



Sandiway

Conservation Area Appraisal
July 2016

Sandiway Conservation Area Conservation Area Appraisal

Contents

1. Introduction	1
1.1. Designation of the Sandiway Conservation Area	1
1.2. Definition of a Conservation Area	1
1.3. Value of a Conservation Area Appraisal.....	3
1.4. Scope of the Appraisal.....	4
2. PLANNING POLICY CONTEXT.....	5
2.1. Planning Policy Context.....	5
2.2. Conservation Area Policy Guidance	6
2.3. Control Measures Brought About By Designation	7
3. SUMMARY OF SPECIAL INTEREST.....	9
3.1. History	9
3.2. Architectural and Aesthetic Value	9
3.3. Streetscape and Open Spaces	9
3.4. Views and Landmarks.....	10
3.5. Communal Value	10
3.6. Significance Statement.....	10
4. ASSESSMENT OF SPECIAL INTEREST	11
4.1. Introduction.....	11
4.2. Location and Setting.....	11
4.3. General Description, Character and Plan Form	13
4.4. Historic Development of Sandiway	13
4.5. Map Progression	20
4.6. Building Development Phases.....	23
4.7. Archaeology.....	25
4.8. Architectural Quality and Built Form	25
4.9. Open Space, Parks, Gardens and Trees.....	36
4.10. Character and Interrelationships of Spaces	37
4.11. Key Views and Vistas	38
4.12. Development Opportunities.....	39
4.13. Landmarks and Positive Contributors	39
5. AUDIT OF HERITAGE ASSETS	41
5.1. Introduction.....	41
5.2. Listed Buildings.....	41
5.3. Positive Contributors.....	44
6. ASSESSMENT OF CONDITION	59
6.1. General condition.....	59
6.2. Intrusion and Negative Factors	59
6.3. Problems, Pressures and Capacity for Change.....	64
7. IDENTIFYING THE BOUNDARY.....	66

8. A PLAN FOR FURTHER ACTION.....	68
9. Bibliography.....	69
Appendix A: Listed Building Descriptions	71
Appendix B:Contacts	72
Appendix C: The Historic Development of Altrincham.....	73
Appendix D: Selection Criteria for Positive Contributors	77

1. Introduction

1.1. Designation of the Sandiway Conservation Area

1.1.1 Sandiway Conservation Area was designated by Trafford Borough Council on 2 December 1975. The Conservation Area is centred on a busy junction where the A56 intersects with several other streets. The Conservation Area comprises all of Sandiway Place, the western part of Sandiway Road and the eastern end of Oldfield Road. The boundary extension covers the northern end of Burlington Road to the east and Oldfield Road to the west, up to the edge of John Leigh Park. A map of the existing and new boundaries is given on page 3.

1.2. Definition of a Conservation Area

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

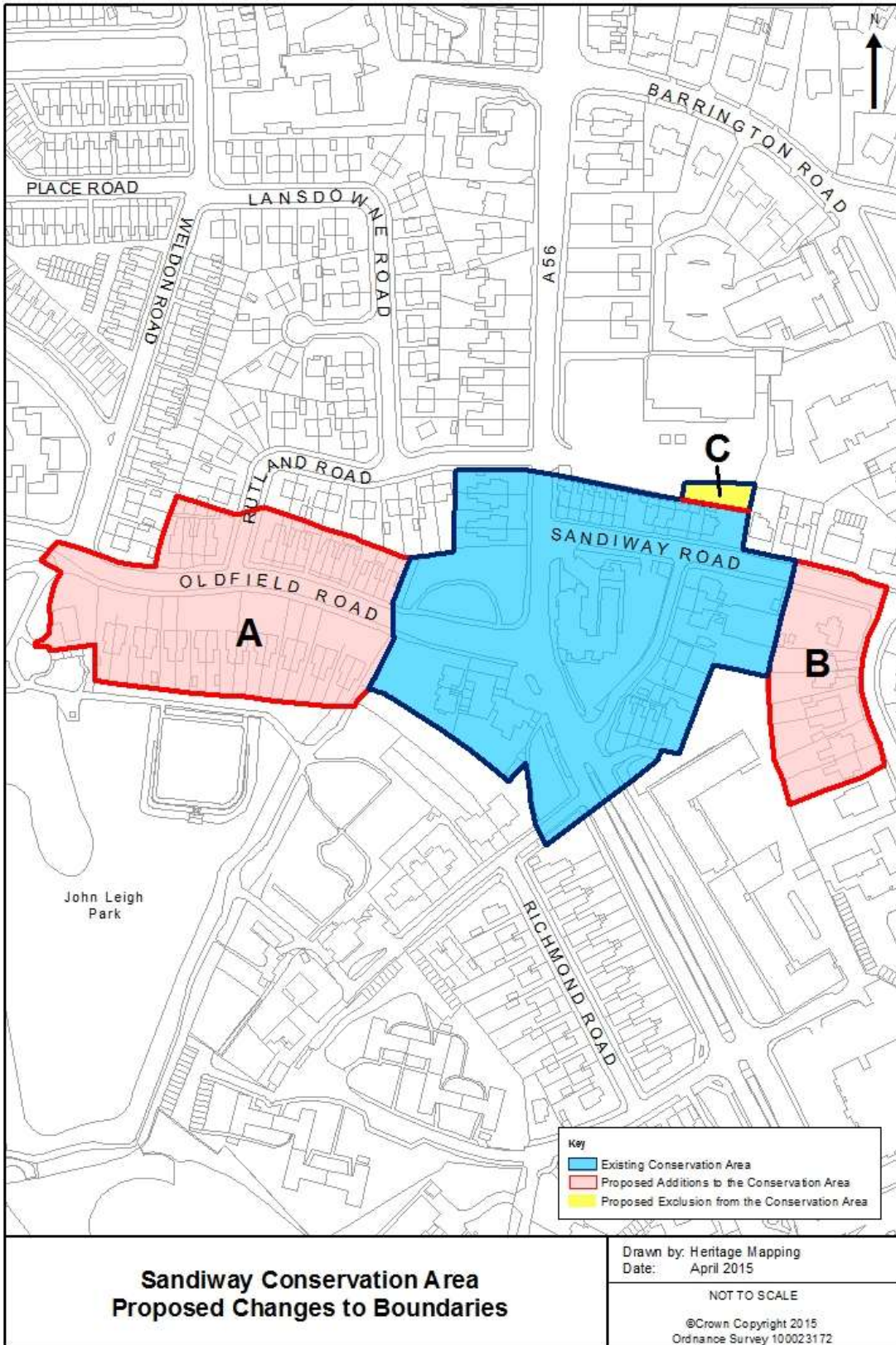
1.2.2 Conservation area designation recognises the unique quality of an area as a whole. It is not just the contribution of individual buildings and monuments, but also that of features such as topography, layout of roads, pathways, street furniture, open spaces, and hard and soft landscaping which assist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

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

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

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

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



Map 1: Conservation Area Boundary, showing extensions and exclusions adopted July 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 Sandiway 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 management 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 Sandiway Conservation Area.
- 1.3.5 An adopted conservation area appraisal is a material consideration to appeal decisions and also relevant to decisions made by the Secretary of State when considering urgent works to preserve an unlisted building in a conservation area. An appraisal can inform those considering investment in the area, help guide the form and content of new development and result in an educational and informative document for the local community.⁷
- 1.3.6 The Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) sets out permitted development rights for certain minor forms of development - i.e. development that may be legitimately undertaken without the need for planning permission. An appraisal can assess whether or not permitted development rights are having an adverse impact on the special interest of a conservation area and whether or not the use of an Article 4 direction is appropriate.

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

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

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

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

- 1.3.7 This Appraisal will provide a character assessment of the present Sandiway Conservation Area and those areas in the newly adopted extension. The document will seek to identify those factors resulting in adverse harm to the special interest of the Conservation Area, identify whether cumulative change can be addressed through Article 4 directions and assess if statutory action is required to safeguard buildings at risk.
- 1.3.8 A review of existing boundaries has also be undertaken to determine if areas should be included or removed from the designation; this discussion is found in Section 7 and the proposed extensions (now adopted)are also shown on Map 1 (page 2). Consequentially the document will provide background evidence for accessing the acceptability of development proposals.
- 1.3.9 Further guidance and proposals will be detailed in the corresponding Sandiway Management Plan which should be considered in conjunction with this Appraisal.

1.4. Scope of the Appraisal

- 1.4.1 This appraisal is not intended to be comprehensive in its scope and content. Omission of any specific building, structure, site, landscape, space, feature or aspect located in or adjoining to the Sandiway 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 Sandiway 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 Sandiway 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 prepared by the Purcell on behalf of Trafford Council.

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

2. PLANNING POLICY CONTEXT

2.1. Planning Policy Context

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

2.1.2 The NPPF (paragraph 126) states;

2.1.3 *'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

2.1.4 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.

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

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

2.1.5 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;
- Policy R5 - Open Space, Sport and Recreation;
- Policy R6 – Culture and Tourism; and
- Policy L7 – Design.

2.1.6 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. Relevant supplementary planning documents for the Sandiway Conservation Area include advertisements and shop fronts.

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 Altrincham 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 the 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).

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

- Trees with a stem diameter of 75mm or greater, measured at 1.5 metres from soil level, enjoy a measure of protection if they stand in a designated conservation area. The Council requires six weeks written notice of any proposed felling or pruning of such trees, other than the removal of dead wood and the felling of dead and/or dangerous trees, which do not require notification. In the case of the removal of undesirable trees to allow superior trees to flourish, known as 'selective thinning', the requirement is relaxed to allow the removal of trees of stem diameter up to 100mm to be removed without giving the Council prior notice.
- Should the notified tree work be unacceptable to the Council, the latter will make a Tree Preservation Order during the six week notification period, thus ensuring continuity of protection. Local Authorities cannot insist upon a replacement for a tree lawfully felled within a conservation area, unless the tree is also protected by a Tree Preservation Order.
- Certain categories of advertisement which have deemed consent under the Advertisement Regulations are restricted in areas of special control.

3. SUMMARY OF SPECIAL INTEREST

3.1. History

- 3.1.1 The Sandiway Conservation Area has an important history as a key waypoint on the route from Manchester to Chester. The original Roman route ran to the west of Sandiway and Altrincham, but was diverted to take in the Old Market Place in the 18th century, when the route we see today was formed. The two public houses have origins in this century and acted as coaching inns for travellers. Historic photographs show them as grand and prominent buildings set on a wide road.
- 3.1.2 The surrounding houses built up around the two inns during the 19th and 20th centuries. These house represent the increasing residential development in the towns outlying Manchester during times of increased transport links and the growth of commuter towns.
- 3.1.3 The Conservation Area also has a link to the former Oldfield Hall, an important historic estate and landowner until the early 20th century. The boundary extension includes the lodge and gateway to Oldfield Hall's formal grounds.

3.2. Architectural and Aesthetic Value

- 3.2.1 The architecture of the Conservation Area has two contrasting forms: the large inns designed to be prominent on the main road and the smaller domestic properties on the surrounding roads.
- 3.2.2 The Inns are both quite distinctive, with Georgian detailing to The George and Dragon, and distinctive black and white mock timber framing to The Wheatsheaf. Both suffer, however, from poor decorative condition and intrusive modern additions such as signage and pipework, which mar their appearance. The late 20th century hotel block behind The George and Dragon is very inappropriate in terms of design and massing.
- 3.2.3 The houses immediately to the north and east of The George and Dragon have good quality late Georgian and early Victorian designs. They are small in scale and have a charming appearance, set behind well planted front gardens. Within the proposed boundary extensions this feeling continues, with leafy green streets and good quality Victorian and Edwardian housing set within garden plots.

3.3. Streetscape and Open Spaces

- 3.3.1 The Conservation Area is severely marred by the A56, which is now a very busy road which lacks any safe crossing for pedestrians in this location. The roads branching off this, however, have a pleasant suburban feel, with trees lining the streets and well planted front gardens providing ample greenery. The lane outside Sandiway Cottages is particularly attractive, with its setting amongst trees and with the stone sett road surface adding historic character.

- 3.3.2 There are two areas of open green space in the Conservation Area: one triangular patch of land to the south of The Wheatsheaf and a larger small public park on the north-west side of the central traffic junction. Both provide breathing space in the busy centre of the Conservation Area. The small park in particular is an attractive place for the public to enjoy and has a number of large mature trees.
- 3.3.3 There is a unified appearance to the residential streets of the Conservation Area, with their green setting and contiguous features of low stone walls and arch-headed stone gateposts.
- 3.3.4 Trees along Oldfield Road are likely to be part of the historic planting scheme of the Oldfield Hall estate. The adjacent John Leigh Park gives an attractive green setting to the west end of the Conservation Area extension.

