well-maintained hedges, picket fences, iron railings (both simple and ornate) and low-level brick walls, which echo the variety of buildings.
- 4.7.25 Public amenities including a notice board and post box are located in the centre of the village, prominently positioned on the main thoroughfare.

Open Spaces, Parks, Gardens and Trees

- 4.7.26 There are no substantial public open spaces within the Dunham Woodhouses Conservation Area. Many of the properties are set within generous plots, the gardens of which help balance out the ratio of green space to buildings.
- 4.7.27 The Conservation Area, boundary extensions and the wider setting are typically green as a result of their rural and agricultural character. Gardens are typically lawned, especially notable where houses are set back from the road, and boundaries are supplemented with additional planting.

- 4.7.28 Woodhouse Lane is lined with mature hedgerow, which is regularly maintained and befits the rural, agricultural character of the Conservation Area. There are a number of mature trees throughout, alluding to a sense of long-established settlement.

Landmarks and Keys Views

- 4.7.29 As a modest and rural Conservation Area, there are no major landmarks in Dunham Woodhouses or the boundary extensions. Within this context, the Rope & Anchor is a local landmark for its prominent position and focal point in views north up Station Road.
- 4.7.30 The large houses clearly visible from the principal thoroughfare through the Conservation Area are also local focal points. These are principally Manor House Farm, Village Farm House and 1-2 Greenbank.
- 4.7.31 Agden View sits outside the Conservation Area to the east on Woodhouse Lane. There is a view looking east towards this house, plus views looking into the centre of the village from this location.

Local Details

- 4.7.32 As an historic estate village still with ties to Dunham Massey, characteristically modest but well-constructed terraced or semi-detached cottages are prevalent throughout the Conservation Area. These are typified by their simple classical proportions, good-quality brickwork and the variety of historic casement window styles.
- 4.7.33 Some of the estate cottages have particularly interesting end elevations which clearly show the truncated rear pitch of the roof. This is still evident at The Cottage and Azalea Cottage, but has been obscured by the extensions on the back of Rose Cottage, Ivy Cottage and Holly Cottage.



