



# Warburton Village Conservation Area

Conservation Area Appraisal  
October 2016

# The Warburton Village Conservation Area Conservation Area Appraisal October 2016

## Contents

<b>1. Introduction</b> .....	<b>1</b>
1.1. Designation of the Warburton Village 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
<b>2. PLANNING POLICY CONTEXT</b> .....	<b>5</b>
2.1. National and Local Planning Policies .....	5
2.2. Conservation Area Policy Guidelines .....	6
2.3. Control Measures Brought About By Designation .....	7
<b>3. THE SUMMARY OF SPECIAL INTEREST</b> .....	<b>9</b>
3.1. History .....	9
3.2. Architectural Value.....	9
3.3. Streetscape and Open Spaces .....	10
3.4. Views and Landmarks.....	10
3.5. Communal Value .....	10
3.6. Significance Statement.....	10
<b>4. Assessment of Special Interest</b> .....	<b>11</b>
4.1. Location & Setting .....	11
4.2. General Description, Character and Plan Form .....	12
4.3. Historic Development of the Warburton Village Conservation Area .....	13
4.4. Map Progression .....	17
4.5. Building Development Phases.....	22
4.6. Archaeology.....	23
4.7. Architectural Quality & Built Form.....	25
<b>5. AUDIT OF HERITAGE ASSETS</b> .....	<b>37</b>
5.1. Introduction.....	37
5.2. Listed Buildings.....	37
5.3. Positive Contributors.....	47
<b>6. ASSESSMENT OF CONDITION</b> .....	<b>61</b>
6.1. General Condition .....	61
6.2. Intrusion and Negative Factors .....	61
6.3. Problems, Pressures and Capacity for Change.....	65
<b>7. IDENTIFYING THE BOUNDARY</b> .....	<b>67</b>
<b>8. A PLAN FOR FURTHER ACTION</b> .....	<b>69</b>
<b>9. BIBLIOGRPAHY</b> .....	<b>71</b>

<b>Appendix A: Contacts .....</b>	<b>74</b>
<b>Appendix B: Listed Building Descriptions .....</b>	<b>75</b>
<b>Appendix C: Historic Development of Warburton and Altrincham .....</b>	<b>79</b>
<b>Appendix D: Selection Criteria for Positive Contributors .....</b>	<b>84</b>

## 1. Introduction

### 1.1. Designation of the Warburton Village Conservation Area

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

### 1.2. Definition of a Conservation Area

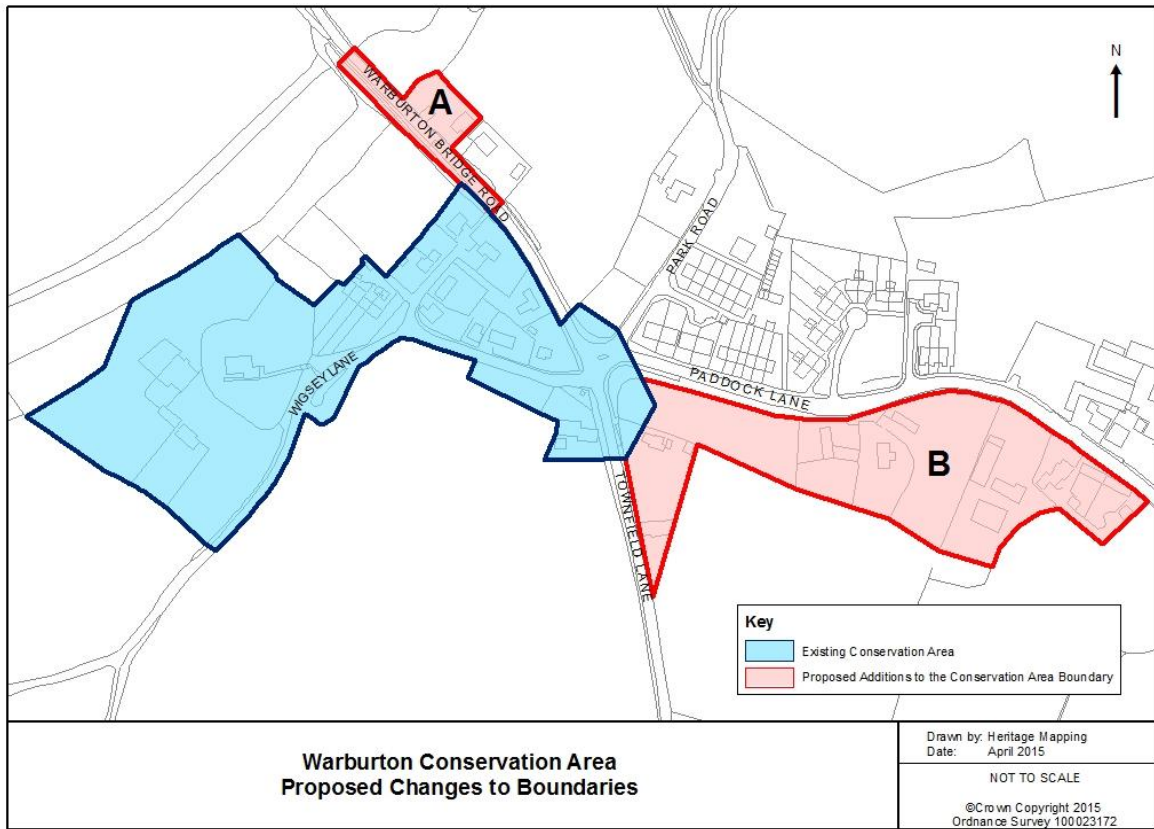
- 1.2.1 A conservation area is an area *'of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.'*<sup>1</sup> Designation takes place primarily by local planning authorities under Section 69 of the Planning (Listed Buildings and Conservation 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.<sup>2</sup> 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.<sup>3</sup>

---

<sup>1</sup> Section 69 (1) (a) Planning (Listed Buildings and Conservation Areas) Act 1990

<sup>2</sup> Section 69 (2) Planning (Listed Buildings and Conservation Areas) Act 1990

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



Map 1: Conservation Area Boundary with changes adopted October 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.*'<sup>4</sup>
- 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.<sup>5</sup>
- 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 Warburton Village Conservation Area.<sup>6</sup> 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 Warburton Village 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.<sup>7</sup>
- 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.

---

<sup>4</sup> Section 71(1) Planning (Listed Buildings and Conservation Areas) Act 1990

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

<sup>6</sup> Historic England, *Guidance on Conservation Area Appraisals*. (2005)

<sup>7</sup> 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 Warburton Village Conservation Area and those areas under consideration for extension. The document will seek to identify those factors resulting in adverse harm to the special interest of the Conservation Area, identify whether cumulative change can be addressed through Article 4 directions and assess if statutory action is required to safeguard buildings at risk. A review of existing boundaries has also been undertaken to determine if areas should be included or removed from the designation. This discussion is found in Section 6 and the extensions now adopted are also shown on map 1 (page 2). Consequentially the document will provide background evidence for assessing the acceptability of development proposals.
- 1.3.8 Further guidance and proposals will be detailed in the corresponding Warburton Village Management Plan which should be considered in conjunction with this Appraisal.

#### **1.4. Scope of the Appraisal**

- 1.4.1 This document is not intended to be comprehensive in its scope and content. Omission of any specific building, structure, site, landscape, space, feature or aspect located in or adjoining to the Warburton Village 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 Warburton Village 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 Warburton Village Conservation Area significant. Ultimately special attention shall be paid to the desirability of preserving and enhancing the character or appearance of the Conservation Area.<sup>8</sup>
- 1.4.4 This Conservation Area Appraisal has been produced by Trafford Council following the submission of an initial draft by Purcell.

---

<sup>8</sup> Section 7(1) Planning (Listed Buildings and Conservation Areas) Act 1990

## 2. PLANNING POLICY CONTEXT

### 2.1. National and Local Planning Policies

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

2.1.2 The NPPF (paragraph 126) states:

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

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

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

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

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

---

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

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



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

- 2.1.6 This document must be considered alongside the Council's policies concerning development and the use of land as set out in the Trafford Core Strategy formally adopted on 25th January 2012. Of particular relevance are:
- Policy R1 – *Historic Environment relating to designated and non-designated heritage assets*;  
Policy R4 – *Green Belt, Countryside and Other Protected Open Land*;  
Policy R5 – *Open Space Sport and Recreation*;  
Policy R6 – *Culture and Tourism*; and  
Policy L7 – *Design*.
- 2.1.7 A number of policies and proposals of the Revised Unitary Development Plan adopted in 2006 are currently 'saved', such as ENV21 Conservation Areas, ENV22 Conservation Area Designation and ENV 17 Landscape Character, until they are replaced by the Land Allocations Development Plan Document. Trafford's Landscape Strategy Supplementary Planning Guidance (2004) is also relevant for Green Belt designations.
- 2.1.8 This Appraisal has also referred to the Warburton Village Design Statement, prepared by the Warburton Village Design Team which was prepared to inform design in the village (covering a wider area than the existing Conservation Area). The Design Statement covers the whole of the village and outlying farms and hamlets as far as Peterhouse Farm to the west, while the Conservation Area covers only the historic core of Warburton village.