3.4. Views and Landmarks

- 3.4.1 The two public houses provide the key landmarks within the Conservation Area and would have been originally designed to catch the eye of passing travellers.
- 3.4.2 Views throughout the rest of the Conservation Area are of domestic scale streets lined with regular houses and greenery. The two listed terraces on Sandiway Place provide the most attractive and co-ordinated sets of buildings and are therefore also considered landmarks.

3.5. Communal Value

- 3.5.1 The Conservation Area has communal value to those people who live there and call it their home. They will take enjoyment from the attractive setting in which their houses are located, as well as the convenience of the nearby John Leigh Park. The public houses also provide places of leisure and socialising. The communal value of the setting is, however, likely to be marred by the intrusive A56 which strongly divides the Conservation Area.

3.6. Significance Statement

- 3.6.1 The Sandiway Conservation Area is significant as an historic waypoint on the route between Manchester and Chester. This is demonstrated by the presence of two substantial coaching inns dating from the late 18th- /early 19th-centuries, which are still used as public houses today. The area is also important as it demonstrates the residential expansion of Altrincham and the suburbs of Manchester generally in the 19th and 20th centuries. The houses are all good quality and are set on attractive leafy streets.

4. ASSESSMENT OF SPECIAL INTEREST

4.1. Introduction

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

4.2. Location and Setting

4.2.1 Sandiway Conservation Area is situated immediately to the north of Altrincham town centre, straddling the busy A56 road; an important route that links Manchester and Chester.

4.2.2 Altrincham is located approximately 8 miles (12.9 km) south-west of Manchester city centre, 3 miles (4.8 km) south-south-west of Sale and 10 miles (16km) east of Warrington. Altrincham is located towards the south of the borough of Trafford.

4.2.3 The Old Market Place Conservation Area abuts Sandiway to the south, after a 2014 extension of that boundary to include The Mount. The Linotype Conservation Area also abuts the boundary extension of the Sandiway area to the north-west, where Oldfield Road and Weldon Road meet. These boundaries are shown on Map 1 on page 3. There are five other Conservation Areas nearby to the south, which are situated in or around town centre. These are George Street, Stamford New Road, Goose Green, The Downs and Devisdale.

11

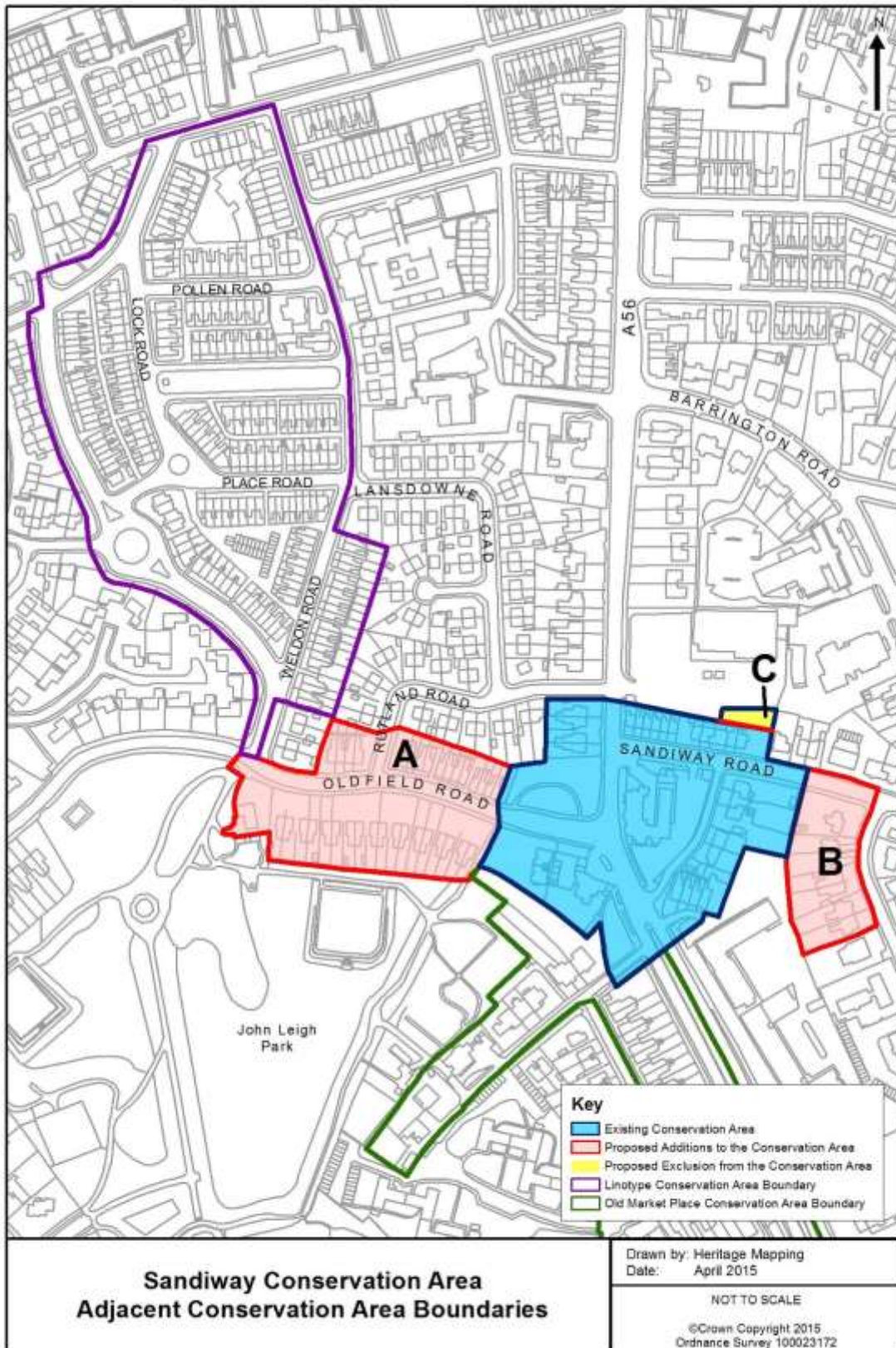
Topography and Geology

4.2.4 Altrincham is situated on a ridge surrounded by the Cheshire Plain to the south and the lowland of the Mersey valley to the north. The ridge rises to a height of 67 metres above sea level and runs from Dunham Park to the south-west of Altrincham through to Bowdon, Hale and beyond to the south-east.

4.2.5 The Conservation Area itself has a very gradual slope downwards from south-west around John Leigh Park to north-east.

4.2.6 The geology of the area consists of the Permian and Triassic sandstones and mudstones of the north Cheshire Basin. Surface exposures of these rocks are mainly limited to river valleys due to the great thickness of the overlying Quaternary deposits.¹⁴

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



Map 2: Conservation Areas adjacent to Sandiway

- 4.2.7 These local stones were predominately used for building up until the 19th-century, when their prodigious use in the construction of the growing industrial towns surrounding Manchester exhausted sources of local stone.¹⁵ Brick construction then became very common, as did the import of stone from further afield via railway and canal networks.

4.3. General Description, Character and Plan Form

- 4.3.1 The Conservation Area is centred on the George and Dragon and Wheatsheaf Hotels, and is bisected by the A56, which provides access from the north and south. Sandiway Road enters the Conservation Area from the east and Oldfield Road from the west.
- 4.3.2 The area has two distinct elements; the two former coaching inns, which sit off the busy A56 and the quiet residential streets to its periphery. There is a sharp contrast between the two former coaching inns, now public houses, which face onto the main road with its heavy traffic and the Victorian houses that face onto the quieter residential streets that sit at right angles to the main road.
- 4.3.3 The two public houses are the oldest buildings in the area and represent the historic significance of the main route that they sit on. They are characterised by layers of alterations and historic reproduction and the George and Dragon in particular is compromised by unsympathetic modern alterations. Both buildings retain their courtyards that face onto the main road, the area of stone setts in front of the Wheatsheaf being a particularly appropriate setting.
- 4.3.4 The Victorian terraces by contrast retain their period detail and charm and are consistent in scale and use of building material. They have small front gardens and the sweep of the narrow residential streets provides a sense of enclosure.
- 4.3.5 The two semi-detached houses in the north-west corner of the Conservation Area are an exception as they face directly onto the A56 and differ in date and style, having been constructed at the start of the 20th century.

4.4. Historic Development of Sandiway

- 4.4.1 The history of the Conservation Area is given below. For a more detailed description of the history of Altrincham, please refer to Appendix C.

Roman to Anglo-Saxon Sandiway

- 4.4.2 Although there have been no archaeological finds to indicate either Roman or Anglo-Saxon settlements in the Sandiway area, the wider area is notable for its Roman roads which linked Roman forts at Chester, York and Manchester, Deva, Eboracum and Mancunium respectively. The A56 follows in part the route of the Watling Street Roman road, running from Manchester to Chester.

¹⁵ Historic England, *Strategic Stone Study – A Building Stone Atlas of Greater Manchester, Introduction*. (London: Historic England, 2011) 1

- 4.4.3 These roads meant that the area was important for its commercial and military connections, patterns which continued into the present day and which may have led to the growing prominence of the area in its later history.

Medieval Sandiway

- 4.4.4 Although Altrincham is not recorded in the Domesday Book, it seems likely that there may perhaps have been some form of occupation in the area as other settlements are recorded at nearby Bowdon, Dunham and Hale in the same survey.
- 4.4.5 Altrincham was certainly well-established by 1290 when the town was granted rights by Edward I to hold both a market and a fair, at what is now the Old Market Place, to the south of Sandiway. The Market Place flourished at this time but Sandiway to the north did not develop to any great degree until the 19th century, with the arrival of the canal and railways. The shape of the earlier town centre of Altrincham is apparent, for example, from one of the earliest maps of the area, the Burdett map of 1777.
- 4.4.6 While the map is rather broad-brush, in it there is some evidence for the earlier medieval street pattern, with the main street along the historic A56 and the road parallel to the A56 to the east indicative of a series of main and back streets.



Early development to the south of Sandiway Conservation Area in the 18th century, Burdett Map, 1777

Tudor to Georgian Sandiway

- 4.4.7 As is also evident from the Burdett map of 1777, following the town's earlier prominence, Altrincham did not see significant expansion in the post-medieval period. This can perhaps be attributed to the deterioration of its main roads by the 17th century.

However, it is also clear that there was a considerable degree of continuity in the town too, particularly with the weekly and yearly Sanjam fair and market, and the town remained comparatively large with respect to neighbouring settlements.

- 4.4.8 Further, the Sandiway area was given added prominence in the early 17th century by the erection of Oldfield Hall in 1616 on a site just to the west of the Conservation Area boundary (now demolished and the present site of John Leigh Park).¹⁶ This house appears to have been linked with a younger branch of the Booths of Barton, Lancashire, whose ancestral seat was at nearby Dunham Massey; Oldfield Hall is, for example, described in the will of Lady Elizabeth Delamer (1621/22-1690), wife of Sir George Booth, first Baron Delamer, as her Dowager House.¹⁷



The (much-altered) house prior to its demolition in 1916 (TL4516, Trafford Lifetimes)

- 4.4.9 The original house 17th century house was rebuilt in 1818 by William Rigby, High Sheriff of Cheshire. At the beginning of the 20th century, the house was owned by Joseph Grimble Groves, the Conservative MP for Salford South. Grimble Groves moved out in the 1910s due to rapid industrialisation at Broadheath and the hall was demolished in 1916, thereby bringing to an end its important historic relationship with the town.
- 4.4.10 Moreover, as with the medieval core of Altrincham, it is once again notable that little of this phase of the town's history survives, with the exception perhaps of the Duke of Bridgewater's Canal, cut in 1765, which runs to the north-west of the Sandiway area. Importantly this canal brought increased connections between Altrincham and the growing city of Manchester, improvements which were matched in the roads by the successive turn-piking of routes through Altrincham.
- 4.4.11 While these developments ensured the economic buoyancy of the area and brought about some expansion, the focus on market gardening which was a key enterprise in the area had the somewhat converse impact of maintaining the historic agricultural uses of surrounding land.

¹⁶ http://legacy.trafford.gov.uk/content/tca/display_image.asp?ImageID=4743 (accessed 3 November 2014)

¹⁷ <http://discovery.nationalarchives.gov.uk/details/r/D655488> (accessed 3 November 2014)

- 4.4.12 The main road through the Conservation Area continued at this time to be a key route from Manchester to Chester and the George and Dragon has origins in the 18th century as a coaching inn on the Manchester to Chester route, with the later Wheatsheaf as the coach stop for the return journey.