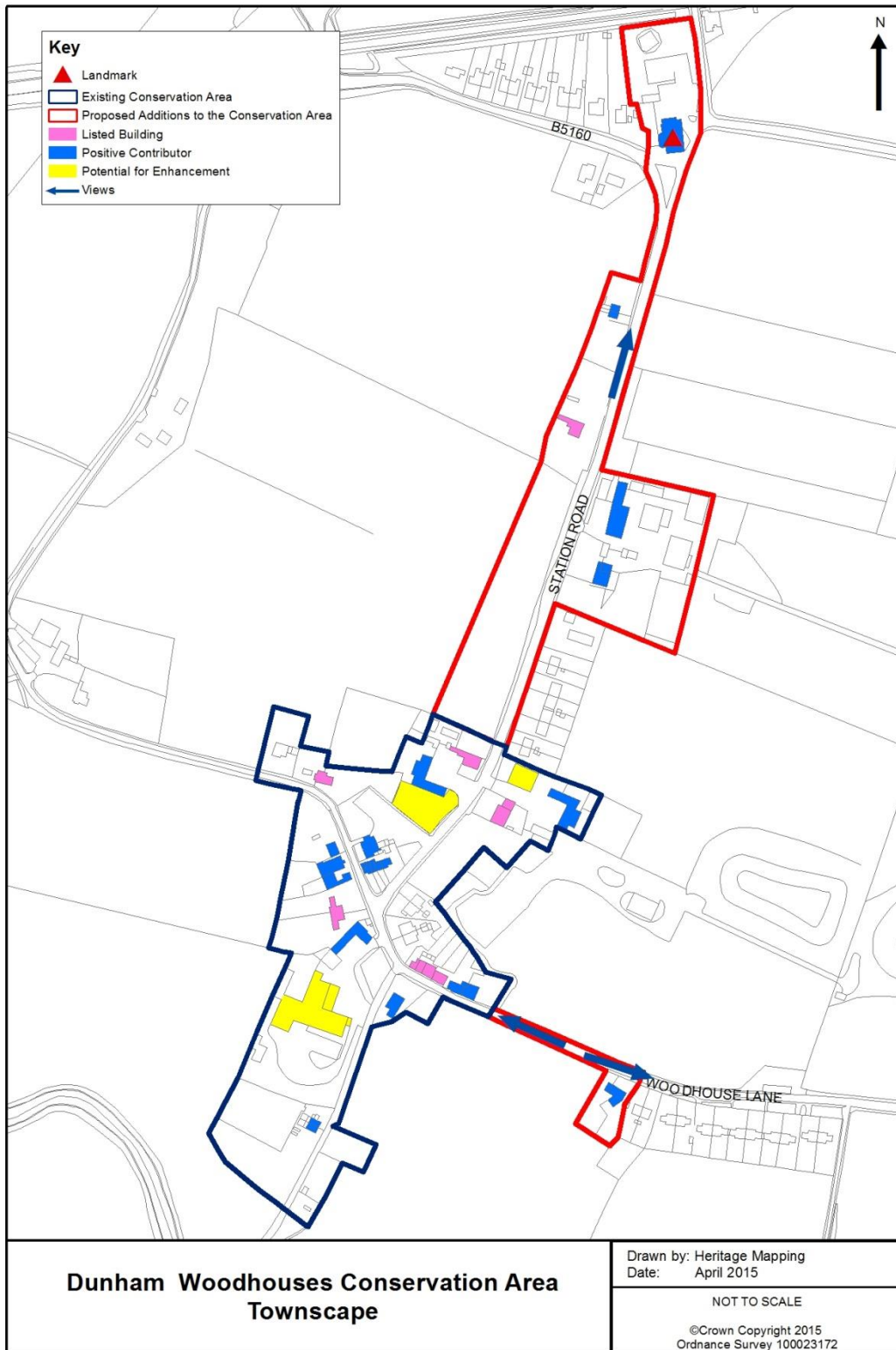
End elevation of Rose Cottage

Development Opportunities

- 4.7.34 The vacant plot next to the Vine Inn has the potential for improvement as it is presently redundant and overgrown.
- 4.7.35 Opportunities have already been taken to extend Rose Cottage, Ivy Cottage and Holly Cottage at the back with modest lower-level extensions. There are similar opportunities throughout the Conservation Area to construct sympathetic modest extensions to the rear of houses located on generous-sized plots. For example, the rear of The Hollies and 1-2 Hollybank. It is important that any extensions be subsidiary to the main pile of each house so as not to detract from its historic form.
- 4.7.36 It should be noted that restrictions on development within the Green Belt are applicable throughout the whole of the Conservation Area. Development to or within the setting of a listed building will face additional restrictions.



Vacant plot of land adjacent to the Vine Inn



Map 7: Townscape Analysis

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 are referred to as Positive Contributors. These include listed buildings and those which make a positive contribution, which are referred to as Positive Contributors. These assets have been logged below and described. The standing properties have in most cases been assessed from the street scene to determine their current condition. Please note that the heritage asset description is principally to aid identification and is not intended to provide a comprehensive or exclusive record of all the features of significance. The amount of information varies greatly and absence of any feature external or internal does not, therefore, indicate that it is not of interest. Any evidence relating to a heritage asset, which may present itself since the time of survey will also be taken into account during the course of a planning application.
- 5.1.2 This assessment has been undertaken using the criteria of the Historic England at Risk Register condition assessment: very bad, poor, fair and good.²⁰

5.2. Listed Buildings

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

²⁰ <http://www.english-heritage.org.uk/content/imported-docs/f-j/key-to-entries-on-the-register.pdf>, accessed 07/01/2015

Orchard View, Woodhouse Lane



Date: Late 18th century

Condition: Good

Grade: II

Orchard View was formerly two separate estate workers' cottages which have since been converted into a single dwelling; the window to the right of the front door was originally another door into the second cottage. It is one of the older estate workers' buildings in the village.

Greenbank, Barns Lane



Date: Late 18th century

Condition: Good

Grade: II

This was historically one property of a slightly lower status than Manor House Farm. Together with the surrounding plot, it has since been divided into two separate dwellings. The central entrance was replaced by a window to match the others on the principal elevation and two new entrances created in the side elevations.

Willow Cottage, Barns Lane



Date: Late 18th/Early 19th century

Condition: Good

Grade: II

Willow Cottage is architecturally similar to Greenbank, but smaller and more modest. The cottage has been extended at the back, and the ornate barge boarding and trellising on the entrance porch is a more recent addition. Its Flemish bond brickwork is particularly notable.

Manor House Farm with forecourt railings and gates, Station Road



Date: Mid-18th century

Condition: Good

Grade: II

This is the former Dunham Massey dower house, a home to which the Countess would retire upon widowhood. It is the grandest building in the Conservation Area and demonstrates the historic status of the village within the wider estate. Despite falling out of dower use after a relatively short period of time, it has retained its high-quality architectural status, which is all the more emphasised by the railed forecourt.

Village Farm House including gate piers, Station Road



Date: 1752 (date stone)

Condition: Good

Grade: II

This is another large classical building built to a high standard with Flemish bond brickwork. The detailing such as the keystone lintels and the urn-topped gate posts indicates that the original builder or an early owner aspired to emulate the grandeur of the opposite former dower house. The proportions of the windows, however, are more akin to the lower ranking workers' cottages (horizontally rectangular, as opposed to vertically rectangular like the Georgian-style windows at 1-2 Greenbank and Manor House Farm). It has recently been refurbished and 18th century wall paintings discovered inside a cupboard.

Village Farm House stables range, Station Road



Date: Re-built 1925

Condition: Good

Grade: Curtilage Listed to Village Farm House Grade II

Included for its collective value with Village Farm House as a historically-important group which contributes positively to the streetscape on the approach into the centre of the village from the north.

The Hollies, Station Road



Date: Early 19th Century

Condition: Good

Grade: II

The Hollies is located within the northern boundary extension. It has Georgian-style detailing including fanlight over the central entrance, balanced proportions and multi-paned sash windows. It has maintained a slightly detached position away from the centre of the village and is notable for its pairing with 1-2 Hollybank further north up Station Road.