## **2.2. Conservation Area Policy Guidelines**

- 2.2.1 This appraisal has taken into consideration methodologies and advice outlined by Historic England in the following publications:
- Measuring and Assessing Change in Conservation Areas 2005
  - Guidance on Conservation Area Appraisals 2006
  - Guidance on the Management of Conservation Areas 2006
  - Understanding Place: An Introduction 2010
  - Understanding Place: Historic Area Assessments in a Planning and Development Context 2010
  - Understanding Place: Historic Area Assessments: Principles and Practice 2010
  - Understanding Place: Conservation Area Designation, Appraisal and Management 2011
  - Understanding Place: Character and Context in Local Planning 2011
  - Streets for All: North West 2006
  - Conservation Principles Policies and Guidance 2008
- 2.2.2 The Historic England document *Conservation Principles*, published in 2008, provides policies and guidance for identifying significance. Four heritage values are assigned through which a site or place can be interpreted; evidential, historical, communal and aesthetic.

- 2.2.3 Further guidance has been issued by Historic England in the suite of documents *Understanding Place* with a view to setting out approaches to undertake assessments of historic areas allowing a greater understanding of the character of a place and its capacity for change. In particular *Understanding Place - Historic Area Assessments: Principles and Practice* stresses the importance in *'identifying and understanding particular qualities, and what these add to our lives, is central to our engagement with our history and culture'*. As referenced in *Understanding Place - Historic Area Assessments: Principles and Practice, Power of Place* published by Historic England, *'stressed the positive impact of local and 'ordinary' heritage – what might be termed the buildings and spaces in between 'monuments' – on the quality of people's lives and its central role in constructing local identity'*.
- 2.2.4 In addition, consultation of the Historic Environment Record maintained by the Greater Manchester Archaeological Advisory Service (GMAAS) has been undertaken and also an assessment of the Trafford Urban Historic Landscape Characterisation Project 2008.
- 2.2.5 The proposals set out by this appraisal underwent a period of public consultation and were submitted for consideration at a public meeting in the area to which they relate.<sup>11</sup> The local planning authority had regard to all views concerning the proposals expressed by persons attending the meeting or during the period of consultation.<sup>12</sup>

### 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'*.<sup>13</sup> 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.

---

<sup>11</sup> Section 71 (2) Planning (Listed Buildings and Conservation Areas) Act 1990

<sup>12</sup> Section 71 (3) Planning (Listed Buildings and Conservation Areas) Act 1990

<sup>13</sup> 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. THE SUMMARY OF SPECIAL INTEREST**

#### **3.1. History**

- 3.1.1 Warburton has a long and continuous history both of settlement and working the surrounding land for agricultural purposes. Although archaeological investigations have not uncovered anything of great note in the immediate area, there remains good potential to continue uncovering evidence of Anglo-Saxon and possibly Roman occupation.
- 3.1.2 The presence of an early medieval priory within the Conservation Area is an important historical link and there is much scope for further investigations to uncover more about it. The toll bridge within the north boundary extension area is another important historical link. The original bridge spanned the width of the River Mersey which has dried up since its diversion into the Manchester Ship Canal. Although the toll now covers passage over the much larger cantilevered bridge over the canal, the smaller original bridge, its approach from the toll cottage and the cottage itself are important local features inextricably linked with the principal thoroughfare that bisects the Conservation Area.
- 3.1.3 The village is particularly notable for being both linked to yet also remaining distinctly unchanged by the industrialisation of Greater Manchester. The proximity of the Manchester Ship Canal brought this industrialisation close by but Warburton has remained distinctly rural and agricultural in character. This is evident in the number of farmhouses and former agricultural buildings within the Conservation Area and also the wider village.

#### **3.2. Architectural Value**

- 3.2.1 The architecture within the Conservation Area typically follows a distinctive local vernacular which combines the detailing of the Arts & Crafts style with a local characteristic for two-storey buildings, the upper storey of which is set high up under the pitched roof with large gable dormers. This style is especially prevalent on Church Green, where recent new buildings have echoed the same style.
- 3.2.2 In the east boundary extension area, the 1990s conversion works to the former farm buildings have been carried out to a very high standard. The resulting new dwellings continue to respect the architectural hierarchy of each farm site, thereby ensuring that the original farm houses are not eclipsed.

### **3.3. Streetscape and Open Spaces**

- 3.3.1 As a rural village surrounded by agricultural land, Warburton is characteristically green. The central crossroad is a notable green space which provides a central focal point for the village. Wigsey Lane and Church Green are especially attractive rural thoroughfares, particularly so for their unmarked highway boundaries and traditional lamp posts.

### **3.4. Views and Landmarks**

- 3.4.1 The Warburton Village Conservation Area is a modest and predominantly residential area. As such, there are no major landmarks but the enclosure containing the stocks and cross base provides a local focal point both for those in the Conservation Area and those passing through. The church is another local landmark, visible through the hedgerow on Warburton Bridge Road and from the rear of the properties on the west side of Church Green.
- 3.4.2 Key views within the Conservation Area are focussed primarily on these two local landmarks. Views from the Conservation Area outwards across the surrounding flat fields are of particular note for their long-distance range.

### **3.5. Communal Value**

- 3.5.1 Warburton is a valued rural residential area. Following a decline in the number of farmsteads operating in the village the residential nature of the Conservation Area has intensified with the conversion of former farm buildings into additional dwellings.

10

---

### **3.6. Significance Statement**

- 3.6.1 The special interest and heritage value of the Warburton Village Conservation Area and its adopted boundary extensions stem primarily from its long history of settlement and the layered sense of history this has created. This is manifested in its architecture, which recalls the more intimate proportions of the 17<sup>th</sup> and 18<sup>th</sup> centuries, combined with stylistic fashions of the 19<sup>th</sup> century and good-quality modernisations.
- 3.6.2 The Conservation Area and its adopted boundary extensions are characteristically rural, and a number of buildings clearly and proudly maintain the links to their agricultural past. Where historic farm buildings have been converted into residential dwellings this has been sensitively carried out in order to retain and respect the traditional hierarchy of farmstead buildings.