Victorian Sandiway

- 4.4.13 Although canal and road improvements had brought about some changes in the 18th- and early 19th-centuries, it was not until the Victorian period that the Sandiway Conservation Area and Altrincham more widely saw significant change. As with many places in the 19th-century, this was largely due to the coming of the railways in the 1840s which established new and increased connections between city and countryside, and fuelled the suburban expansion of outlying rural areas.
- 4.4.14 In the case of the Sandiway area, the erection of Altrincham Railway Station to the south-east of the Conservation Area, as part of the construction of the Manchester South Junction and Altrincham Railway in the late 1840s, led to a fundamental shift in the focus of the town away from the historic centre and towards this important new feature of the town, primarily due to the arrival of middle-class city dwellers for whom proximity to that station was important.
- 4.4.15 Detailed plans of Sandiway prepared by the board of health in 1852 shows the early layout of housing within the area. The George and Dragon and associated outbuildings can be seen, as can houses that have now been demolished on the open land on the corner of Oldfield Lane. Note the intricate front gardens to the houses along Sandiway Place.



“Detail Plans the Township of Altrincham Surveyed for the Purposes of the Local Board of Health 1852 by Charles E. Cawley, 1852 © Altrincham Area Image Archive

- 4.4.16 By the time of the first edition OS map of 1878 (see map progression section 4.5) it is evident that the undeveloped character of the area associated with Sandiway had been radically altered. Suburban development had taken place, with terraces and semi-detached residences visible, set slightly back from the road-edge.
- 4.4.17 The map shows that the centre of the Conservation Area, around the two inns, was more built up than at present. The small park area on the north-west side of the cross roads is shown with several houses, while the small patch of land south of the Wheatsheaf also had two larger houses. To the rear and south of the George and Dragon there were a number of outbuildings, presumably stables. One building on the main road is labelled as a Smithy; an essential service on a busy coaching route.
- 4.4.18 By the OS map of 1898, there is little evidence of change in the Sandiway area. In contrast, the pattern of development around the railway station to the south-east evidently continued apace as the 19th-century progressed and the town boundaries, once so distinct, began to spill over into neighbouring Bowdon and Hale. This marked the beginning of the area’s amalgamation into the wider conurbation of Manchester and the subsequent erosion of the town’s historic character.

- 4.4.19 Photographs from this period show the two inns at the turn of the 20th century. Firstly, the George and Dragon is still very recognisable, with its bay windows to the ground floor and shuttered first floor windows. Dormer windows have been added to the roof since this photograph was taken, as well as the one bay gabled extension on the far (south) end. The streetscape is also different, with a wider pavement, distinctive hanging pub sign, streetlamp and parking bay for coaches. Beyond the inn the now demolished stable ranges are visible.



A *The George and Dragon in the early 20th century, looking south (TL1577, Trafford Lifetimes)*

B *The George and Dragon today*

- 4.4.20 A photograph of the Wheatsheaf shows the distinctive black and white timber framing on the main façade. There were large signs topping the frontage in the early 20th century and small outbuildings to the left (east).

- 4.4.21 This photograph also shows the now demolished buildings on the small park area in the foreground to the right, with a shop canopy over one window, and on the triangular patch of grass to the rear of the Wheatsheaf is a pair of grand gabled residences set on a slight hill overlooking the main road. These are similar in character to the houses still present on The Mount to the south of the Conservation Area.

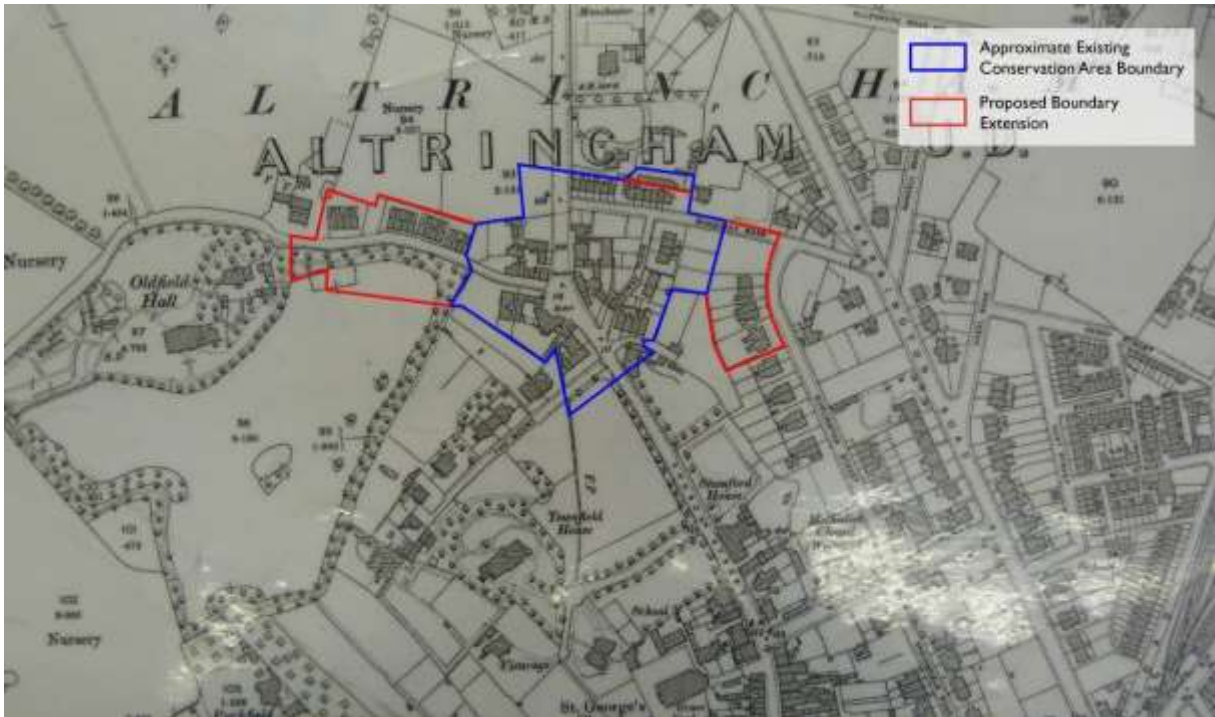


A *The Wheatsheaf inn in the early 20th century (TL3698, Trafford Lifetimes)*

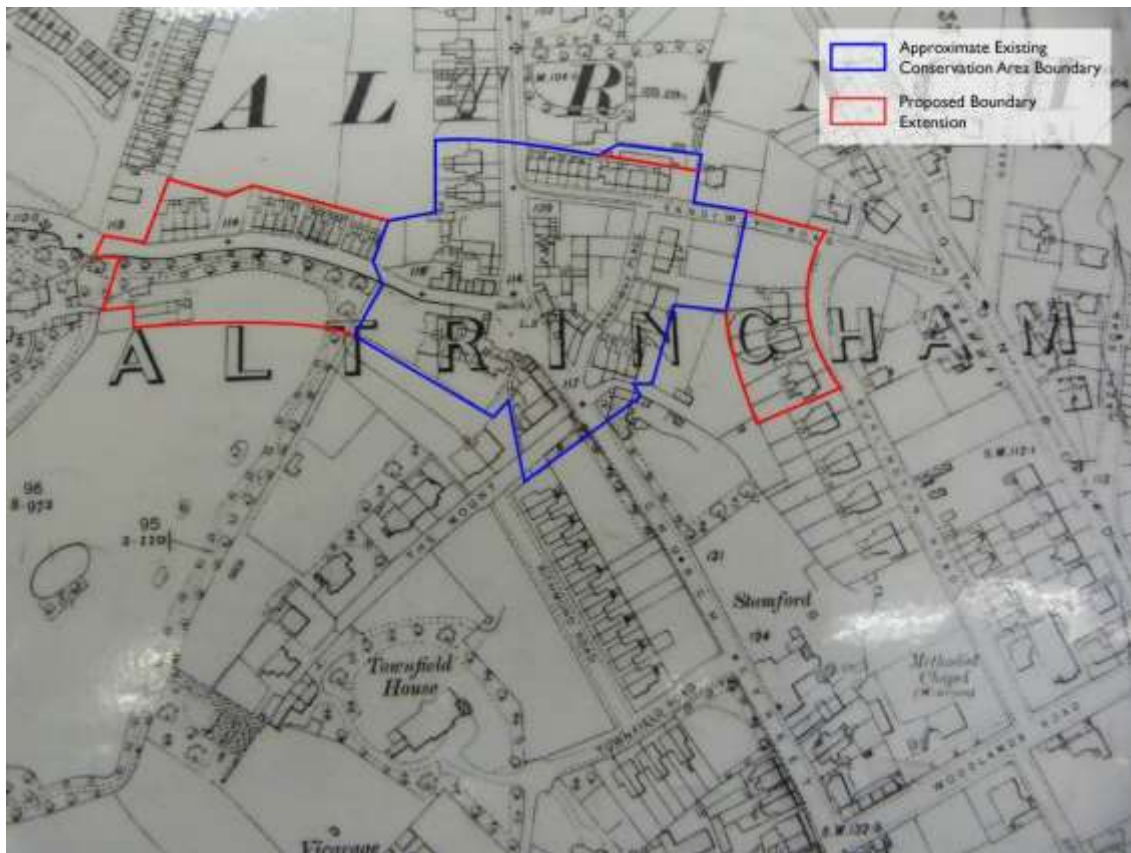
B *Wheatsheaf, caption: The Wheatsheaf today*

20th Century Sandiway

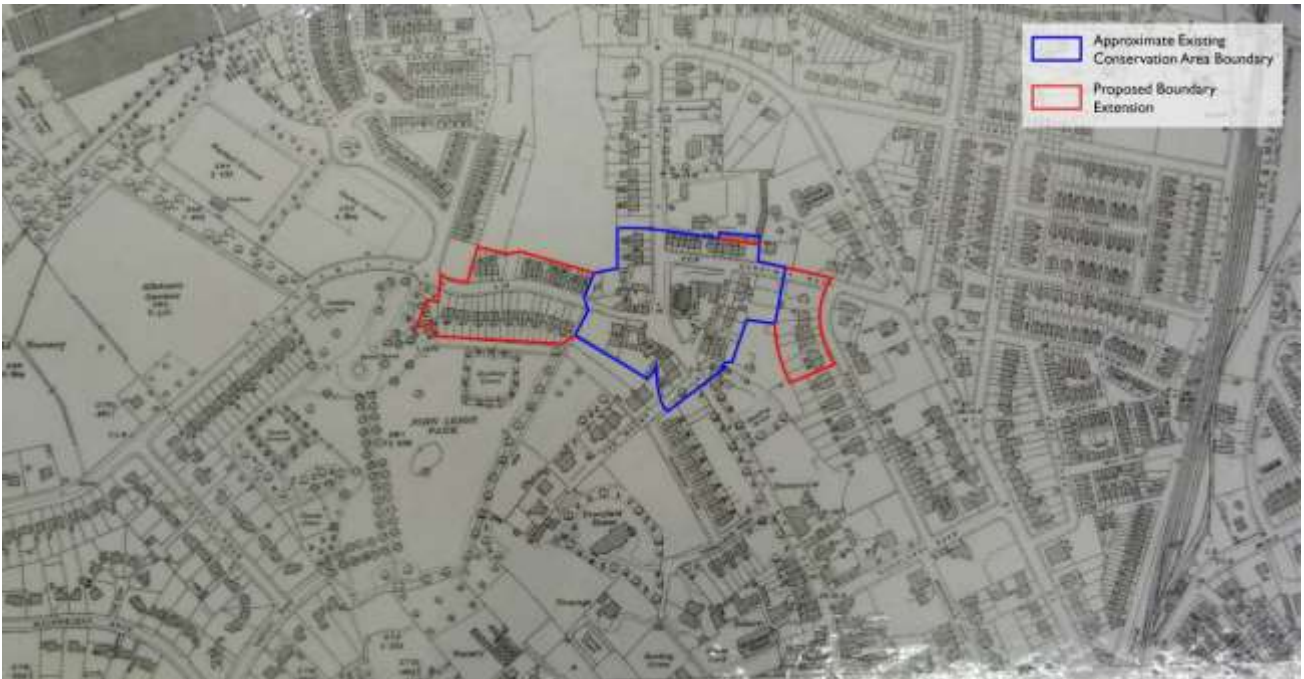
- 4.4.22 In the 20th century the demolition of Oldfield Hall in 1916 was highly significant for its impact on the surrounding area's historic character. The grounds of the Hall were purchased by Sir John Leigh of Altrincham in 1917, who presented the land to the council for use as a public park.
- 4.4.23 The demolition of the Hall seems to confirm the fundamental shift in the character of the area, from a long history as the centre of mercantile and political power towards a new domestication, which was symptomatic of the wider suburbanisation of Altrincham. Indeed it was this trend which continued through the 20th century and into the present, with houses built on the formerly agricultural land surrounding the area to give today's densely populated settlement.
- 4.4.24 The later 20th century saw the demolition of houses to the south of the Wheatsheaf and on the north-west corner of the main junction. The George and Dragon also saw all of its outbuildings to the east and south demolished, an extension added to the south end between 1910 and 1935, and a large hotel block (now the Premier Inn) constructed to the east, which is first seen on OS maps from the 1960s.