5.3. Positive Contributors

- 5.3.1 The term 'positive contributor' identifies a non-designated heritage asset which makes a positive contribution to the Conservation Area and boundary extensions. These buildings, structures and sites are classed as heritage assets as they are identified by the local authority as having a degree of significance, meriting consideration in planning decisions, because of their heritage interest.²¹
- 5.3.2 A single building or structure can be classed as a positive contributor. Identification within the appraisal focuses primarily on a building or structure and does not necessarily take into account the positive contribution made also by landscaping, spaciousness and other historic structures within the curtilage or setting of positive contributors. These characteristics amongst others must also be taken into account during the decision making process. Where a building, structure or site is not identified in the appraisal as a positive contributor, this does not necessarily mean the building detracts from the character or appearance of the Conservation Area. Further enhancement may be required or investigation into the potential significance of the building, structure or site.
- 5.3.3 These elements have been assessed with reference to Historic England criteria set out in their document *Understanding Place: Conservation Area Designation, Appraisal and Management*, paragraph 2.2.21.²² The criteria are listed in Appendix D.

²¹ Department of Communities and Local Government, *National Planning Policy Framework*, (2012).

²² Historic England, *Understanding Place: Conservation Area Designation, Appraisal and Management*, (2011).

Rope & Anchor, Station Road



Date: 19th Century

Condition: Good

Reason: Included for its contrasting Victorian architectural style and status as the central focal point in views north up Station Road.

1-2 Hollybank, Station Road



Date: c.19th Century

Condition: Good

Reason: Included for their group value with The Hollies further south on Station Road and continuation of the modest scale and architectural detailing characteristic of the Dunham Massey estate cottages in the Conservation Area.

Ash Farm, Station Road



Date: 19th Century

Condition: Good

Reason: Included for its positive contribution to the streetscape and traditional agricultural character.

Rose Cottage, Holly Cottage and Ivy Cottage, Station Road



Date: Early 19th Century

Condition: Good

Reason: Included for their collective group value and positive impact as well-conserved examples of the village's prevalent modest but good-quality estate workers' accommodation.

The Old Chapel House, Barns Lane



Date: Early 19th Century

Condition: Good

Reason: Included for the retention of its external character and appearance as a chapel, and significance for its links to the local amenities provided for workers' living in the village.

Yew Tree Farm House and L-shaped range, Meadow Lane



19th-century L-shaped range



Yew Tree Farm House

Date: 18th/19th Century

Condition: Good

Reason: Included for its continuation of the local use of simple classical proportions and good-quality brickwork. The 19th century L-shaped range retains historic features such as its high-level door into a hayloft. It has continued to operate as part of the farm and buffers the impact of the larger, modern barns set further back from the road.

Bollin Cottages, Meadow Lane



Date: 1823

Condition: Good

Reason: Included as examples of good-quality early 19th century semi-detached cottages exhibiting the simple classical proportions prevalent throughout the Conservation Area. The brickwork is of good quality although improvements could be made to the over-dominant pointing.

Nos. 1-7, The Cottage and Azalea Cottage Woodhouse Lane



Date: Early 19th Century

Condition: Good

Reason: Included as good examples of the typically modest but good-quality cottages built for the estate workers at Dunham Massey. They are good-quality buildings, and have largely retained their simple classical proportions and period-appropriate windows.

Kyrenia Cottage, Barns Lane



Date: Early 19th Century

Condition: Good

Reason: Included for its historic value as a surviving portion of an early workers' terrace. Although altered, the cottage retains its traditional fenestration, good-quality brickwork and modest scale.

The Vine Inn, Barns Lane



Date: 19th Century (later alterations)

Condition: Good

Reason: Included for its historic significance as a local amenity for estate workers living in the village. Its modest scale and architectural detailing also echoes the nearby terraced cottages.

6. ASSESSMENT OF CONDITION

6.1. General Condition

- 6.1.1 The properties in the area are generally in good condition. However, a number of the agricultural buildings are not maintained to the same level, with routine maintenance such as pointing and slate repairs required.

6.2. Intrusion and Negative Factors

Individual Properties

- 6.2.1 To Barns Lane there are several detached houses. Wolfelee is a two-storey rendered property with tiled roof. All the windows have been replaced with UPVC but the house is otherwise in good condition. Willow Cottage is generally in good condition. Some minor rot was noted to the timber sash windows to the front and to the casements to the side. Kyrenia Cottage is generally in good condition. It has English Garden Wall bond brickwork and a slate roof. A rendered gable wall has incised joints. A new porch is under construction in blockwork, which will require rendering to match. The timber casement windows are all in good order.
- 6.2.2 The former Methodist Chapel and Sunday School are now a house and garage. Extensive vegetation to the front elevation is possibly causing damage to the brickwork. Otherwise the building appears to be well maintained. Greenbank is well maintained. The Vine Inn public house is a collection of previously separate buildings. There are a mixture of timber casement and sash windows, some modern and some historic. The property is generally well maintained throughout.
- 6.2.3 Yew Tree Farm is located off Meadow Lane, with a large L-shaped barn to the north. Several areas of the brickwork have eroded pointing and there is a section of brickwork poorly re-built at the apex to the gable. Timber casement windows with top hoppers are generally all in place. There are some undulations in the ridge line to the rear section of the property.
- 6.2.4 Bullin Cottages are a pair of two-story brickwork cottages with an 1825 date stone. The rendered gable wall with incised joints has multiple cracks to the render which have been patch repaired. The brickwork appears to have been recently repointed but mortar has been applied over the face of the brick arises.