## 4. Assessment of Special Interest

### 4.1. Location & Setting

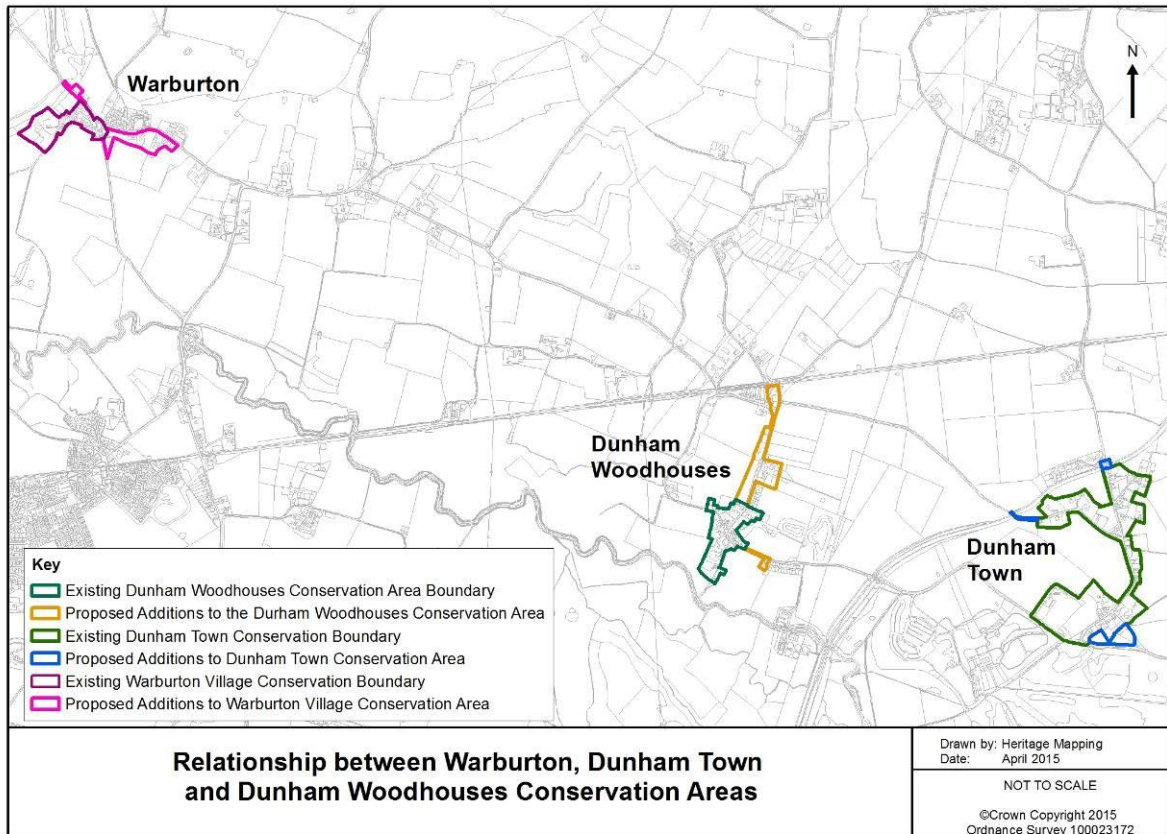
- 4.1.1 The Warburton Village Conservation Area is located approximately six miles west of Altrincham in the Greater Manchester Borough of Trafford.
- 4.1.2 Warburton and the wider surrounding area are predominantly rural and agricultural in character, and the landscape is peppered with village or hamlet settlements. The hamlet of Heatley is located approximately one mile to the south of Warburton and the larger village of Lymm, across the county boundary in Cheshire, is located approximately three miles to the south-west. The boundary between Greater Manchester and the county of Cheshire is demarcated by the Manchester Ship Canal.
- 4.1.3 Despite its rural nature, the area is well-served by several nearby motorways linking north-west England's larger towns and cities. Warburton is sited approximately equidistant from the M62 and M56, roughly four miles to the north and south, respectively. The M6 passes Warburton approximately three miles to the west and, due to the flat topography of the area, can be seen in long-range views out of Warburton to the south-west.
- 4.1.4 The village straddles the junction where Townfield Lane becomes Warburton Bridge Road (the B5159 road), which continues further north to cross the dried up bed of the River Mersey and, further north, the Manchester Ship Canal. The present Conservation Area is concentrated on the west side of Townfield Lane/Warburton Bridge Road with areas recommended for inclusion located on Paddock Lane, which extends off the B5159 the east, and Warburton Bridge Road.
- 4.1.5 To the east are two other village Conservation Areas: Dunham Town and Dunham Woodhouses, which are shown on the plan on p.12.

### Topography and Geology

- 4.1.6 The land on which the Conservation Area sits is generally flat with a very slight incline up towards the church. The B5159, which bisects the existing Conservation Area and the boundary extension, inclines gradually north-westwards as it continues towards the toll bridge and present Manchester Ship Canal Bridge.
- 4.1.7 The geology of the Trafford area consists of the '*Permian and Triassic sandstones and mudstones of the north Cheshire basin [which] underlie Manchester city centre, Salford and Altrincham, although surface exposures are mainly limited to river valleys due to great thickness of the overlying Quaternary deposits*'.<sup>14</sup> The underlying geology of the Warburton area specifically is '*Shirdley Hill sand, fluvio-glacial gravel and glacial sand and gravel*'.<sup>15</sup>

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

<sup>15</sup> Wessex Archaeology, *Moss Brow Farm, Warburton, Greater Manchester; Archaeological Evaluation and Assessment of the Results*, (2007), p. 1.



Map 2: Relationship of Warburton to Dunham Town and Dunham Woodhouses Conservation Areas

## 4.2. General Description, Character and Plan Form

- 4.2.1 The Conservation Area as it was originally designated is irregular in shape and concentrated around the western half of the village, on the west side of the B5159. The adopted boundary extensions elongate the Conservation Area to the east and to the north. With the exception of the church, the buildings within the original boundary are exclusively residential with curtilage agricultural buildings. The adopted boundary extension to the north incorporates the vacant former toll cottage, the bridge and sections of iron railings on either side of the toll bridge approach. The adopted boundary extension to the east incorporates further residential dwellings as well as associated agricultural buildings.
- 4.2.2 The principal thoroughfare is the B5159 road which extends on a south/north-west axis and bisects the village into two discernible halves. Paddock Lane enters the village from the east.
- 4.2.3 The Conservation Area and the adopted boundary extensions are characteristically rural with residential buildings clustered in the centre of the village and farms adjoining the peripheries. Agricultural fields border the village on all sides. Clusters of modestly-sized late 20<sup>th</sup>-century residential developments border the adopted eastern extension to the north.

## 4.3. Historic Development of the Warburton Village Conservation Area

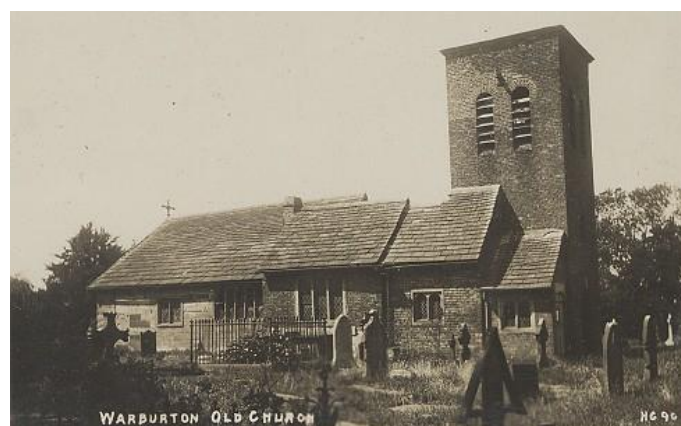
- 4.3.1 Below is a summary of the historic development of the Warburton Village Conservation Area. Although Warburton had close links with Lymm ecclesiastically and historically Altrincham is its closest maintown. Therefore as background for further detail on the history of Altrincham please refer to Appendix C.
- 4.3.2 Originally established on the south bank of the River Mersey, Warburton has an early history of settlement. It was in existence in some form by the Roman period and the base of its ancient cross at the east end of Wigsey Lane may originate from this period. The settlement was on the route of the Roman road between the Roman forts at Chester and Manchester: *Deva* and *Mancunium*, respectively. The village is also closely linked to the larger nearby village of Lymm, whose name is of Latin derivation meaning 'Limes' or limits denoting the extent of a territory.
- 4.3.3 Evidence of its continued settlement into the Anglo-Saxon period stems from the early dedication of the church to St Werburgh, an Anglo-Saxon princess who became the patron saint of Chester. This church is located within the Conservation Area, although there is no apparent Anglo-Saxon fabric remaining in the building (although there may be below ground). As with other villages in the Trafford area, the ongoing importance of the Roman network of roads between Chester, Manchester and York may have contributed to the village's continued settlement in this period.



- 4.3.4 In the early medieval period Warburton achieved status as a Premonstratensian priory. This is unusual in Cheshire, which has notably few monastic foundations. The priory was a short-lived cell from the Premonstratensian Abbey at Cockersand, Lancashire, and may first have been founded in the late 12<sup>th</sup> century after a dispute between the Cockersand canons and Leicester Abbey.<sup>16</sup>
- 4.3.5 Although the cell did not survive long, reference to this monastic period survived in the field name 'Abbey Croft' to the south-west of St Werburgh's Church. It is also notable that in this period the church of St Werburgh's acquired a second dedication to St Mary.
- 4.3.6 There appears to have been little development of the village in the later medieval period, although shortly after the church was heavily remodelled with much of its interior dating to the late 16<sup>th</sup> and early 17<sup>th</sup> centuries. This remodelling was in line with a wider national trend of rebuilding at this time and a number of farmsteads and houses in the village can also be dated to this post-medieval period. These are evident in historic photographs of the village but they have now sadly been demolished.