Map 5 1898 Ordnance Survey (Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationary office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to Prosecution or civil proceedings. Trafford Council OS License No. 100023172)



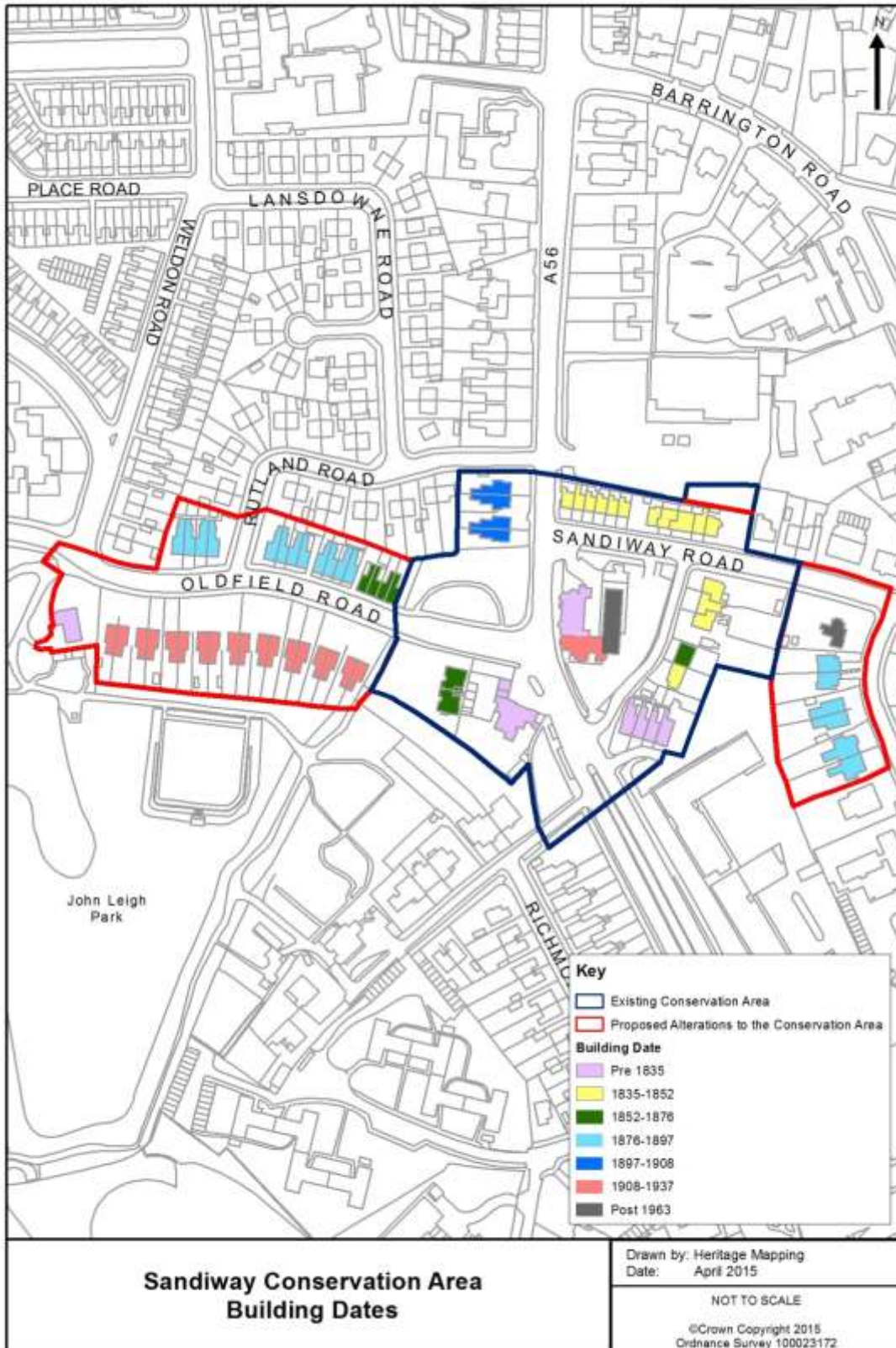
Map 6 1910 Ordnance Survey (Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationary office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to Prosecution or civil proceedings. Trafford Council OS License No. 100023172)



Map 7 1935 Ordnance Survey (Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationary office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to Prosecution or civil proceedings. Trafford Council OS License No. 100023172)

4.6. Building Development Phases

- 4.6.1 Whilst the original public houses date back to the 18th century, the housing stock is predominantly mid-19th-century with some exceptions. Sandiway Cottages are the oldest of the housing stock, dating from the early 19th-century. The terrace of six houses at Nos. 1-11 Sandiway Road dates from c.1830 while its neighbouring terrace at Nos. 13-21 Sandiway Road was built a decade later. The three-property building at Nos. 16-20 Sandiway Place also dates from the 1840s, as does Rose Lea. The neighbouring Edale House can be dated to the 1850s and Grove House on the south side of Oldfield Road is datable to the mid-late 19th-century. The two semi-detached houses on Manchester Road are the most recent having been constructed at the turn of the 20th century.
- 4.6.2 Within the extension to the west, the houses on the north side of Oldfield Road are mainly built between 1876 and 1898, except for the two easternmost houses, which are already in place by the publication of the 1876 OS map. On the south side of the road the semi-detached houses were built at some point between 1910 and 1935, while the lodge at the far west end was formerly part of the Oldfield Hall site and therefore is likely to be late 18th/early 19th-century.



Map 8: Building Dates Plan

4.7. Archaeology

Previous Archaeological Work

- 4.7.1 There are no known archaeological investigations within the Sandiway Conservation Area. The Great Manchester HER records only the two Grade II listed buildings Nos. 1-11 Sandiway Road and Nos. 13-21 Sandiway Road. The Archaeological Data Service identifies John Leigh Park as the site of Oldfield Hall and the historic estate that was associated with it.¹⁸
- 4.7.2 Test pits were carried out in John Leigh Park in 2014 as part of an application process for the Dig Greater Manchester scheme; a project to create opportunities for local communities to get involved in archaeology. The results of whether John Leigh Park will be part of the 2015 scheme are yet to be announced. There is potential for finds relating to Oldfield Hall and its outbuildings to be discovered within the park if the dig goes ahead.

Sites of Archaeological Interest/Potential for Underground Remains

- 4.7.3 While there is no visible archaeology, historic mapping data shows that 19th-century houses were present on the open land to the south of the Wheatsheaf and on the north-west side of the Oldfield Road/A56 junction. Neither site has been built on since these buildings were demolished and there is therefore a high potential to find foundations of these properties, which are likely to be of local value.

4.8. Architectural Quality and Built Form

Present and Former Uses

- 4.8.1 Almost all of the buildings within the Conservation Area have retained their original use with all of the housing stock still in residential use except for the northern of the two semi-detached properties on Manchester Road, which are now operated as a Bed and Breakfast. The historic coaching inns both operate as public houses, the George and Dragon having a modern hotel extension to the rear.

The Buildings

- 4.8.2 There are two groups of listed buildings within the Sandiway Conservation Area; Nos. 1-11 Sandiway Road and Nos. 13-21 Sandiway Road. The former is a terrace of six houses on the north side of Sandiway Road dating from the 1830s and the latter is a terrace of five houses immediately to their east dating from the 1840s. The houses on Sandiway Place provide a sense of continuity from Sandiway Road, utilising a similar palate and demonstrating a late Georgian/early Victorian style. The older former coaching inns with their layers of alterations, extensions and historical reproduction masking the original structures to some extent, provide a focal point to the Conservation Area, while The Grove and later semi-detached houses on Manchester Road sit on its western periphery.

¹⁸ <http://archaeologydataservice.ac.uk/archsearch/record.jsf?titleId=2134131>, accessed 24 January 2015

4.8.3 There is a strong residential feel in the eastern part of the Conservation Area with the houses all remaining in domestic use and largely retaining features such as sash and casement windows, timber doors and fanlights. They are predominantly two storey buildings and while some modest front gardens are evident, most properties have a close liaison with the street they face.

4.8.4 The late Georgian cottage terrace of Nos. 1-11 Sandiway Road (c.1830) is modest in scale and simple in detail but retains its symmetry and character with its matching 16 pane sash windows, colourful painted timber doors with radial fanlights above and regular chimney stacks.



1-11 Sandiway Road

4.8.5 The neighbouring terrace (c.1840) is of greater stature with distinctive local Bowdon white bricks laid on end to the front elevation. The ground floor windows are 12 pane sashes with flat hoods and stone cills and the first floor are nine pane sashes with stone lintels and sills. The front doorways have neo-classical fanlights.



A Photo: 13-21 Sandiway Road



B Photo: Detail of door and fanlight - 19 Sandiway Road

- 4.8.6 The three property building at the north end of Sandiway Place also employs large local Bowdon white bricks for its main façade and side elevation that faces onto Sandiway Road. It has canted bay windows at each end on ground floor level. Otherwise it has square headed sash windows to ground floor and first floor, and a six paned arch headed window to the first floor of each house. The original glazed doors remain.



No. 16 Sandiway Place

- 4.8.7 The properties at Nos. 14 and 12 Sandiway Place demonstrate some modern features. Edale House (c.1850s), which has red brick in Flemish bond to its front elevation with sharp gauged brickwork to window lintels, has modern UPVC windows, though in a sash style, and neighbouring Rose Lea (c.1840s), also with red brick laid in Flemish Bond with acute gauged brickwork above sash windows, has a modern porch and 20th century garage to the side.



A *Edale House*



B *Rose Lea*

- 4.8.8 Sandiway Cottages are secluded, facing onto a small lane and retaining a great deal of late-Georgian character. They are built of red brick in Flemish Bond with gauged brickwork to window lintels and the entrances having round headed arches. The west elevation that faces onto Sandiway Place is two-storied, though an additional attic floor is evident within the attic space of the westernmost property demonstrated by the presence of a window set in the end gable. Again red brick is employed in Flemish bond, with gauged brickwork to the windows. Original windows have been replaced with top-hung casement windows in imitation sliding sash style to Nos. 10, 6 and 4, though No. 8 retains sliding sashes.



A Sandiway Cottages



B Gable end of Sandiway Cottages

- 4.8.9 The Grove on the south side of Oldfield Road has contrasting yellow brick detailing to wall corners, and has simple mouldings to windows and doorways. The pair of semi-detached houses on Manchester Road offer a further contrast, facing directly onto Manchester Road, with original front doors and most original two and three pane sash windows intact. The northernmost house has double height bay windows, as opposed to single height on its neighbour. The doors are round headed with keystones and there are bracketed projecting cills to the smaller first-floor windows.



A The Grove



B Semi-detached houses on Manchester Road

4.8.10 The George and Dragon has undergone significant change, most notably the extremely inappropriate modern extension to its rear. The main elevations feature two bay and one bow window, sash windows to ground and first floors, a keystone to each window, and some casements within second floor dormers. The south elevation has a dentilled gable with entrance portico and a two-storey wing running off to the east. The main sections of the pub are rendered.



A *The George and Dragon*

B *Modern extension to the rear of the George and Dragon*

4.8.11 The Wheatsheaf is essentially an L-shape two storey block. There are further extensions that project to the front and sides of the main wing. A carriage entrance runs beneath the western wing providing access to a side courtyard. The windows are two pane sashes, with faux-leded lights to some of the ground floor panes, and there is a brick pilaster feature to the main entrance. The applied decorative timber work has a quatrefoil motif repeated along the frieze. In contrast to the black timbering, the brickwork and plasterwork of the in-fill panels is painted an off-white colour.



The Wheatsheaf

- 4.8.12 Within the boundary extension on the north side of Oldfield Road are a series of terraced houses from the mid-late-19th-century. These are all two storey, built of brick and with slate roofs. Those at the far east end (Nos. 20-26 (even)) are slightly earlier than the others and demonstrate a simpler style much more akin to the Georgian style than the rest, which are obviously Victorian terraces. Nos. 20-26 appear as two double fronted houses but are in fact two pairs of smaller terraced houses. The pairs of front doors are set under a single recessed arch.