Cracked render to gable of Bullin Cottages

- 6.2.5 Orchard View is well maintained, with some areas of weathered pointing.
- 6.2.6 On the north side of Woodhouse Lane Nos. 5 and 6 form a pair of cottages directly off the pavement. Both have had their brickwork badly repointed in a hard cementitious mortar. There is also an area of failed pointing at low level to No.5. The slate roofs to both are in poor condition, with an undulating ridge line and loose slates noted. There are a mixture of timber and UPVC casement windows; none appear to be original.
- 6.2.7 Nos. 1 and 3 and Pear Tree Cottage form a terrace of three properties. The roofs and brickwork are in good order generally. However, Nos. 1 and 3 have been repointed in cement. There are modern UPVC windows to No. 3 which are not appropriate. There is a dip in the brickwork above the door to Pear Tree Cottage, with a blank window above this.
- 6.2.8 Two pairs of semi-detached houses to the corner of Woodland Lane and Station Road are in good condition generally but have modern UPVC windows.
- 6.2.9 On Station Road, the terrace of four cottages to the corner of Barns Lane are all in good condition. Manor House Farm has brickwork in good condition, though with some areas of eroded pointing. The timber sash windows are all in good condition and well maintained. The barn to the rear of the property was not accessible but appears well maintained. Village Farm House and associated out-buildings has been recently renovated and is well maintained. There are modern timber casement windows. Four ventilators to ridge of out-building have been sheeted externally, which presumably indicates that the timber louvres below are in poor condition. There are lead clad roofs above and a ball finial missing to all but one.



Sheeted ventilators to Village Farm out-buildings

- 6.2.10 Within the boundary extension to north end of Station Road, Ash Farm is a collection of buildings to the east of the road which appears well maintained generally. Next to this is the small farm shop building which requires some repointing works. The brickwork walls of the single-storey barn structure to the north are in need of repointing throughout and there are multiple spalled bricks. The fibre cement sheet roofing is also in poor condition, with one sheet missing. The lifting beam to the gable is in poor condition.
- 6.2.11 The Hollies is in good order and well maintained. Hollie Bank is a pair of cottages, also generally good order, though there are several slipped slates to roof and vegetation to the front elevation, which is also in the gutter and on the roofline to the centre.
- 6.2.12 The Rope and Anchor public house has been recently renovated and is in good condition. There is damage to some areas of the cobbled brick string course between ground and first floors. All the windows have been replaced with modern UPVC casements.



Lifting Beam to Ash Farm barn, missing roof sheet above

- 6.2.13 Within the boundary extension to the east of Woodhouse Lane the pair of joined cottages are generally in good condition, though there are several areas of pointing which have eroded and require replacing. A section of new pointing between the two properties is of poor quality. The roof and chimneys are in good order, though some pointing is required to the ridge tiles.

Open Spaces and Areas

- 6.2.14 There are a mixture of brickwork walls, timber fences and hedges to property boundaries, which are generally well maintained. The low level stone wall to Woodhouse Lane is generally covered by vegetation. The mesh fence to The Hollies is unsuitable for the character of the Conservation Area.
- 6.2.15 There is a low level brickwork boundary wall to Manor House Farm, with buff sandstone piers at either side. There are modern red stone copings to the wall with railings above. The raised brickwork wall to the left hand side is in poor condition, with eroded joints and vegetation coverage.

Intrusive Development

- 6.2.16 There are a number of modern agricultural buildings to Yew Tree Farm, Manor House Farm and Ash Farm. Whilst they are not in keeping with the Conservation Area, they are not completely out of place in what is a working agricultural area.

6.3. Problems, Pressures and Capacity for Change

- 6.3.1 There are presently traditional Victorian-style lamp posts extant throughout the Conservation Area, in the eastern extension and part way up Station Road in the northern boundary extension. There is pressure for these to be replaced with the standard LED lamps installed throughout the rest of the borough. The traditional lamp posts add to the historic character of the Conservation Area and are well-suited to the rural thoroughfares. Replacement lamps in the standard design would be inappropriate and detract from the rural and historic sense of space.
- 6.3.2 The windows throughout the Conservation Area and boundary extensions are typically appropriate to the style and scale of the individual buildings. Historic properties can be notoriously difficult to insulate and there is frequently pressure to address this through the installation of modern UPVC double-glazing. Replacement with modern materials would not be appropriate on historic properties and should be avoided. So far in Dunham Woodhouses timber frames, as opposed to UPVC, are commonplace with few examples of replacement.
- 6.3.3 Some of the historic properties throughout the Conservation Area and the boundary extensions are accompanied by smaller outbuildings, historically for keeping domestic livestock, fuel storage, etc. As these are often smaller than the limit required before permission to demolish is necessary, there is potential to lose these historically-important outbuildings as they do not receive any protection.