*The Church of St Werburgh's from the north-west, undated though possibly late 19<sup>th</sup> century  
(TL0414, Trafford Local Studies Centre )*



*St Werburgh's from the south-east, undated though possibly late 19<sup>th</sup> century  
(TL8835, Trafford Local Studies Centre)*

<sup>16</sup> 'House of Premonstratensian canons: The priory of Warburton', A History of the County of Chester: Volume 3 (1980), <http://www.british-history.ac.uk/report.aspx?compid=39980> (accessed 22 October 2014)



1 Wigsey Lane, c.1900 (TL0645, Trafford Local Studies Centre)

- 4.3.7 With the exception perhaps of some alteration to the church in early 18<sup>th</sup> century, notably the rebuilding or remodelling of the sanctuary and tower, little change occurred in the nature of the Warburton more broadly in the 18<sup>th</sup> century and first half of the 19<sup>th</sup> centuries. Some sense of this is gained from Samuel Lewis' *Topographical Dictionary*, published in 1848:

*'[Warburton] comprises 1752 acres, of which 400 are under tillage, 1200 in meadow and pasture, and 32 uncultivated moss; the surface is flat, and the chief produce cheese and potatoes.'*<sup>17</sup>

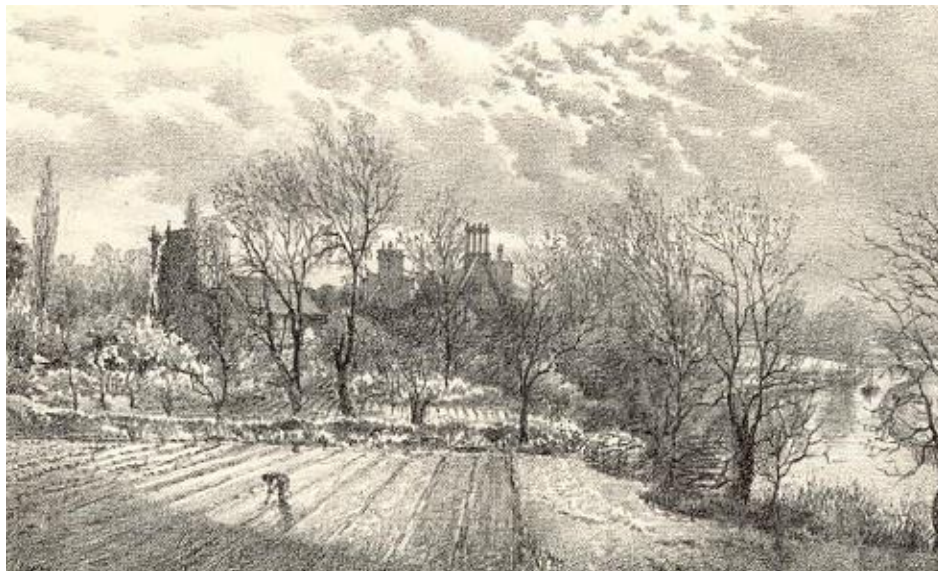
- 4.3.8 This stands in contrast with wider developments in transport in this period of industrialisation which were slowly to bring about the transformation of the outlying areas of Manchester. Chief among these changes were the cutting of the Duke of Bridgewater's Canal in the 1760s and its later expansion into the Manchester Ship Canal in the 1890s. Somewhat conversely, although Warburton lies at an intersection of the River Mersey with the canal, this prominent location appears to have had little impact on the residential and industrial development of the village throughout the following centuries.
- 4.3.9 In the late 19<sup>th</sup> century, local architect John Douglas (1830-1911) was employed by prominent local landowner, Rowland Egerton-Warburton to restore Bent Farmhouse to the east of the Conservation Area. The success of this restoration saw the resulting Arts & Crafts style copied elsewhere in Warburton, with features such as scalloped ridges and decorative bargeboarding added to existing buildings. Douglas was born in Sandiway and worked prolifically in the north-west. His style drew upon the Gothic Revival for his larger commissions and local vernacular architecture for his domestic work.

<sup>17</sup> 'Warbleton - Wardy-Hill', *A Topographical Dictionary of England* (1848), <http://www.british-history.ac.uk/report.aspx?compid=51376> (accessed 22 October 2014)

- 4.3.10 In 1970 Norman Warburton, descendant and historian of the Warburton family and of the village, wrote of the village:

*‘Cottages and farmsteads (whose total population never exceeded 300 souls) are slowly disappearing in the changing pattern of industrial and social progress. The densely populated city of Manchester has already threatened the very existence of Warburton and its neighbouring village of Lymm by a projected scheme of development which so far has been resisted, but can only be considered as delayed.’<sup>18</sup>*

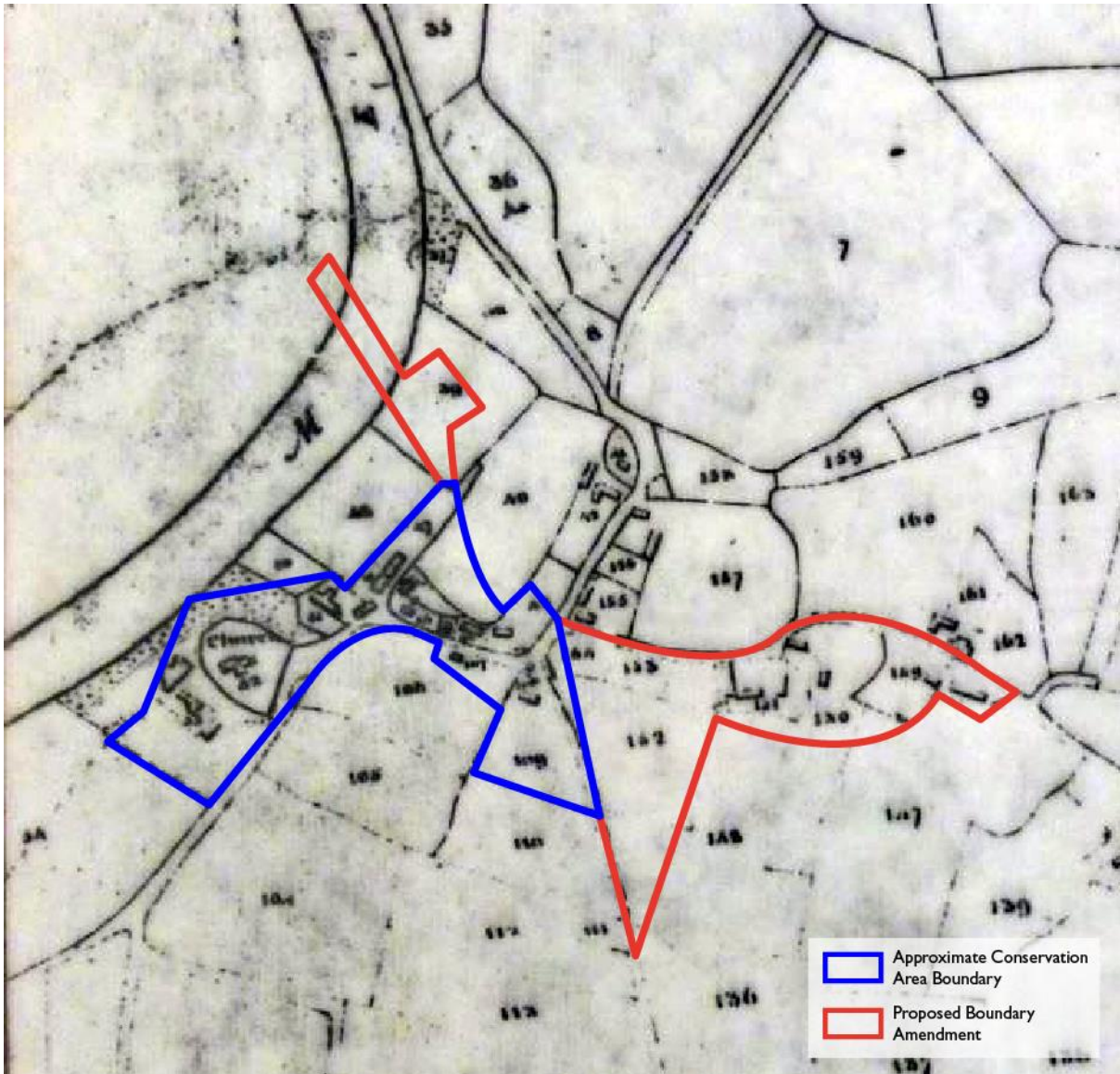
- 4.3.11 While several of the historic houses in Warburton have been swept away and substituted with later housing, the character and layout of the Village of Warburton has changed very little in comparison to the wider Trafford area. The Warburton Village Conservation Area is particularly notable as a place which retains much of its historic rural character, having largely resisted the suburban and industrial expansion of the city of Manchester from the 19<sup>th</sup> century onwards.