Nos. 24 and 26 Oldfield Road

- 4.8.13 Nos. 28-42 (even) Oldfield Road are simple Victorian terraces, though feature bay windows to the ground floor and doors originally in recessed porches. The windows and doors on all of these properties have been replaced with UPVC casements. All feature small front gardens with original low stone walls and stone gate posts.



Nos. 28-42 (even) Oldfield Road

- 4.8.14 Nos. 44-50 (even) Oldfield Road have a more detailed design, with pointed arch recessed porches, canted bay windows, painted stone cills and key stones, and decorative ridge tiles to the roof. Three have retained timber sash windows, though No. 44 has UPVC replacements in a sash style. All have their original doors, which are timber with leaded glazed panes and fanlights above. The front gardens also retain low stone boundary walls and stone gateposts.



Nos. 44-50 (even) Oldfield Road

- 4.8.15 Along the south side of Oldfield Road are pairs of semi-detached houses (Nos. 1-35) that were built in the early 20th century and display an Edwardian style. They sit on slightly raised ground, each with generous front gardens and a driveway. The houses are two storeys, with centrally paired front doors under arched porches. Each has a canted bay window, many of which feature original stained glass to the top panes. Others have had their windows replaced in UPVC but most of these have reproduced the stained glass of the originals. There are slight variations to the designs of the houses, with some featuring pebble-dash to the upper floor, some a mixture of buff and red brick. The same low stone walls and gateposts of the properties on the north side of the road are also evident here, though there has been some localised replacement in red brick.



A

A Semi-detached houses on the south side of Oldfield Road



B

B Original stone walls and gateposts

- 4.8.16 At the west end of this row of houses is an earlier Lodge which sat at the entrance to Oldfield Hall's formal grounds. This is likely to be late 18th century. It is two storeys in red brick and has a simple elegant design, with a dentilled cornice set under a slate roof. The house has a small porch over the front door and timber top-hung casement windows.



The Lodge to the former Oldfield Hall

- 4.8.17 There are three substantial 19th-century pairs of semi-detached houses on the west side of Burlington Road. These are larger in scale and more decorative than other houses in the Conservation Area but also represent the 19th-century residential development of the area. The northernmost pair of houses (Nos. 25 and 27) are three storeys in a mixture of brown and red brick, and rendering with mock timber framing to gables. Stone gateposts to the front garden gates have survived but both houses have had downwards sloping driveways added to create access to a basement garage, with the loss of most of the front garden.

32



Nos. 25 and 27 Burlington Road

- 4.8.18 Adjacent to the south is a two storey pair of houses (Nos. 21 and 23) of buff brick, with contrasting pale yellow, red and blue brick to create striking detailing to the window and door heads. The bay windows using this decorative brick work are particular features of the houses. Stone walls and gateposts survive and the driveways to these properties appear original, with a generous portion of the front gardens remaining.

- 4.8.19 The southernmost pair of houses (Nos. 17 and 19) is three storeys, though the ground floors have been converted to garages. They are of buff brick with paler brick detailing. Each has a full height canted bay window. The front gardens have mainly been given over to driveways, with the loss of parts of the original stone walls and gateposts.



Nos. 17- 23 Burlington Road

Building Materials

- 4.8.20 Brick is the almost universal building material across the Conservation Area. Red brick is used on almost all buildings. However, Nos. 13-21 Sandiway Road and Nos. 16-20 Sandiway Place make use of the distinctive local Bowdon white bricks to their front elevations and the houses on Burlington Road are a mix of buff, white and red brick. Some stone is used in lintels and Cills. The majority of windows in the current Conservation Area boundary are sashes although some have been replaced with casements or UPVC.
- 4.8.21 In contrast, the main sections of the two inns are rendered and the Wheatsheaf has painted brickwork and applied decorative timber work. The modern hotel extension to the George and Dragon is brown brick.
- 4.8.22 Roofs are pitched and clad in slate.

Public Realm

- 4.8.23 Much of the hard landscaping in the Conservation Area is modern with historic surfaces having been replaced over time. Pavements are predominantly tarmac and the car park to the rear of the George and Dragon has also been tarmacked. The beer garden area to the front of the George and Dragon is finished with paving slabs and is occupied by modern tables and benches and also has modern lighting and signage and advertising.



Terrace in front of the George and Dragon

- 4.8.24 The street lighting in the Conservation Area is modern with no regard to the scale and character of the setting and there is a variety of utilitarian street furniture, especially on the A56 and intersections with it, such as traffic islands, signage and bus shelters. Pay and display machines and associated signage are also located on the residential streets.
- 4.8.25 There are, however, some good stone setts fronting Sandiway Cottages, installed by the Civic Society in recent years, and a post box at the junction of Sandiway Cottages and Church Street which contribute positively to the Conservation Area. Low brick walls line most of Sandiway Road and Sandiway Place. The area of stone setts in front of the Wheatsheaf provides an appropriate setting for this building and is evident in historic photographs of the inn.



A



B

A Pay and display machine with low brick wall behind – Sandiway Road

B Area of stone setts in front of the Wheatsheaf

- 4.8.26 A ball finial now evident at low level at the north-west entrance to the car park was previously one of a pair topping gateposts formerly to the south end of the site. A modern low brick wall surrounds the hotel extension to the rear of the George and Dragon.
- 4.8.27 On the south side of Oldfield Road, at the east end along the boundary of The Grove, there is an interesting local example of using up-ended stone flags as a boundary treatment.



Stone flags used as a boundary treatment to land occupied by The Grove

- 4.8.28 Many of the properties on the north and south sides on the same street have arch-topped stone gate posts and low stone walls, providing continuity along the street. The stone gate posts to the north-east entrance to John Leigh Park are an interesting feature. They are designed as fluted columns with domed tops. The metal gates to these, as seen in a 1905 photograph, are no longer in existence. See images of these features in section 5.3: Positive Contributors.



Entrance to Oldfield Hall - Altrincham

The entrance to Oldfield Hall in 1905 (TL4518, Trafford Lifetimes)

- 4.8.29 A large rendered brick wall is located to the rear boundary of the listed terraces on Sandiway Place. This is somewhat overgrown with plants from the rear gardens of Nos. 1-11 and is known to have structural problems.

Local Details

- 4.8.30 The predominant use of brick is repeated throughout the Sandiway Conservation Area and is a recognisable element of the local character. Widespread use of detailing such as gauged brickwork for window lintels and the use of sash windows provide additional traditional character and a unified, period character to the area.
- 4.8.31 The attractive setting of the buildings behind low stone walls, the use of stone gateposts, railings and planting all add to the sense of Victorian residential streets.

4.9. Open Space, Parks, Gardens and Trees

- 4.9.1 There are two open spaces in the Conservation Area, both on the west side of the A56. There is a small well-maintained grass area at the south-west corner of the Conservation Area, on the corner with The Mount. This was formerly occupied by a pair of mid-19th-century brick houses that fronted onto the main road and the open area retains a low yet significant sandstone boundary to the main road. The other green space is on the corner of Oldfield Road, also formerly occupied by houses. This has a semi-circular path running through it, some planting and mature trees.



A *Open space south of the Wheatsheaf*

B *Open space at the corner of Oldfield Road and A56*

- 4.9.2 Most of the houses all have front and/or rear gardens of varying size, which give extra greenery to the area and add buffer zones between the road and houses. Along Oldfield Road there are a number of mature trees, likely to be associated with the Oldfield Hall estate.
- 4.9.3 Burlington Road is also tree lined, with front gardens to the properties.

- 4.9.4 Throughout the Conservation Area, the historic front gardens have been eroded to an extent, with the addition of driveways for cars. This has meant the loss of boundary treatments in a few places, such as to some of the listed properties on the north side of Sandiway Place.



The variety of boundary treatments, or loss of boundaries completely, to properties on Sandiway Place

- 4.9.5 Despite its urban setting there are some significant areas of trees in the Conservation Area. The largest concentration is on the green space on the corner of Oldfield Road and the A56 which do go some way to screening this small park area from the neighbouring houses. There are also some trees around the edge of the car park to the George and Dragon including silver birches and a Lawson Cypress, as well as to the rear of the Wheatsheaf, which includes a mature sycamore.
- 4.9.6 John Leigh Park provides a green, leafy setting to the western end of the boundary extension, with a number of substantial historic trees associated with Oldfield Hall.

4.10. Character and Interrelationships of Spaces

- 4.10.1 Sandiway Conservation Area is characterised by the dichotomy of the compact residential streets with late Georgian and early Victorian houses to the east and west, and the busy main road with two former coaching inns at its core. The crossroads around the two public houses feels spacious because of the open green spaces, though this feeling is marred by the busy A56 cutting through the area.

4.11. Key Views and Vistas

- 4.11.1 The focal point of the Conservation Area are the two public houses. As a result of the bend in the road, one or other is the important landmark building, depending on the direction of travel. From Oldfield Road the main elevation of The George and Dragon predominates, marred only by the protrusion of the modern extension above the ridge height of the original structure.



View along Oldfield Road to the George and Dragon

- 4.11.2 Views into and within the Conservation Area from the north down the slight incline of the A56 are highly significant with both public houses prominent at the side of the highway. Views from the south are slightly less significant with the gradient, curve of the road and tree all meaning that the public houses reveal themselves more slowly. The two semi-detached houses are prominent on the right hand side of the road from this direction.

- 4.11.3 The view along Sandiway Road is also significant, looking both east and west with the listed terraces visible on the north side of the street.



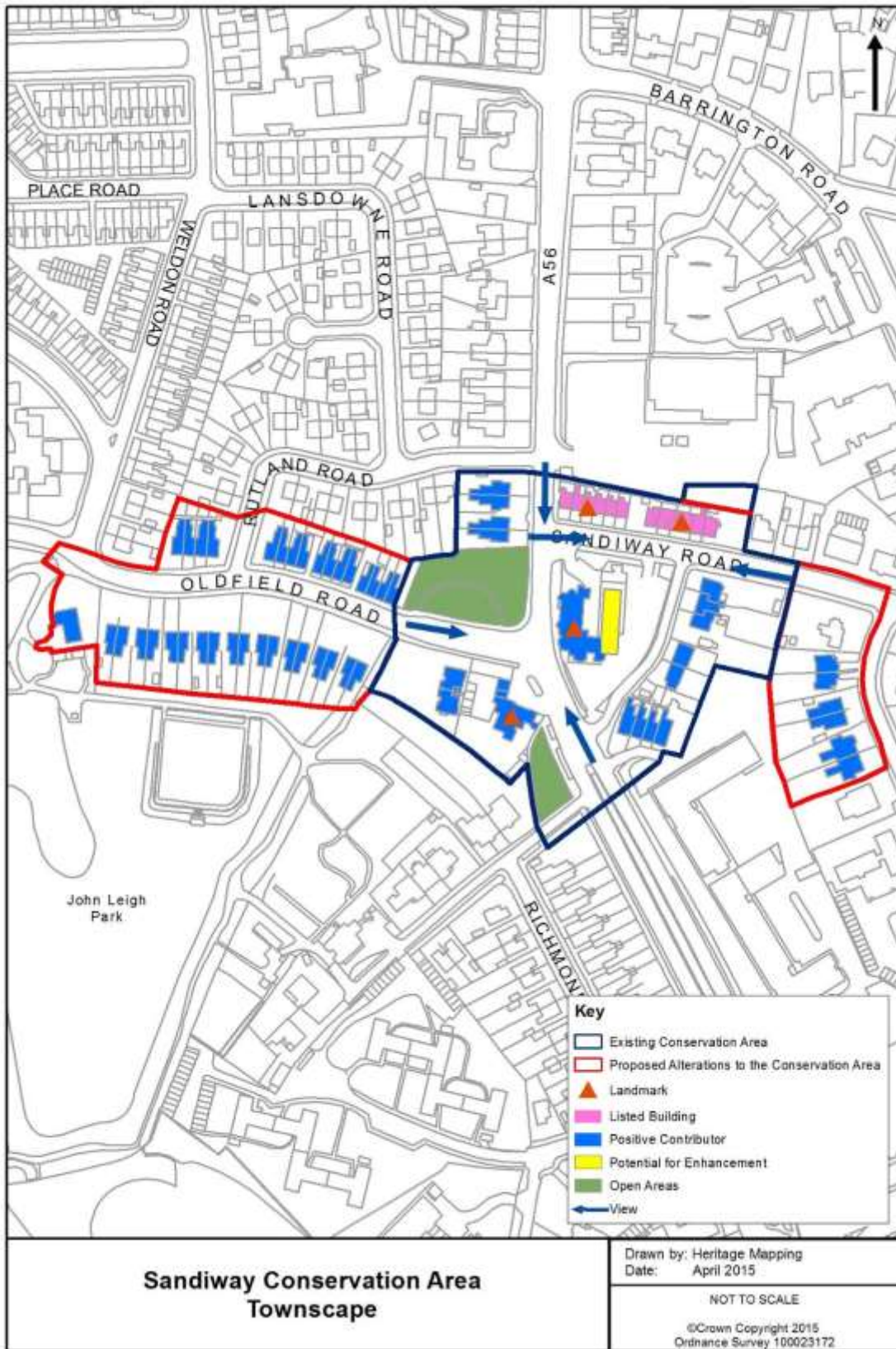
The view along Sandiway Road of the listed terraces

4.12. Development Opportunities

- 4.12.1 There are currently no vacant sites in the Conservation Area that afford new development opportunities. All buildings are occupied and development of the green spaces would be inappropriate and should be avoided.