- 6.3.4 The cottages throughout the Conservation Area and the boundary extensions are characteristically modest in both scale and architectural detailing, as befits their original status as accommodation for Dunham Massey estate workers. Unsympathetic extension and alteration of these properties may potentially threaten to distort this key characteristic of the Conservation Area.
- 6.3.5 The Conservation Area and its wider setting are characteristically rural and agricultural. In response to the changing nature of the agricultural industry larger modern barns have been established on the farmsteads throughout Dunham Woodhouses. There is potential for continued large-scale agricultural development both within the Conservation Area and its immediate vicinity.

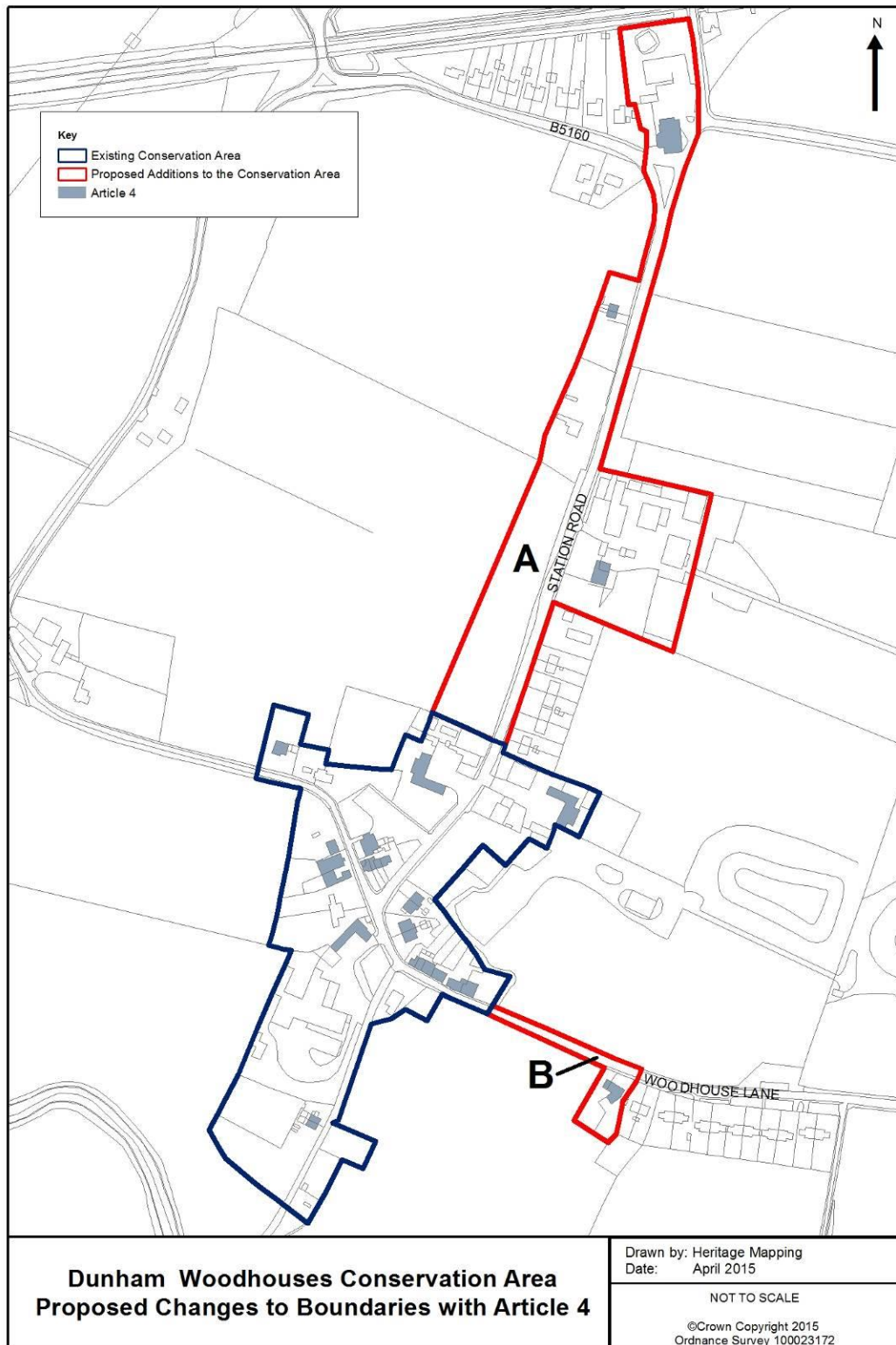


Substation in the centre of the village

- 6.3.6 The clearly visible substation in the centre of the village is an unsightly and unsympathetically-placed modern addition. There is potential to disguise it better.
- 6.3.7 The irregular surface treatments throughout the Conservation Area contribute to its aged patina, especially where cobbled areas are visible (for example Barns Lane, where the cobbled gutters have worn throughout the modern re-surfacing). The practice of patching the road and pavements with modern asphalt has already disguised large areas of historic cobbles. Although large-scale asphalt re-surfacing would unify the aesthetics of Conservation Area, it would obscure these traditional features.
- 6.3.8 There is an empty and overgrown plot adjacent to the north side of the Vine Inn car park which could potentially accommodate sensitive development, either built or landscaped.