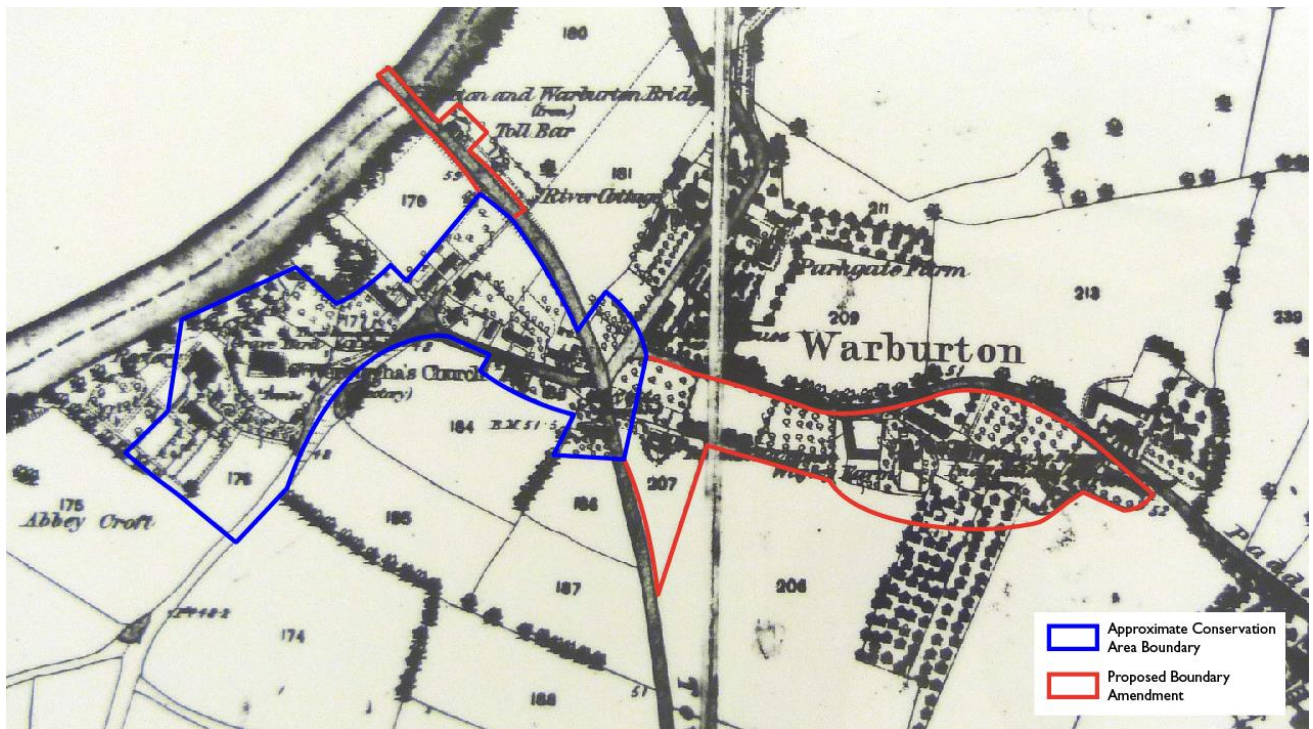
*Warburton Church and Rectory viewed from the river, 1888  
(TL7663, Trafford Local Studies Centre)*

<sup>18</sup> Norman Warburton, *Warburton: The Village and the Family* (1970)