4.13. Landmarks and Positive Contributors

- 4.13.1 Landmarks identified within the Sandiway Conservation Area include the two public houses, which are the most prominent given their scale and location. They make a positive contribution, though could be much improved by higher quality redecoration, the removal of unsympathetic signage and advertising, and the inappropriate modern extension to its rear. Nos. 1-11 Sandiway Road and Nos. 13-21 Sandiway Road are the other landmarks and these make a particularly positive contribution to the area. The other houses on Sandiway Road and Sandiway Place all make a positive contribution although are not landmarks given their locations, Sandiway Cottages in particular being set back and not readily visible.
- 4.13.2 Within the extension, the houses on the north and south sides of Oldfield Road are all of good quality and contribute to the pleasant suburban feel of the street. The 19th-century houses on Burlington Road are also positive contributors, demonstrating good quality Victorian housing design.
- 4.13.3 Also throughout the Conservation Area, original stone boundary treatments contribute positively to the sense of place.



Map 9: 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 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.¹⁹

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 list descriptions for the buildings are reproduced in appendix A.
- 5.2.3 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.
- 5.2.4 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.

¹⁹ <http://www.english-heritage.org.uk/content/imported-docs/f-j/key-to-entries-on-the-register.pdf>, accessed 07/01/2015

1-11 Sandiway Road



Grade: II

Date: c1830s

Condition: Good

Terrace of six houses built in brick with a slate roof and brick chimneys. The cottages are each two storeys and two bays wide. They feature timber panelled doors with fanlights over. All have sash windows. The houses each have a small front garden, most of which have been fully or partially converted into driveways for car parking.

13-21 Sandiway Road



Grade: II

Date: c1840s

Condition: Good

Terrace of five houses built in distinctive local Bowdon white bricks laid on edge to the front elevation. they also have a slate roof with brick chimneys. The houses are two storeys tall and two bays wide. All feature sash windows and timber panelled doors with fanlights over. The front gardens and their boundaries have been retained to this terrace.

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. 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.²⁰ A single building, group or landmark can be classed as a positive contributor. Identification within the appraisal focuses primarily on a building or structure and does not necessarily take in account the positive contribution made also by landscaping, spaciousness and other historic structures within the curtilage or setting of positive contributors. These characteristics amongst others must also be taken into account during the decision making process. Where a building, structure or site is not identified in the appraisal as a positive contributor, this does not necessarily mean the building detracts from the character or appearance of the Conservation Area. Further enhancement may be required or investigation into the potential significance of the building, structure or site.
- 5.3.2 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 2.2.21.²¹ The criteria are listed in appendix D.

²⁰ Department of Communities and Local Government, *National Planning Policy Framework*. (Department of Communities and Local Government, 2012).

²¹ Historic England, *Understanding Place: Conservation Area Designation, Appraisal and Management*. (London: Historic England, 2011) para 2.2.21

George and Dragon



Date: Late 18th century

Condition: Fair

Two storey public house from the late 18th century, with an early 20th century three storey extension to the north and a late 20th century hotel block (of no special interest) located to the east. The building is included as a positive contributor because it is a substantial focal point in the Conservation Area and has historic interest for its role as a coaching house. The current decorative condition and modern signage are intrusive to the building.

The Wheatsheaf



Date: Late 18th century/early 19th century

Condition: Fair

The Wheatsheaf is important as a landmark feature within the Conservation Area and for its historic interest as a coaching house. The black and white timber framing is distinctive but modern signage and poor decorative condition mar its appearance.

The Grove



Date: Between 1852-76

Condition: Good

A large two storey house set in a substantial garden on the south side of Oldfield Road. It has significance as a grander example of a residential property within the area of good architectural quality.

Manchester Road Nos. 11-17 (odd)



Date: Between 1897-1908

Condition: Good

Two pairs of semi-detached Victorian houses built of red brick. They are included as positive contributors as a fine pair of substantial houses representing 19th-century development of the area.

Nos. 4-10 (even) Sandiway Cottages



Date: Late 18th/Early 19th century

Condition: Good

These cottages are included as attractive residences set on a pretty lane that benefits from its stone sett surface and low brick wall boundary treatments.

Nos. 16-20 (even) Sandiway Place



Date: Between 1835-52

Condition: Good

These three houses in a terrace are included as they are elegant properties which retain original features and attractive small front gardens.

Edale House and Rose Lea



Edale House



Rose Lea

Date: Between 1835 and 1876

Condition: Good

Despite some intrusive changes, these houses still represent good quality examples of early-mid-19th-century houses in the area.

Nos. 20-50 (even) Oldfield Road (north)



28-42 Oldfield Road



44-50 Oldfield Road

Date: Between 1852-1908

Condition: Good

The terraces of houses on the north side of Oldfield Road are all two storeys and built in red brick with slate roofs. They demonstrate an interesting development in style from east to west; from a more restrained Georgian style at the east, to simple Victorian terraces centrally, to more decoratively detailed later 19th-century houses at the west end.

Nos. 1-35 (odd) Oldfield Road (south)



Date: Between 1908-1937

Condition: Good

On the south side of Oldfield Road are pairs of semi-detached houses from the early 20th century. They are good quality houses that in the main have retained original designs and features such as stained glass windows. They also have good settings, with sloping front gardens and original stone boundary walls and gateposts.

Lodge to Oldfield Hall



Date: 18th century

Condition: Good

This is the former Lodge to the formal grounds of Oldfield Hall. It is a good example of a restrained Georgian style. It is set in a well planted garden and marks a transition to the park setting to the west.

Stone gateposts to John Leigh Park



Date: 18th century

Condition: Good

Fluted stone gatepiers to the north-east entrance to John Leigh Park which have an unusual design, though have lost their original metal gates. They are an historical feature representing the now lost Oldfield Hall.

Stone Boundary Walls



Date: 19th-century

Condition: Good

Throughout the Conservation Area properties with front gardens all feature good quality low stone boundary walls, with arch-headed stone gatepiers. These have survived in good number, though there are a few examples of removal or replacement with brick.

Stone Flag Wall to The Grove, Oldfield Road



Date: 1852-76

Condition: Good

The boundary wall to The Grove has a different boundary treatment; stone flags are up-ended and used as a wall. This feature is one that is representative of a technique and material employed in the wider local area.

Burlington Road Houses, Nos. 17-27 (odd)



Date: Between 1876-97

Condition: Good

These houses represent later 19th-century residential development in the area, to a grander scale than those to the west. They are decorative, with a mixture of red, buff, yellow and blue brick detailing.

6. ASSESSMENT OF CONDITION

6.1. General condition

6.1.1 The overall condition of the Sandiway Conservation Area is very good. The majority of properties are residential and are generally occupied and maintained to a good standard. The two public houses and open spaces are in poorer condition, with the Premier Inn particularly run down.

6.2. Intrusion and Negative Factors

Individual Properties

6.2.1 Nos. 1-11 Sandiway Road is a two storey terrace with brickwork elevations and slate roofs. The brickwork is in generally good condition. However, all elevations have been repointed in a hard cementitious mortar applied over the arrises of bricks in most areas. There are also some areas of eroded pointing and the rear elevation has been painted in a modern emulsion. The brick flat arch window heads to No. 3 have both dropped at the right hand side. All have eight-over-eight sash windows in good condition, other than No. 1 which has casements. The slate roof is laid to diminishing courses and is in varied condition, with some cracked and slipped slates and minor undulation to the ridge. The stone ridge tiles are sound other than missing mortar bed to No. 9. However, the hips have been replaced with modern clay tiles. Porches have been added to Nos. 3, 7 and 9, all of which have asphalt coverings and disrupt the otherwise uniform elevation. The chimneys generally require repointing; several have what appear to be original chimney pots with a rhombus detail to the front.



Hard cementitious pointing and eroded mortar

- 6.2.2 Nos. 13-21 Sandiway Road is a two storey terrace with brickwork elevations and slate roofs. There is buff brickwork to the front elevation, with bricks either laid on edge or custom oversized blocks. There are multiple buff bricks which have lost their smooth faces, exposing a coarse finish beneath. The gables have been repointed in a hard cementitious mortar applied over the arrises of bricks in most areas. The mortar has eroded in areas to No. 21 and an iron fixing has dislodged masonry to No. 19. The stone window heads and door surrounds have been painted, other than to Nos. 19 and 21. All have timber sash windows and original doors in good condition. The slate roof is in reasonable condition. The chimneys, also in buff brick, appear in good condition.



Damaged buff bricks to front elevation and hard cementitious pointing to gable

- 6.2.3 Nos. 16-20 Sandiway Place is a two storey terrace of brickwork and slate roofs. The front and side elevations are of buff brick to match Nos. 13-21 Sandiway Road; similarly, there are some bricks which have lost their smooth faces. Additionally, there are areas of atmospheric staining which would benefit from cleaning. The stone window heads have been painted. No. 18 also has painted brickwork at plinth level. All have timber sash windows and original doors in good condition. The roof has some slipped and cracked slates and there are also some poorly bedded ridge tiles. The chimneys, also in buff brick, appear in good condition.

- 6.2.4 Nos. 12-14 Sandiway Place is a pair of semi-detached houses, of similar but not identical appearance. Both have elevations of red brick, with spalled faces evident throughout. There is a vertical joint between the two, though there is no evidence of movement. All timber sash windows remain to No. 12 and appear to be in good order. However, No. 14 (Edale House) has replaced all windows in modern UPVC. No. 14 has a cementitious render applied at plinth level and a large unsuitable extract flue to the gable wall. No. 12 (Rose Lea) has an unsuitable modern porch to the front door, with the brickwork behind this having been painted.



Unsuitable duct to gable wall of number 14

- 6.2.5 Nos. 4-10 Sandiway Place are set at right angles to the road, on a private access road in stone setts. The brickwork elevations are in good order, though all have replaced windows with casements, other than No. 8. The slate roofs appear sound where they are visible. The chimney to No. 4 appears to have been partially dismantled to the rear and has spalled bricks.
- 6.2.6 The Wheatsheaf public house is L-shape in plan and of two storeys. The majority of elevations have timber framing with render panels, though much of this appears to be applied rather than structural. The joinery appears to be in good order. Several render panels display bulging and cracking. The entrance is a single storey brickwork elevation, with a central door flanked either side by a window with brick flat arch heads and brick pilasters. All brickwork is decorated with a heavy build-up of modern paint. The slate roof has a large undulation but appears stable. The chimneys have been rendered and have modern pots. There is an access passage to the rear of the building, though this was closed at the time of survey.
- 6.2.7 The Grove is a pair of semi-detached houses, which are at 90 degrees to Oldfield Road. They are screened by high planting so a detailed inspection could not be carried out. They are of brickwork elevations and slate roofs as typical to the area and appear to be well maintained.

- 6.2.8 The George and Dragon public house is L-shape in plan and of two and three storeys. The main elevations are covered with roughcast render. There is no evidence of this cracking or detaching from the masonry beneath, though all elevations have been decorated with modern paint which is cracking and flaking. There are also multiple pipes and cables to the elevations which are unsuitable. The majority of windows are timber sashes in reasonable condition, though several have glazing bars missing. The slate roofs appear sound. However, low quality modern dormers have been added of varying designs and with UPVC windows. The two bay windows, one bow window and single storey section to the south all have unsuitable asphalt roofs. The chimneys are also rendered; those to the west section appear in good order whilst those to the south section have cracked render and are missing pots.