7. IDENTIFYING THE BOUNDARY

- 7.1.1 The *Planning (Listed Buildings and Conservation Areas) Act 1990*, the NPPF and best practice guidance produced by Historic England all state that the boundaries of existing conservation areas should be reviewed from time to time. Parts which are no longer of special interest should be excluded. Where drawn too tightly, the conservation area should be extended to include more recent phases or plots associated with buildings of historic interest.
- 7.1.2 It is now recognised that conservation area boundaries need to be seen within a wider context of urban development. Designated areas should provide protection to buildings that were perhaps not previously considered to be of architectural merit and to the spaces between buildings, such as streets and neutral areas. It is also the case that further information can come to light about the historic importance of buildings and spaces.
- 7.1.3 **Extension Area A:** The existing Dunham Woodhouses Conservation Area boundary is extended to the north to include The Hollies, 1-2 Hollybank and the Rope & Anchor public house. The Hollies and 1-2 Hollybank are significant peripheral residential buildings that are stylistically and historically linked with the main core of the village. The Rope & Anchor is an important focal point in views north up Station Road.
- 7.1.4 **Extension Area B:** The Conservation Area boundary is extended to the south-east, incorporating The Cottage and Azalea Cottage. As with the north extension, these are important peripheral cottages linked both stylistically to the terraces in the centre of the village and to the history of Dunham Woodhouses as a village for Dunham Massey estate workers.
- 7.1.5 The strip of land between Village Farm House and The Hollies, now in agricultural use, is included for its historic association as the garden belonging to Village Farm House.



Map 8: Dunham Woodhouses Conservation Area adopted boundary extensions and potential Article 4 Directions

8. A PLAN FOR FURTHER ACTION

8.1.1 Below is a list of key issues within the Dunham Woodhouses Conservation Area which will need to be addressed and action points for improvement. These will be expanded upon with management policies in the Dunham Woodhouses Conservation Area Management Plan. In addition, Historic Building Surveys exist for many estate buildings within the National Trust's ownership; these will further help and inform conservation and restoration work on these buildings.

- Agricultural development within the Conservation Area should be of an appropriate scale and massing as far as possible.
- Repair and re-instate cobbled surfaces where appropriate, and address the patched road and pavement surfaces.
- An Article 4 direction is recommended as an appropriate way to address issues with loss of traditional features. In the Dunham Woodhouses Conservation Area this would cover windows, doors, rainwater goods and small curtilage agricultural buildings for the properties listed below and shown on map 8 (page 60). Further detail will be provided in the Management Plan.
 - The Rope and Anchor, Station Road
 - 1-2 Holly Bank, Station Road
 - Ash Farm, Station Road
 - Rose Cottage, Station Road
 - Holly Cottage, Station Road
 - Ivy Cottage, Station Road
 - Old Chapel House, Barns lane
 - Willow Cottage, Barns Lane
 - Wolfetee, Barns Lane
 - Kyrenia Cottage, Barns Lane
 - The Vine Inn, Narns Lane
 - Yew Tree Farm House and L-shaped range outbuildings, Meadow Lane
 - Bollin Cottages, Meadow Lane
 - Nos. 1-7 Woodhosue Lane
 - The Cottage, Woodhouse Lane
 - Azalea Cottage, Woodhouse Lane
- The exact number of small historic ousbuildings to properties is not known. These are important reminders of historic uses but are small enough to be outside restricted demolition rights for Conservation Areas and therefore at risk of being lost. As part of the Management Plan the extent of these buildings should be established so that Article 4 directions can be put in place to protect them.
- Work with the Highways Department of the council to find an appropriate solution to replacement lamp posts or to retain the existing Victorian-style lamp posts throughout the Conservation Area, which are in keeping with their historic character.
- Alterations and extensions to designated and non-designated heritage assets should be restricted to a proportionate scale that respects the form of the original buildings. This is especially true of the late 18th and 19th century workers' cottages which are

characterised by their modesty. This will be addressed in greater detail in the Management Plan.

- Implement a sympathetic means of disguising the unsightly sub-station in the centre of the village.
- Address the issue of inappropriate materials and methods of repair, such as over-dominant pointing at Bollin Cottages, which cause damage to historic buildings and their aesthetics. Further guidance regarding the use of materials and methods of repair are given in the management plan.
- Enhance the empty and over-grown plot adjacent to the Vine Inn car park.

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

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

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

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

EGR14/8/5/40, Agreement of Tenancy: House and Garden, Dunham Woodhouse (25 March 1954)

Trafford Local Studies

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

Appendix A: Contacts

Trafford Council Contacts

General development management enquiries concerning the Dunham Woodhouses Conservation Area should be referred to Development Management. 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 English Heritage)

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

Victorian Society

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

Georgian Group

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

Twentieth Century Society

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

Institute of Historic Building Conservation

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

Appendix B: Listed Building Descriptions

Name: ORCHARD VIEW

List entry Number: 1099165

Grade: II

Date first listed: 12-Jul-1985

2 cottages, now 1 cottage. Late C18. Flemish bond brick with slate roof. 2 storeys, formerly single-depth but made double by a rear extension (partly C20). 2 central doorways, one having been turned into a window, with cambered brick arches and a heavy door frame. 2 ground floor windows of 3 lights with cambered brick arches and 3 first floor of 2-lights. All have casement windows with glazing bars.