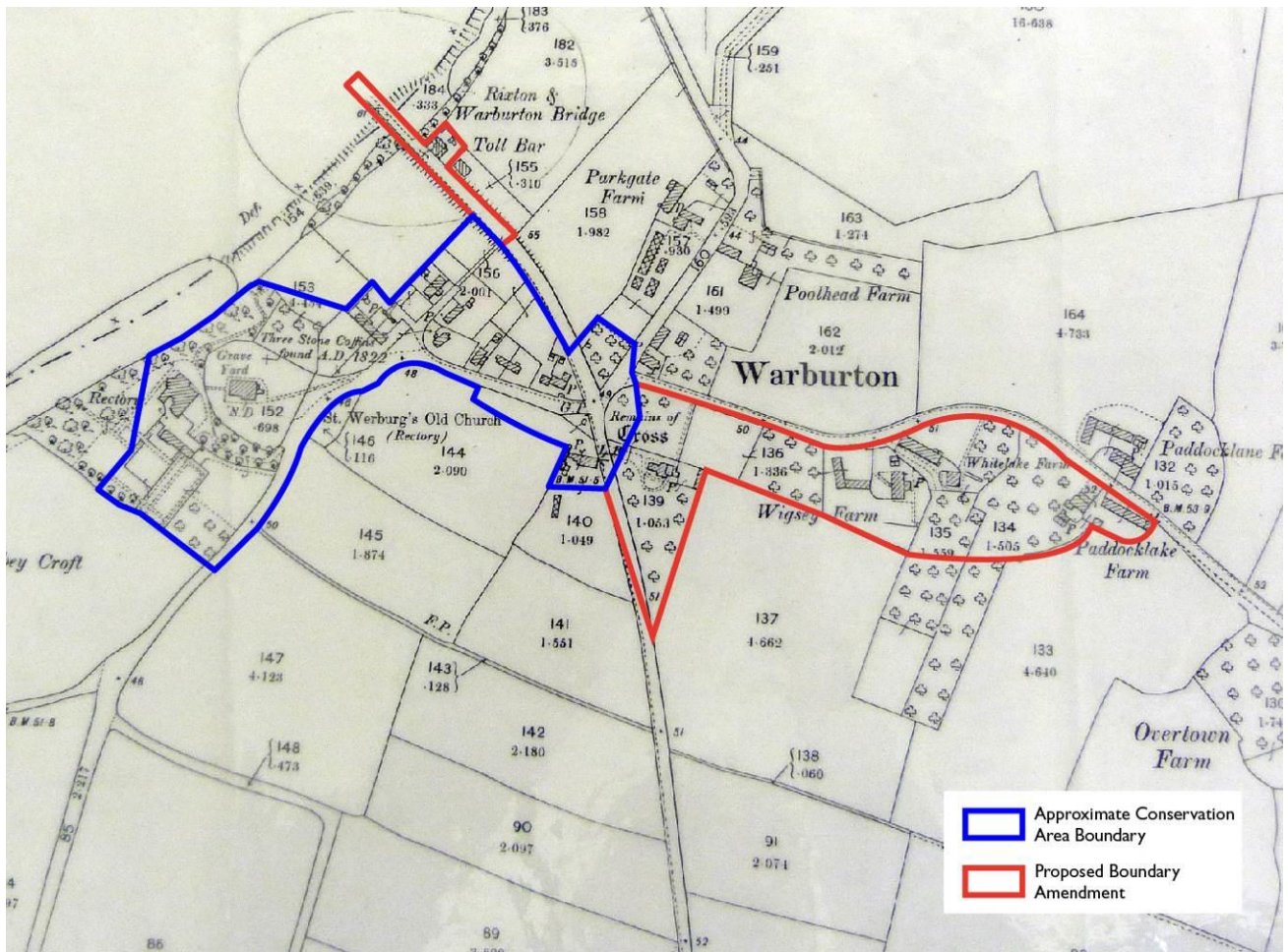
#### 4.4. Map Progression



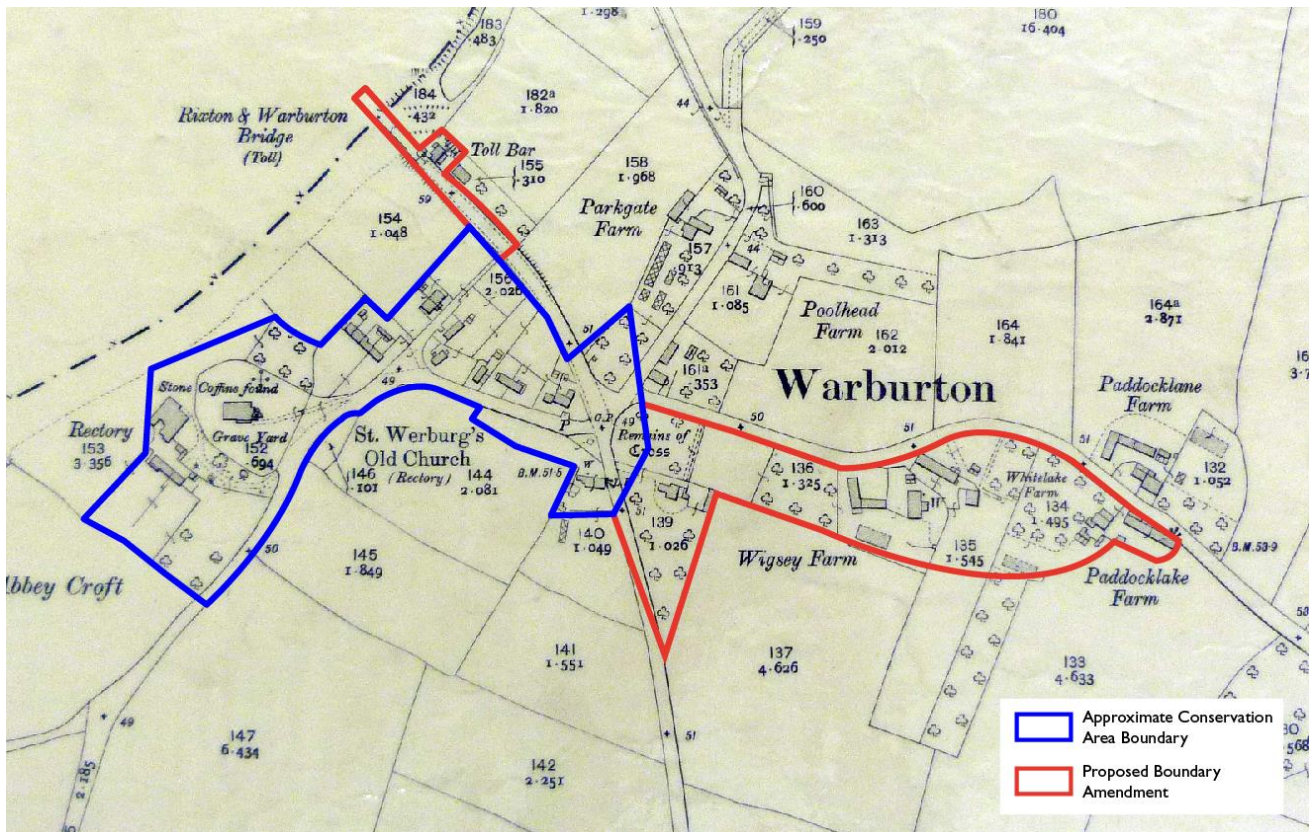
Map 3: Warburton Tithe 1834



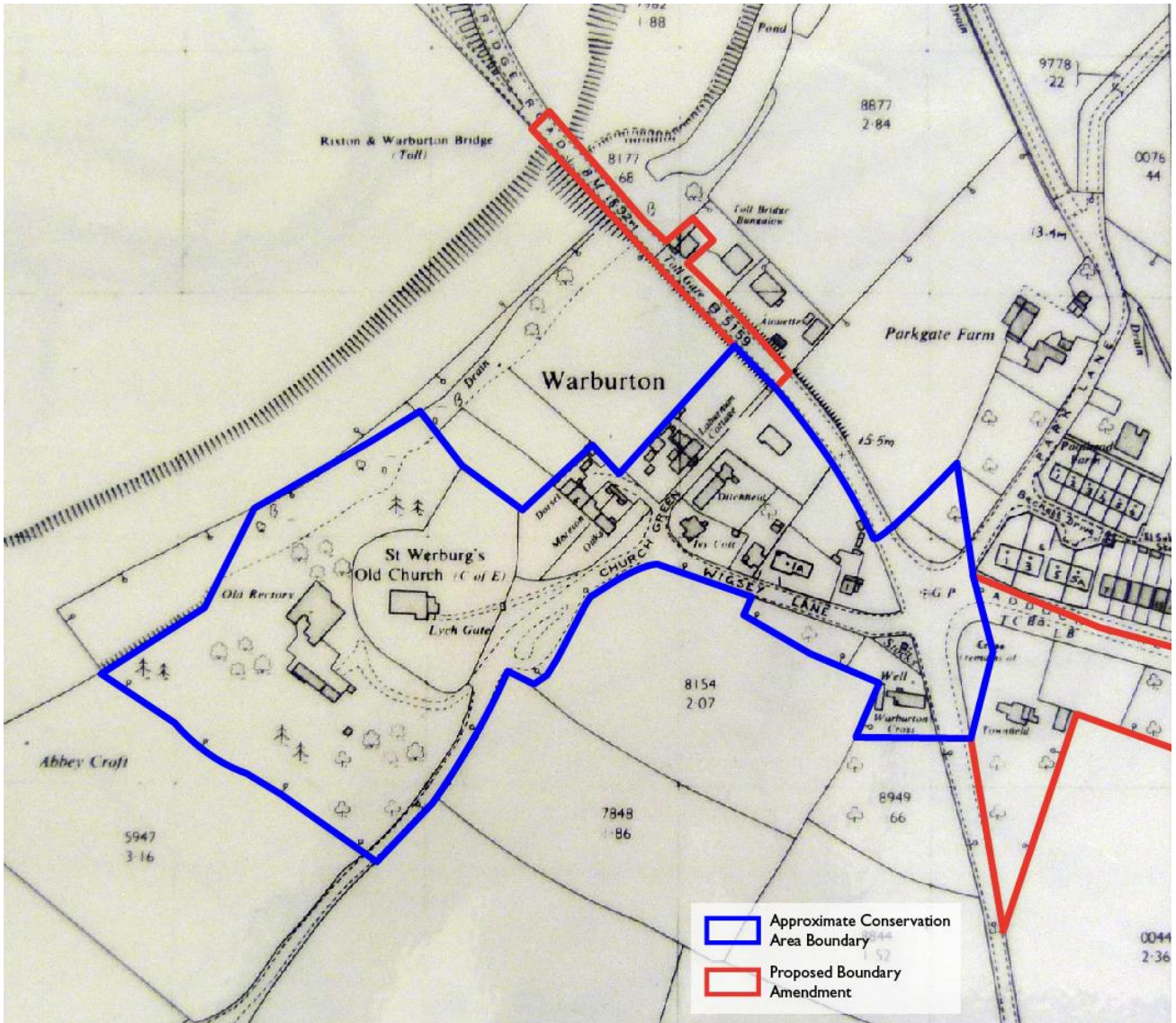
Map 4: Ordnance Survey 1873 (Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationary office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to Prosecution or civil proceedings. Trafford Council OS License No. 100023172)



Map 5: Ordnance Survey 1898 (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: Ordnance Survey 1910 (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)

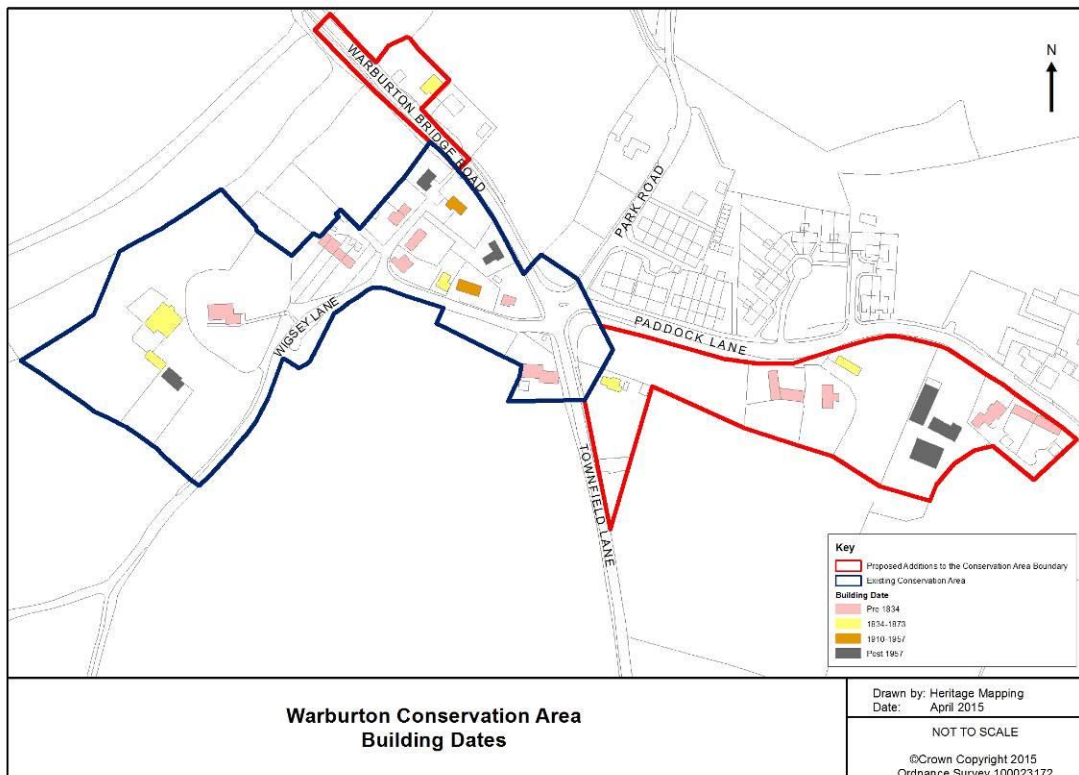


Map 7: Ordnance Survey 1957 (Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationary office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to Prosecution or civil proceedings. Trafford Council OS License No. 100023172)