Cracked paint to roughcast render

- 6.2.9 Nos. 11-17 Manchester Road are two pairs of broadly matching semi-detached houses, of red brick elevations and slate roofs. The brickwork is generally in good order to all properties. However, the pair of semi-circular arched head windows to the dormers of Nos. 11 and 17 have been removed and infilled with stretcher course brickwork above a flat lintel which is leaning outwards to No. 17. The corbelled eaves has also dropped centrally to No. 17. The stone plinth to No. 11 has been painted and is delaminating. All of the houses have sash windows except No. 11. All have original front doors and tiled open porch walls. Nos. 11 and 15 also have a modern outer door to enclose the porch. There is a timber finial missing to the dormer of No. 15. The chimney to No. 13 has been partially dismantled. There is a square bay window to No. 17 which has a modern casement window. Both this and the bay to No. 13 have asphalt roofs.
- 6.2.10 The terraced houses on the north side of Oldfield Road appear well kept and in good condition. Timber sashes remain to three properties at the west end, though all others have been replaced with UPVC, mainly with top or side hung casements which are not historically accurate. Some examples of satellite dishes and UPVC doors set at the front of formerly recessed porches are also intrusive.

- 6.2.11 One the north side of the street, the properties also appear in good condition throughout. There are some examples of retained original windows but UPVC has been used for replacements to approximately half of the houses. Most of these replicate the original design, however, to ensure a continuity of appearance and the retention of the stained glass detailing.
- 6.2.12 The Lodge appears in excellent condition. The windows are top-hung casements, which may have originally been sashes. However, they are timber frames and appear an early replacement. There is a modern red and blue brick garden wall which is not entirely appropriate to the setting where stone walls are prevalent.
- 6.2.13 The houses on Burlington Road are all in good condition. Intrusive garage doors have been added at ground/lower-ground level and mar the appearance of the front elevations of Nos. 15-17 and 25-27.

Open Spaces and Areas

- 6.2.14 The boundary treatments to the residential properties in the Conservation Area have some coherence in the use of low stone walls and arch-headed stone gateposts. which are in varying condition and have in a few cases been removed. To Sandiway Road there are some historic railings still in place and there is one example of a retaining wall formed from stone flags laid on end, which is typical of the local area. These are delaminating in places.
- 6.2.15 There is a low level sandstone wall of ashlar blocks to the central island of Manchester Road, where the original tooling is still visible to the top edge of the masonry. Several blocks have moved and there is danger of areas collapsing. The same walling is used to the area of open ground to the south of the Conservation Area, which has partially collapsed to the southernmost edge. In both cases, the walling has heavy moss build up and would benefit from gentle steam cleaning.



Retaining wall to Manchester Road central island

- 6.2.16 The George and Dragon has removed all boundary treatments to Manchester Road which has created the effect of the building sitting in a large empty space. One large ball finial is located at the vehicle entrance, along with an empty plinth, and is from a former gate post.
- 6.2.17 There is a large rendered brick wall bounding the rear of the plots belonging to Nos. 1-11 Sandiway Place. This is known to have structural problems²² and there is a lot of large scale vegetation growing over the top of the wall which could be exacerbating the problem.

Intrusive Development

- 6.2.18 The modern addition to the rear of the George and Dragon public house is of unsuitable material, scale and style for the Conservation Area.

6.3. Problems, Pressures and Capacity for Change

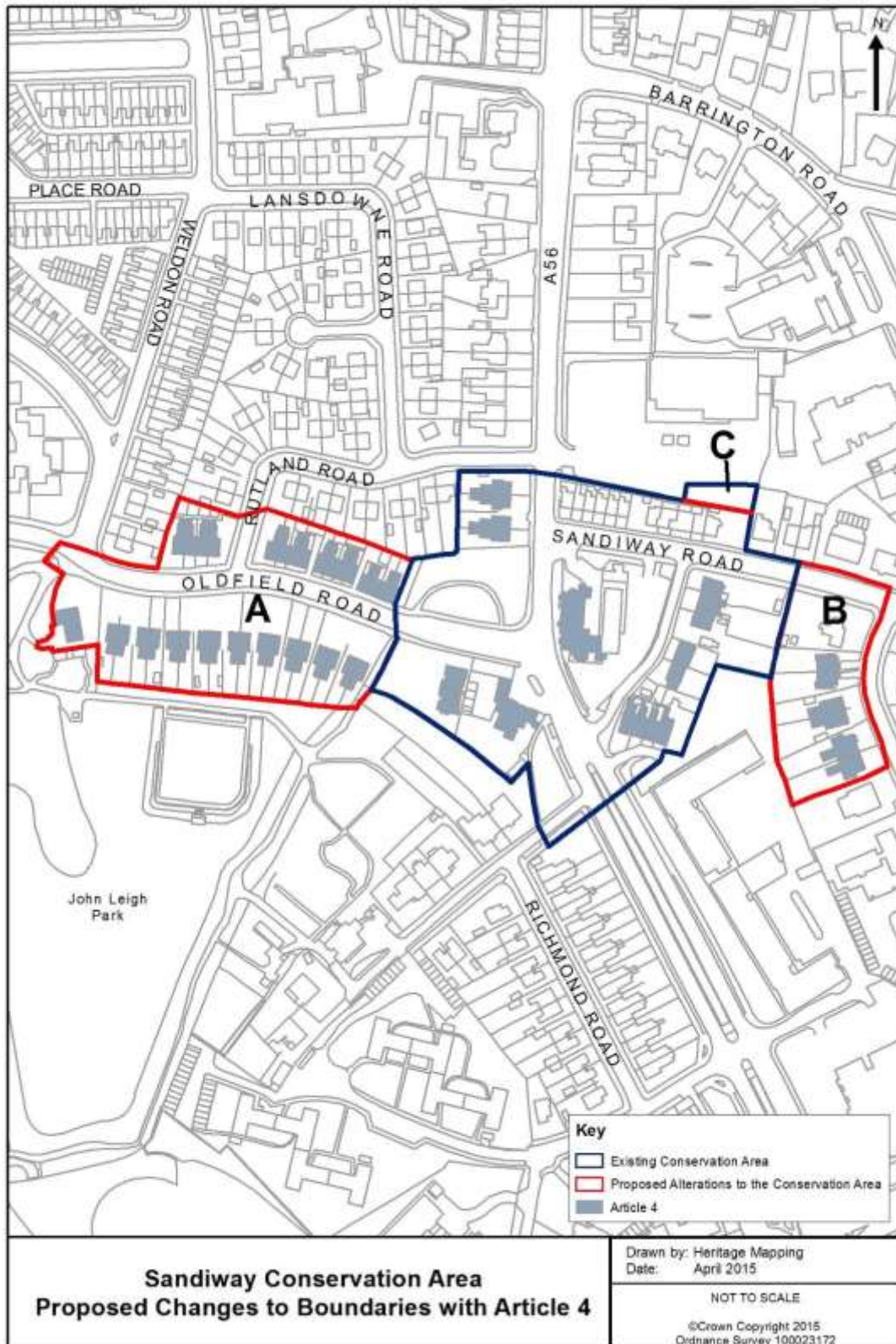
- 6.3.1 The A56 is a very busy road which cuts directly through the Conservation Area. Cars travel very quickly around the bend in the road and visibility on the junctions with Oldfield Road and Sandiway Place are not particularly good. There is no pedestrian crossing at this location despite it being a logical crossroad, meaning people make the risky crossing with no pedestrian safety measures. The large volume of traffic and utilitarian road signage is also visually and audibly intrusive to the setting of the Conservation Area.
- 6.3.2 Both the Wheatsheaf and George and Dragon have rather tired décor and an intrusive build-up of cabling and pipes on the exterior. Modern temporary signage is gaudy and detracts from the appearance of the buildings, while the large Premier Inn sign at the George and Dragon is incongruous with its setting.
- 6.3.3 The Premier Inn hotel block is a very visually intrusive element within the Conservation Area, with a bulky and unimaginative design whose massing dominates the setting.
- 6.3.4 Throughout the area the public realm is mainly utilitarian, with bland street signage and modern street lighting. The stone sett surface of Sandiway Place shows that it is possible to make changes to add historic character back to the area.
- 6.3.5 There is some pressure for rear extensions to the listed buildings on Sandiway Place. These would have an adverse impact on the buildings, due to the loss of original outriggers and rear yards.
- 6.3.6 A more pressing problem is the loss of front gardens for parking. This is particularly prevalent to Nos. 1-11 Sandiway Road, where only one front garden fully remains. More substantial gardens to Nos. 13-21 Sandiway Road and to the properties on the south side of Oldfield Road have so far meant that front gardens have been retained. However, this could become an issue in the future.

²² Pers. Comm, Elisabeth Lewis, Conservation Officer, Trafford Council

- 6.3.7 While many of the original timber window frames in the area have remained, some have been replaced with UPVC, including to the two public houses. While sash designs or imitations of the top hung stained glass casements to the south side of Oldfield Road have often been used for UPVC replacements, the profiles of the windows generally have a thicker and bulkier appearance which alters the original appearance of the elevations.
- 6.3.8 There is little scope for any new development within the Conservation Area as the land is either built upon or contains areas of pleasant open space. The main capacity for change lies in the removal or replacement of the modern hotel extension with a sympathetic alternative which is more appropriate to the scale and character of the Conservation Area.

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 The Sandiway Conservation Area was designated in February 1976 and the boundary has not been formally reviewed since. Three amendments to the boundary were proposed in the draft Appraisal June 2015 and are now adopted.
- 7.1.4 **Area A: Nos. 1-50 Oldfield Road.** The 19th-century terraces on both sides of Oldfield Road in this location are good quality and have a good level of survival of in terms of historic windows and doors. The houses on the south side also benefit from pleasant front gardens and a raised position. Stone boundary walls and gate posts also have a reasonable level of survival. Also included are the stone gateposts to the north-east entrance to John Leigh Park, though the park itself has not been included due to its lack of other built structures and its designation as a protected open space by Trafford Council.
- 7.1.5 **Area B: Nos. 17-27 (odd) Burlington Road.** Good quality houses at north end of Burlington Street. These were constructed between 1877 and 1898, when they are first shown on the 1:2500 OS map, except for the northernmost house which is built between 1910 and 1935. The latter is less historically and aesthetically significant is included for completeness and connectivity to the existing Conservation Area on Sandiway Road.
- 7.1.6 **Area C: Building within grounds of Volkswagen dealership, Manchester Road.** The current boundary makes a diversion northwards to include part of the car park and a modern building associated with the car dealership. This has therefore been excluded from the Conservation Area boundary.



Map 10: Conservation Area Boundary, showing extensions and exclusions adopted July 2016, as well as potential Article 4 Directions

8. A PLAN FOR FURTHER ACTION

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

- Signage of inappropriate design scale and material have a negative impact on the character of the historic public houses and the wider Conservation Area. Design guidance should be issued to ensure that signage and advertisements are more in keeping with the character of the buildings and the Conservation Area.
- Although the residential properties have largely retained their historic character and detailing, some intrusive additions and alterations have crept in and these impact on significance and can ultimately result in a cumulative effect on the character and appearance of the Conservation Area. An Article 4 direction is recommended as an appropriate way to address issues with loss of traditional features. In the Sandiway Conservation Area this would cover windows, doors, rainwater goods, fanlights, boundary treatments and non-permeable hard-standing to front gardens for the houses listed below and shown on map 10 (page 66). Further detail will be provided in the Management Plan.
 - Nos. 17-27 (odd) Burlington Road
 - Nos. 4-10 (even) Sandiway Cottages
 - Nos. 16-20 (even) Sandiway Place
 - Edale Hosue, Sandiway Place
 - Rose Lea, Sandiway Place
 - Nos. 11-17 (odd) Manchester Road
 - Nos. 1-50 Oldfield Road
 - The Grove, Oldfield Road
 - The George and Dragon, Manchester Road
 - The Wheatsheaf, Manchester Road
- Design guidance should be prepared in order to ensure building owners fully understood the implications of an Article 4 designation.
- Improve the appearance of the two public houses with refurbishment of the exterior décor, replacement of intrusive UPVC windows and the use of appropriate signage.
- The quality of the public realm is important and surfaces and street furniture should be sympathetic and appropriate.
- If the opportunity arises, address the busy and dangerous traffic junction to reduce the speed of cars, provide safe pedestrian access across the A56 and provide improved landscaping to enhance the setting of the Conservation Area.
- If the opportunity arises, work with the owners of the George and Dragon to provide a sympathetic alternative to the intrusive modern hotel block which is of a more appropriate scale and design. Screening of the hotel block with more trees could be an interim solution to reduce its impact.
- Restoration of the stone gateposts to the entrance to John Leigh Park and removal of negative modern features around it, such as the utilitarian metal barrier, would benefit their appearance and ensure their condition is improved.