Listing NGR: SJ7247087892

Name: GREENBANK

List entry Number: 1067940

Grade: II

Date first listed: 12-Jul-1985

House, now 2 houses. Late C18. Flemish bond brick with slate roof. 3 bays, 2 storeys, each house having a door on the side elevation as well as a single-storey wing. Stone plinth, total of 6 sash windows with keystone wedge lintels, stone sills and glazing bars. Gable stacks and C19 canopies to each side door. It would appear that there was formerly one central entrance and that the side wings were added, like the porches, in the C19 when it was converted to 2 house.

Listing NGR: SJ7241687927

Name: WILLOW COTTAGE

List entry Number: 1121939

Grade: II

Date first listed: 12-Jul-1985

House. Late C18/early C19. Flemish bond brick with slate roof. 2 storeys, 2 rooms deep by 2 wide with central entrance, no hall, and slightly later lean-to at left and outshut at rear. 6-panel door with fanlight and decorative timber porch. Total of 4 windows with wedge lintels, stone sills, sashed with glazing bars. Late C19 gable stacks. Casement windows to rear.

Listing NGR: SJ7240488017

Name: MANOR FARMHOUSE WITH FORECOURT RAILINGS AND GATES

List entry Number: 1337640

Grade: II

Date first listed: 05-Mar-1959

Farmhouse, built as a dower house by the 2nd Earl of Warrington. Mid C18. Flemish and English garden wall bond brick with graduated slate and stone slate roofs. Double-depth central-staircase plan with 3 bays, 3 storeys, a 3-storey brewery wing at the left and a porch at the rear. Stone plinth. Recessed porch with semi-elliptical brick arch, 6-panel door with overlight and stone steps with iron handrails. 2 12-pane sash windows on the ground floor and 3 15-pane on the first, all with flat brick arches and stone sills; 3 casement windows with glazing bars to second floor. Coped gable with kneelers over central bay with a clock face in a brick surround. Gable stacks and coped gables with kneelers. Similar gable to rear but all casement windows with segmental brick arched heads. Rear ground floor and wing has 2 and 3-light double-chamfered stone mullion windows and wing has a hipped roof. Good garden forecourt with enriched wrought ironwork double gates and railings and rusticated stone piers. Interior has a good staircase with turned spindle balusters and deep handrail, and a panelled room with fluted pilasters and ovolo-moulded beams.

Listing NGR: SJ7252387991

Name: THE VILLAGE FARMHOUSE INCLUDING GATEPIERS

List entry Number: 1337667

Grade: II

Date first listed: 12-Jul-1985

Farmhouse. 1752 on datestone. Brick with slate roof. Double-depth central-staircase plan with 2-storeys plus attic. 3-bay elevation has central door with moulded surround, keystone and overlight; 2 3-light casement windows on the ground floor and 2 3-light and one 2-light on the first floor, each with cambered brick arches, keystones and stone sills. 7 similar openings to rear without keystones. 2 gable stacks. Enclosed front garden with rusticated gatepiers and elaborate urns.

Listing NGR: SJ7250688028

Name: THE HOLLIES

List entry Number: 1067912

Grade: II

Date first listed: 12-Jul-1985

House. Early C19. Flemish bond brick with slate roof. 2- storey, double-depth central-staircase plan with 2-storey wing to rear. 3-bay elevation has central doorway with 4- panel door, fanlight with radial bars, and pilasters. Total of 5 16-pane sash windows with stone sills and cambered brick arches. Gable stacks.

Listing NGR: SJ7257788250

Appendix C: Historical Development of Dunham Massey

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

The manor of Dunham Massey has a long history of settlement, largely due to its historic connection with the ancient city of Chester. The city of Chester was established in the Roman period and there is evidence that it continued to be a site of settlement after the end of the Roman occupation of Britain.²³ This may perhaps be due to its strategic position at the centre of important Roman roads to other major cities such as York. However, there is no clear evidence of a settlement at Dunham Massey in this earlier period.

The first mention of a settlement at Dunham Massey is found in 1086, which records a house in the manor of Dunham Massey owned by Hamo de Massey. It also records the settlement as a burgage, paying tenure to the Norman Earls and Bishops of Chester.²⁴ These burgages were of considerable value to their occupying lords in this period, and so it is likely that Dunham Massey was locally prominent.

Dunham Massey remained in the hands of the Massey family until the mid-14th century, at which point the last Baron de Massey died without an heir.²⁵ The manor and its manor house, also called Dunham Massey, was then passed to the Inghams, the Stranges, the Fittons and the Venables, before finally being acquired by the Booth family of nearby Barton, in whose hands the lands remained until the mid-18th century.