## 4.5. Building Development Phases

- 4.5.1 There has been a settlement at Warburton since at least the Domesday era and the area has seen multiple phases of built development. This has resulted in a very diverse range of building dates from the 17<sup>th</sup> century through to the modern day. The oldest of the surviving buildings contain 17<sup>th</sup> century fabric, including the church (which most likely incorporates even older fabric) and Warburton Farm. A few other properties are 19<sup>th</sup> century, including the mid-19<sup>th</sup> century toll cottage. The original stone bridge across the now dried up River Mersey is not shown on the 1834 Tithe Map but has appeared by the 1873 OS map so must be mid-19<sup>th</sup> century.
- 4.5.2 It should be noted, however, that the private residences within the current Conservation Area and the adopted boundary extensions have undergone extensive alteration and modernisation. The exterior of several buildings, most notably September Cottage, consequently appear deceptively younger.
- 4.5.3 The dates given on the following plan are indicative of their principal construction period. For example, the church principally dates from the 17<sup>th</sup> century but contains both earlier and later fabric.
- 4.5.4 Dates have been calculated using information from the Greater Manchester Historic Environment Record, cartographic material and visual analysis of the buildings' exteriors where possible from public thoroughfares.



Map 8: Building Development Plan NB: All buildings throughout the Conservation Area and within the adopted boundary extensions have undergone extensive, multi-phased development.

## 4.6. Archaeology

### Previous Archaeological Work

- 4.6.1 Archaeological investigations were carried out by Channel 4's Time Team in 2006 at Moss Brow Farm nearly a mile east of the Conservation Area. The team sought evidence of a Roman fortlet following numerous finds dating from this period and earlier made during metal detector searches. Despite the good positioning of the site in the landscape and proximity to known Roman military sites and settlements, the 2006 trench excavations uncovered no evidence of a fortlet. A feature previously identified as a potential defensive ditch was in fact identified as the remains of an old hedgerow removed in the 19<sup>th</sup> century. It was also concluded that this area of land had been continually used for the same agricultural purposes, possibly since the Roman period. This would explain why finds were continually being made as the land was repeatedly tilled and new layers of earth, manure and rubbish added as a means of fertilisation. The results of the 2006 investigations were recorded by Wessex Archaeology.<sup>19</sup>
- 4.6.2 The Greater Manchester Historic Environment Record (GMHER) records the listed buildings, monuments and places within the existing Conservation Area, of which there are 20 entries principally focussing on the listed and historic buildings in the Conservation Area, and providing further information regarding their history and development.

### Sites of Archaeological Interest/Visible Archaeological Remains

- 4.6.3 There are no scheduled ancient monuments within the present boundaries of the Conservation Area or within either of the adopted boundary extensions.
- 4.6.4 In addition to the statutorily-listed buildings, the following are also included in the GMHER as sites of archaeological interest:
- **Old Church of St Werburgh:** there is potential for the existing building and its foundations to contain fabric from the 12<sup>th</sup> century priory which formerly stood on this site. Excavations have been carried out along the churchyard boundary and in the neighbouring cottage garden (HBR references: 1222.4.0, 1222.5.0 & 1222.6.0) but little has been found relating to the priory.
  - **Surrounding fields:** a resistivity survey carried out in the fields to the south-west of the Conservation Area found evidence of earthwork potential, indicating that further information can be ascertained regarding the evolution of the surrounding landscape as farming land (7913.1.0).
- 4.6.5 There are no visible archaeological remains within the Warburton Village Conservation Area.

---

<sup>19</sup> Wessex Archaeology, *Moss Brow Farm, Warburton, Greater Manchester; Archaeological Evaluation and Assessment of the Results*, (2007), p. 1.

### **Potential for Underground Remains**

- 4.6.6 There are no subterranean find spots identified in the GMHER within the existing Conservation Area or the adopted boundary extensions. Archaeological investigations in the wider area (approximately one mile from the Conservation Area) indicate that there is reasonable potential to continue to find archaeological fragments beneath the surface of the agricultural fields that border the village. This is possibly stronger further east towards Moss Brow Farm where these archaeological investigations were carried out.
- 4.6.7 There is additionally good potential for more in-depth investigations to find evidence of the 12<sup>th</sup> century priory on the church site, although it is likely that much of this has been disturbed by the construction of the later church and burial activity in the churchyard. As a consecrated burial place there is very high potential for large numbers of earlier burials beneath the present marked graves.
- 4.6.8 Although the present houses in the Conservation Area are likely to have been constructed over the site of earlier buildings, there is some potential for subterranean work to uncover evidence of earlier foundations, outbuildings or lost extensions.

## 4.7. Architectural Quality & Built Form

### Present and Former Uses

- 4.7.1 With the exception of the church, the buildings within the present Conservation Area boundaries are exclusively residential with curtilage outbuildings. This includes a converted former ale house (Pipe and Punchbowl) on the western side of Church Green and the Old Rectory.
- 4.7.2 The adopted eastern boundary extension is similarly residential with a working farmstead at Paddocklake Farm. The former Wigsey Farm (adjacent to Paddocklake Farm to the west) has been converted into three separate residential properties.
- 4.7.3 The adopted boundary extension to the north includes the mid-19<sup>th</sup> century toll bridge and associated cottage which fronts directly onto the road. A toll is still payable for traffic on the B5159 which historically crossed the small section of the River Mersey before it was redirected to the Manchester Ship Canal, which a second bridge further north crosses.

### The Church and Old Rectory

- 4.7.4 The Grade I listed old Church of St Werburgh's is located off Wigsey Lane (the newer and operational Church of St Werburgh's is located on Bent Lane to the south-east of the main village). The church is no longer regularly used and is under the care of the Churches Conservation Trust. Its architecture is extremely diverse, incorporating a timber-framed north elevation, brick tower and areas of local stone masonry construction. Its phased construction dates from the 17<sup>th</sup> century through to the 19<sup>th</sup> century, possibly with fabric from an earlier Anglo-Saxon church and the 12<sup>th</sup> century priory established on the site. The church remains consecrated and the internment of ashes has continued in the churchyard in recent years.
- 4.7.5 The Rectory was re-built in 1838 after the earlier building shown in the 1834 tithe map burnt down.<sup>20</sup> The exterior of the present house has classical proportions and is faced with a stark white render. The dense trees around the churchyard heavily obscure the Old Rectory from viewpoints within the Conservation Area, although it can be glimpsed from the B5159 south of the boundary. The Old Rectory would traditionally have been one of the most imposing dwellings in historic Warburton due to its important connection with the church. The buildings on the site retain their sense of hierarchy with the larger house dominant over the plain red brick buildings immediately to the south. It is evident from the map progression that the footprint of the building has continually evolved and changed since the mid-19<sup>th</sup> century. A range of outbuildings appears on mapping data from as early as the 1834 tithe map so could potentially pre-date the 1838 re-built house.

---

<sup>20</sup> Peter de Figueiredo, *The Old Rectory Heritage Statement*, (November 2014).