9. Bibliography

General Sources

Ordinance Survey 25" Map Series

'Cheshire', *Gazetteer of Markets and Fairs in England and Wales to 1516*, 2005, <http://www.british-history.ac.uk/report.aspx?compid=40408> (accessed 22 October 2014)

'Economic infrastructure and institutions: Roads and road transport', *A History of the County of Chester: Volume 5 part 2: The City of Chester: Culture, Buildings, Institutions*, 2005, <http://www.british-history.ac.uk/report.aspx?compid=57309> (accessed 22 October 2014)

Frank Bamford, *The Making of Altrincham: From Market to Megastore?* (1991)

<http://discovery.nationalarchives.gov.uk/details/r/D655488>

[http://www.domesdayextracts.co.uk/viewer.asp?X=376500&Y=387500&name=Altrincham, Trafford&town=Altrincham, Trafford&county=.](http://www.domesdayextracts.co.uk/viewer.asp?X=376500&Y=387500&name=Altrincham,Trafford&town=Altrincham,Trafford&county=) (accessed 22 October 2014)

'Alperton - Altrincham', *A Topographical Dictionary of England*, 1848, <http://www.british-history.ac.uk/report.aspx?compid=50753> (accessed 22 October 2014)

Manchester South Junction & Altrincham Railway Co.: 1848-1931

Altrincham and Bowdon, &c., Alfred Ingham

Sandiway Draft Conservation Area Appraisal (March 2011)

Historic England, *Strategic Stone Study – A Building Stone Atlas of Greater Manchester*, (London: Historic England, 2011)

Trafford Local Studies Centre

Burdett map of Cheshire, 1777

Tithe maps 705-12

TL4516 Oldfield Hall 1916

TL1577 The George and Dragon early 20th century

TL3698 The Wheatsheaf early 20th century

Board of Health Survey 1852

Trafford Lives Images

TL4516, Oldfield Hall, nd,

http://legacy.trafford.gov.uk/content/tca/display_image.asp?ImageID=4743

TL5023, Altrincham Charter, 1290,

http://legacy.trafford.gov.uk/content/tca/display_image.asp?ImageID=4815

TL4518, Entrance to Oldfield Hall, 1905,

http://legacy.trafford.gov.uk/content/tca/display_image.asp?ImageID=4745

TL3698, Church Street, with a closer view of the Wheatsheaf Public House, nd,

http://legacy.trafford.gov.uk/content/tca/display_image.asp?ImageID=4088

TL1577, George and Dragon Hotel, Manchester Road, Altrincham, nd,

http://legacy.trafford.gov.uk/content/tca/display_image.asp?ImageID=2516

Cheshire Archives

Sandiway Methodist Chapel, Minutes, administrative records, 1807-1960, EMS/183

Planning Policies

Planning (Listed Buildings and Conservation Areas) Act 1990

Department of Communities and Local Government, *National Planning Policy Framework*.
(Department of Communities and Local Government, 2012)
Trafford Council, *Core Strategy* (adopted January 2012)
The Greater Manchester Archaeological Unit, *Trafford Urban Historic Landscape Characterisation Project* (2008)

Historic England

Listed Buildings: <http://www.english-heritage.org.uk/caring/listing/listed-buildings/> (accessed 14 November 2014).

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)

Historic England, *Conservation Principles Policies and Guidance* (2008)

Other Websites

Our Manchester, <http://manchesterhistory.net/manchester/outside/veno.html> (accessed 13 November 2014)

Manchester Local Image Collection, Manchester City Council,

<http://images.manchester.gov.uk/index.php?session=pass>, (accessed 26 November 2014)

Archaeological Data Service, The University of York, <http://archaeologydataservice.ac.uk/>

Other Cartography

Ordnance Survey maps 1876, 1878, 1898, 1910, 1935

Appendix A: Listed Building Descriptions

1-11 Sandiway Road

List entry Number: 1120917

Grade: II

Date first listed: 12-Jul-1985

Date of most recent amendment: Not applicable to this List entry.

Terrace of 6 houses. c.1830. Brick with slate roof. Each house is one room wide, double-depth and has 2 storeys. Each elevation has a door to the left with recessed semi-circular brick arch and radial fanlight; a window on each floor with cambered brick arch, stone sill and 16-pane sash; a dentilled eaves cornice, pitched roof and chimney stack to the right with stepped brick water tabling. The rear uses horizontal sliding sash.

Listing NGR: SJ7669388563

13-21 Sandiway Road

List entry Number: 1356481

Grade: II

Date first listed: 12-Jul-1985

Date of most recent amendment: Not applicable to this List entry

Terrace of 5 houses. c.1840. Bowdon white bricks laid on edge to front elevation, slate roof. Each house is one room wide, double-depth with 2 storeys except for No. 17 which is 2 rooms wide to maintain symmetry. Each elevation has a 4- panel door with stone architrave surround, semi-circular head and a fanlight with decorative glazing bars. The ground floor windows are 12-pane sashes with flat hoods and stone sills and the first floor are 9-pane sashes with stone lintels and sills. Each house has 1 window on the ground floor and 2 on the first except for No. 17 which has 2, and 3 on the first. Party wall chimney stacks.

Listing NGR: SJ7674588554

Appendix B:Contacts

Trafford Council Contacts

General development management enquiries concerning the Sandiway Conservation Area should be referred to Planning and 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 Historic England)

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

Victorian Society

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

Georgian Group

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

Twentieth Century Society

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

Institute of Historic Building Conservation

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

Appendix C: The Historic Development of Altrincham

Roman and Anglo-Saxon Period

- 1.1.1 Although there have been no significant archaeological finds to indicate either Roman or Anglo-Saxon settlements in the Altrincham area, the area is notable for being near to the the Roman road linking the Roman forts at Chester, York and Manchester, Deva, Eboracum and Mancunium respectively. Further, the importance of this infrastructure may also have provided a stimulus for development in the area lasting beyond the Anglo-Saxon period, perhaps also due to its strategic proximity to North Wales and Ireland.²³ Indeed it is notable that several of these Roman roads are extant today, often being used for dual carriageways or motorways in the twentieth century.²⁴

Medieval Altrincham

- 1.1.2 Although Altrincham is not recorded in the Domesday Book, it seems likely that there may still have been some dwellings there in light of the fact that the neighbouring settlements of Bowdon (*"Bogedone"*) Hale and Dunham (*"Doneham"*) are all recorded by the survey in 1086.²⁵
- 1.1.3 The development of a settlement in the area there is more certain however by 1290, the year in which the by-now established Altrincham was awarded rights by Edward I to hold a market and a fair,²⁶ by charter of Hamon de Massey, lord of the barony of Dunham-Massey.²⁷ Further, as was one of twenty-one settlements in Cheshire with such privileges, these rights therefore both signified and secured the settlement's growing regional importance in subsequent years, a position which was perhaps facilitated by its early and important road links. Finally, although evidently of some regional importance in this period, it is notable here that little fabric evidence of the medieval town of Altrincham survives today.

Tudor to Georgian Altrincham

- 1.1.4 Altrincham appears to have grown little in importance in the post-medieval period, retaining a small medieval pattern of streets, despite the continuance of its market and popular fair, which in this period was renamed St James' Fair and referred to more colloquially as Sanjam. This medieval street pattern is still evident, for example, as late as 1777 in the Burdett map of Cheshire which depicts Altrincham as no more than a small town, although it was perhaps relatively large in comparison to many of the surrounding villages and towns at this time.

²³ 'Economic infrastructure and institutions: Roads and road transport', *A History of the County of Chester: Volume 5 part 2: The City of Chester: Culture, Buildings, Institutions* (2005), pp. 73-83, <http://www.british-history.ac.uk/report.aspx?compid=57309> (accessed 22 October 2014)

²⁴ Ibid.

²⁵ [http://www.domesdayextracts.co.uk/viewer.asp?X=376500&Y=387500&name=Altrincham, Trafford&town=Altrincham, Trafford&county=.](http://www.domesdayextracts.co.uk/viewer.asp?X=376500&Y=387500&name=Altrincham,Trafford&town=Altrincham,Trafford&county=) (accessed 22 October 2014)

²⁶ <http://www.british-history.ac.uk/report.aspx?compid=40408> (accessed 22 October 2014)

²⁷ 'Alperton - Altrincham', *A Topographical Dictionary of England* (1848), pp. 44-49, <http://www.british-history.ac.uk/report.aspx?compid=50753> (accessed 22 October 2014)

- 1.1.5 The town's failure to expand in this period is perhaps in part due to changes in its transport links; although its well-established roads remained an important feature of the wider area in the 16th - century, by the 17th century their use had decreased, perhaps because of their poor condition.²⁸ This situation was to be reversed however in the mid-to late-eighteenth century when the road between Northwich and Altrincham was turn-piked between the years 1753 and 1769.²⁹
- 1.1.6 A simultaneous development in transport connections in this later period was the cutting of the Duke of Bridgewater's Canal in the 1760s, which passed the town to the north-west. The Bridgewater Canal was important in establishing new connections between Altrincham and the expanding industrial city of Manchester, and notably established new industries in the outlying towns and villages, like Altrincham.
- 1.1.7 One such industry which was facilitated by the new canal route was market gardening, the canal being essential for transporting produce from outlying areas like Altrincham into the city centre and carrying to these towns by return with the city's night soil, which was this industry's primary source of fertiliser.
- 1.1.8



*A detail of the 1777 Burdett map of Cheshire
(produced with kind permission of the Trafford Local Studies Centre)*

²⁸ 'Economic infrastructure and institutions: Roads and road transport', *A History of the County of Chester: Volume 5 part 2: The City of Chester: Culture, Buildings, Institutions* (2005), pp. 73-83, <http://www.british-history.ac.uk/report.aspx?compid=57309> (accessed 22 October 2014)

²⁹ *Ibid*

Victorian Altrincham

- 1.1.9 Further development of the roads occurred in Altrincham in the 19th century, for example the turn-piking of the Warrington-Stockport road in 1820 which in turn brought further improvements in the connection between Chester and Manchester via Altrincham (later becoming the A56, or Manchester Road).³⁰
- 1.1.10 However, the real turning point in the development of Altrincham was to arrive mid-century, with the construction of the Manchester South Junction and Altrincham Railway through Altrincham in the late 1840s, following the passing of an Act of Parliament to implement the railway on 25 July 1845.³¹ Further, although this brought even greater connectivity between Manchester and the town, it is recorded that the line opened in 1849 “without any of the ceremonial usually associated with the inauguration of an important public undertaking.”³²
- 1.1.11 In his *Topographical Dictionary of England* (1848), Samuel Lewis captures something of the character and industries of Altrincham at the cusp of change, shortly after the arrival of the railway but before its impact was fully felt:

“[A] market-town and chapelry, and the head of a union, in the parish of Bowdon, hundred of Bucklow, N. division of the county of Chester, 7 miles (N. by E.) from Knutsford, and 180 (N. W. by N.) from London; containing 3399 inhabitants. The town is situated near Bowdon Downs, and, though small, contains several respectable dwelling-houses, the salubrity of the air rendering it a place of general resort for invalids from Manchester; it is watched and lighted under the general act of the 11th of George IV., and is characterised throughout by cleanliness and neatness. The trade principally consists in the spinning of yarn, the making of bobbins for cotton and worsted spinners, and the weaving of cotton by hand-loom, and by machinery driven by steam, for the manufacturers at Manchester and other adjacent towns. The Duke of Bridgewater’s canal from Manchester to Runcorn passes within three quarters of a mile of the town, affording a facility of conveyance for coal; and in 1845 and 1846 acts were passed, the first for a railway to Manchester, since completed, and the second for a railway from Birkenhead, by Altrincham, to Stockport. Early potatoes are cultivated here to a great extent for the Manchester market. The market-days are Tuesday and Saturday, the latter for butchers’ meat; the fairs, chiefly for the sale of livestock, are held on April 29th, August 5th, and November 22nd.”³³

³⁰ Ibid

³¹ *Manchester South Junction & Altrincham Railway Co.: 1848-1931*, 625 MAN REF, Cheshire Archives

³² Ibid

³³ 'Alperton - Altrincham', *A Topographical Dictionary of England* (1848), pp. 44-49, <http://www.british-history.ac.uk/report.aspx?compid=50753> (accessed 22 October 2014)

- 1.1.12 By the time of the OS maps of 1876 and 1898 (see map progression in section 4.5), however, the great expansion of Altrincham following the railways is apparent, and is indicative of the shift in the town's status from neighbouring market town to a middle-class suburb of Manchester.

20th Century Altrincham

- 1.1.13 In the twentieth century, Altrincham's expansion continued in its pattern of development arising from the railways, and in tandem with the on-going growth of Manchester in this period. It is also notable that what had been for so long distinct town boundaries were increasingly blurred as the surrounding towns and villages were simultaneously subsumed into the suburbs of Manchester.
- 1.1.14 Altrincham can be broadly characterised in this period by fairly good-quality housing, symptomatic of the movement in the late-19th and 20th centuries of Manchester's middle-classes out of the city centre and into the relative rural setting of Altrincham.

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?