A castle at Dunham Massey is recorded in 1173 and again in 1323, although it is not clear whether this was additional to or the same as the house recorded in the 11th century for the first Hamo de Massey. By the 17th century, however, the castle had been destroyed and the resultant mound was used as a viewing platform. This mound was much reduced by the 19th century, and today there remains no trace of the castle, except perhaps for a mound which may be the remains of earthworks for the castle.²⁶

As noted above, the association of the Booth family with Dunham Massey is of considerable significance. Successive Booths were of national prominence, producing a number of important ecclesiastical figures in the 15th and 16th centuries, and active political figures in the 16th and 17th centuries.²⁷ Reflecting this power, the family held several titles, beginning with the Barony of Dunham Massey. In the 17th century, the Booths acquired the title of Baron Delamer. This was given to Sir George Booth by Charles II in 1661 for his Royalist sympathies in the Civil War, particularly for his title role in the so-called Booth's rising of 1659 against the Parliamentarians which was ultimately unsuccessful. The Booths also subsequently acquired two further titles of Earl of

²³ *A History of the County of Chester: Volume 5 part 1: The City of Chester: General History and Topography* (2003), <http://www.british-history.ac.uk/report.aspx?compid=19184> (accessed 13 October 2014)

²⁴ Ibid

²⁵ Ibid

²⁶ Dunham Massey, <http://list.english-heritage.org.uk/resultsingle.aspx?uid=1000853> (accessed 13 October 2014)

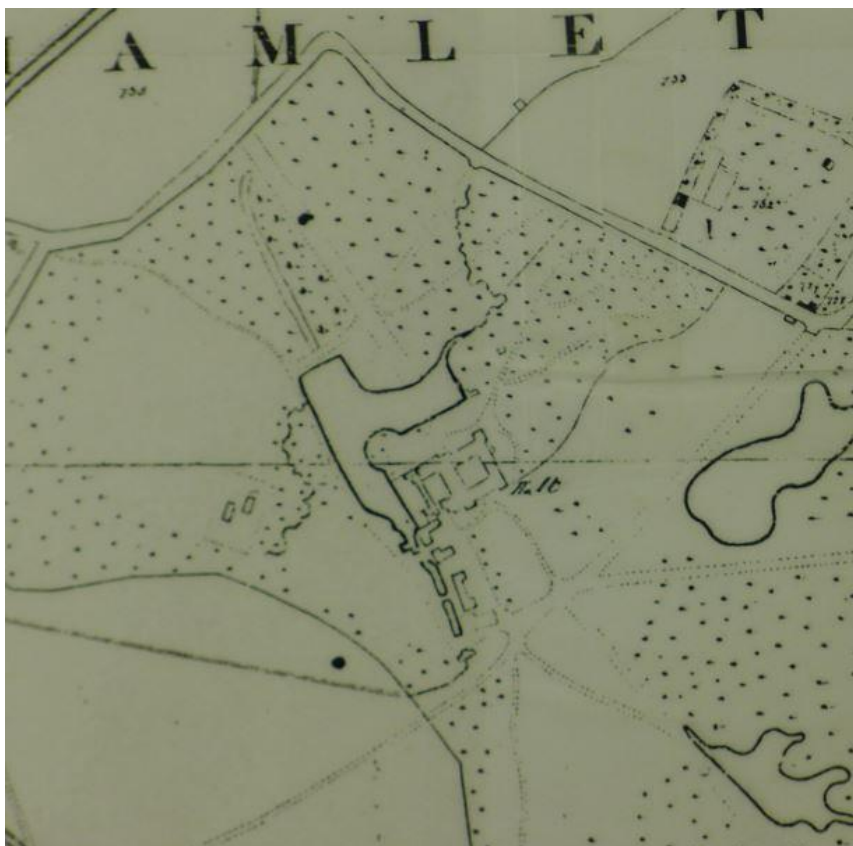
²⁷ *Transactions of the Lancashire and Cheshire Antiquarian Society*, vol. 53 (1938), pp. 32-82

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

The Booth family also had a notable local impact. For example, a William Booth was responsible for the construction of the new house on a moated platform at Dunham Massey in the early 17th century. This replaced an older building which likely stood on or near to the current site, which was surrounded by an historic deer park. This house remained uncompleted by the time of William Booth's death and was completed after the period of Civil War in the later 17th century by his son, George Booth, 1st Baron Delamer (1622-1684).²⁸

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

The house was then acquired by the Grey family via the marriage of Lady Mary Booth, and remained occupied by the Grey family until the 7th Earl of Stamford's scandalous second marriage to a former circus performer, Catherine Cocks, at which stage the house and wider estate were abandoned.



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

After reoccupation in 1906 by the 9th Earl of Stamford, William Grey, the house was significantly refurbished by J. Compton Hall. Compton Hall is also notable for restoring St Margaret's Church at

²⁸ <http://list.english-heritage.org.uk/resultsingle.aspx?uid=1000853> (accessed 13 October 2014)

Dunham Massey in the same period, and for writing an account of the history of Dunham Massey Hall, encouraged by the 9th Earl.²⁹

Roger Grey, the 10th Earl of Stamford (1896-1976) was the last owner of the Dunham Massey estate, and a careful caretaker of the house and wider estate.³⁰ At his death in the 1970, the house and 3,000 acre estate were bequeathed to the National Trust, in whose hands they remain today.

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

²⁹ <http://archives.li.man.ac.uk/ead/search?operation=full&recid=gb133egrb-egr7-20-3> (accessed 13 October 2014)

³⁰ <http://www.nationaltrust.org.uk/article-1356401302038/> (accessed 13 October 2014)

Appendix D: Selection Criteria for Positive Contributors

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

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