*Old Church of St Werburgh's*



*Benches and lychgate marking the entrance to the churchyard*



*Old Rectory viewed from the churchyard*



*The Old Rectory viewed from Townfield Lane*

### **Church Green & Wigsey Lane**

- 4.7.6 The residential dwellings within the current Conservation Area boundary are concentrated on Wigsey Lane and Church Green. The earliest cartographic record of the village offers indications that there were historically a small number of buildings here and it is evident that further infill has continued, resulting in a sense of layered history. The new buildings generally echo the historic houses, drawing on the same vernacular detailing: gable ends with decorative detailing; entrance porches; and large gabled dormers. The use of upright flagstones of local sandstone to demarcate plot boundaries is especially prevalent.
- 4.7.7 The houses are typically set back from the road, which is a local-access only track. The later buildings at the east end of Church Green have provisions for off-road parking; however, the earlier buildings generally have later drive ways created in what was formerly part of the garden or else vehicles are parked on the road.
- 4.7.8 The buildings on Church Green are all of a similar height: two storeys in height with the upper level set under pitched roofs with gabled dormers. The former alehouse at the west end of Wigsey Lane is slightly different in form, being longer and lower. 1 Wigsey

Lane, which originates from a larger 17<sup>th</sup> century house on this plot, at the east end of Wigsey Lane is notable as the only thatched building in the Conservation Area.<sup>21</sup>

- 4.7.9 To the rear of the buildings on Wigsey Lane are some interesting historic outbuildings, including a potential piggery at No. 1 Wigsey Lane.



*The Brambles, Church Lane (one of the modern houses)*



*Church Green viewed from Wigsey Lane*



*View north-east along Church Green*



*1 Wigsey Lane*

### Central Crossroads

- 4.7.10 At the centre of the village and eastern end of the current Conservation Area is the confluence point of Wigsey Lane, Townfield Lane/Warburton Bridge Road (B5159), Paddock Lane and Park Road. This results in a distinctive junction overlooked by the former stocks and raised pyramidal base which formerly supported a cross (this was originally located on the opposite side of the B5159, as can be seen on the 1882 Ordnance Survey).<sup>22</sup> The B5159 was historically and still remains an important local thoroughfare. The large junction in the middle of the village would therefore have been a prime position for the location of the cross and also for the public humiliation of those

<sup>21</sup> GMHER, no. 2234.1.0.

<sup>22</sup> GMHER, no. 3721.1.0.

sentenced to the stocks, which are believed to date from the 17<sup>th</sup> century. The stocks and cross base are enclosed with the same local flagstone walling evident on Wigsey Lane and along Paddock Lane.

- 4.7.11 The now-lost cross also gave its name to the neighbouring The Cross Cottage, one of the first houses encountered upon entering Warburton from the south. The former associated farmstead was extant from at least the mid-18<sup>th</sup> century and the house is believed to have undergone renovation in the style of the John Douglas buildings erected elsewhere in the village in the late 19<sup>th</sup> century (see section 4.5.27 for more details). Townfield House, on the opposite side of Townfield Lane (B5159) is evident in this position from the late 19<sup>th</sup> century.



*Flagstone enclosure containing the stocks and cross base*



*Crossroads looking east along Paddock Lane*



*Townfield House*

## Toll Bridge

- 4.7.12 The toll bridge to the north of the current boundary is included in the Warburton Village Conservation Area. There is no indication of the toll bridge on the 1834 tithe map; however, it is clearly shown on the first edition Ordnance Survey published in 1882 and labelled 'TP' (turnpike). The toll cottage is an attractive mid/late 19<sup>th</sup> century building and its compact rectangular form is unaltered. The brickwork is of particular note, especially on the chimney. The cottage is now redundant as a modern toll booth is located in the centre of the road and appears to be vacant.
- 4.7.13 The toll bridge originally provided a crossing over the River Mersey, which has since dried up after it was re-directed to join the Manchester Ship Canal. The former river bed is now used as farmland but the bridge is still extant. Particularly notable are the thick iron railings that course either side of the bridge approach. These are heavily obscured by dense overgrowing vegetation.



*Toll cottage*



*The modern toll booth*



*Original bridge over the River Mersey*



### **Paddock Lane**

- 4.7.14 An extension to the current Conservation Area boundary encompasses the south side of Paddock Lane, incorporating Wigsey Farm, The Barn at Wigsey Farm, Wigsey Cruck, Paddocklake Farm, Pasture View and Church View. This area of Warburton was historically saturated with farmsteads until the 20<sup>th</sup> century, a characteristic the converted agricultural buildings still echo despite obvious modernisation, including the installation of roof lights and new roof coverings. The local tradition demarcating roadside boundaries with upright local flagstones is continued along Paddock Lane.
- 4.7.15 The Wigsey buildings are private residences: the original 17<sup>th</sup> century farmhouse and converted agricultural buildings, including an 18<sup>th</sup> century shippon (a cattle shed) with earlier crucks (hence 'Wigsey Cruck'). From Paddock Lane the historic hierarchy of the three Wigsey buildings is clearly discernible from the prominence of the tall chimneys extending up from the central farmhouse. Much smaller chimneys have been added to the end of The Barn and Wigsey Cruck, and their much simpler built form references their original construction as a functional agricultural building which had no need for anything more complicated.
- 4.7.16 Paddocklake Farm now forms a cluster of residential dwellings, including the original early 18<sup>th</sup> century farmhouse and other farm buildings which have been heavily adapted and subsequently converted into residential dwellings. One such building, Pasture View, contains the fabric of an earlier timber-framed structure with brick infill, probably a livestock shelter given its low, longitudinal form and position looking out onto an enclosed pasture.
- 4.7.17 Paddocklake Farmhouse has a relatively unassuming street-facing elevation: a simple three-bay red brick building with unusual brick buttresses on either side of the door (an indication of historic structural movement). The outline form of the building behind this façade clearly indicates multi-phased alterations and additions since its original early 18<sup>th</sup> century construction date.



*Wigsey Cruck*



*Wigsey Farmhouse*



*Pasture View and Church View*



*Paddocklake Farmhouse*

## Public Realm

- 4.7.18 The street lamps on Wigsey Lane and Church Green are of a traditional design. A more common municipal style is prevalent on the busier B5159 thoroughfare and along Paddock Lane.
- 4.7.19 The west side of the B5159 is lined with a designated pedestrian path up to the toll booth but this fades into the roadside verge further north. The curb stones are of a standard modern design and the boundary between the path and hedgerow recreates the upright flagstones prevalent throughout the Conservation Area.
- 4.7.20 The principal thoroughfares of the B5159 and Paddock Lane are surfaced with standard modern asphalt. Wigsey Lane is in part similarly treated, although the condition deteriorates further west and up Church Green, which has a loose, uneven road surface and no defined curb.
- 4.7.21 Public benches are located at the principal meeting points within the current Conservation Area: outside the church and at the crossroads.



*Benches and lychgate marking the entrance to the churchyard*



*A traditional lamp post on Wigsey Lane*

### Open Spaces, Parks, Gardens and Trees

- 4.7.22 The principal open space within the Conservation Area is the central crossroads, which has open green spaces to the north and south on its east side, as well as the enclosed stocks/cross base area on its west side. The graveyard around the church is also a key open space, together with areas of grass adjacent to it around the church car park.
- 4.7.23 The Conservation Area, adopted boundary extensions and the wider setting are typically green as a result of their rural and agricultural character. Gardens are typically predominantly lawned rather than decked and boundary treatments are generally supplemented with additional planting. One notable exception are the white railings around the green areas at the west end of Paddock Lane, which help retain the sense of open space.
- 4.7.24 As is characteristic of historic churchyards in England, there are a number of notable historic yew trees around the old Church of St Werburgh's.



*Crossroads green area enclosed with railings*



*St. Werburgh's Churchyard*

### Landmarks and Key Views

- 4.7.25 As a modest and rural Conservation Area, there are no major landmarks in Warburton. Within this context the church and the enclosed stocks/cross base are local landmark structures.

- 4.7.26 Views of the church from within the Conservation Area are restricted due to its tucked-away location and boundary planting. The view west from Wigsey Lane up towards the church survives relatively unchanged. Views towards the church and Old Rectory can also be afforded from the B5759 looking north-west.



*View towards the Old Rectory from the B5759*

- 4.7.27 Other key views are those looking out from and also towards the enclosed stocks and cross base area at the crossroads. The cross base was originally sited on the opposite side of the crossroads, in an equally and intentionally prominent position. This intention has been continued, and the stocks and cross base remain visible to those passing through the village from all directions. From the old bridge in the adopted northern boundary extension there are views north-east and south-west along the dried up Mersey.



*View south-west from the old toll bridge along the dried up River Mersey*

### **Local Details**

- 4.7.28 The buildings within the Warburton Village Conservation Area have developed and evolved since the 17<sup>th</sup> century. As a consequence of continued development and alterations carried out throughout the village by John Douglas the appearance of most of the buildings within the Conservation Area has drastically changed. John Douglas worked in the Arts & Crafts style, the detailing and nuances of which have been copied and repeated on other buildings in the village. This includes features such as decorative barge boarding and brickwork on the gable ends of the houses on Church Green.

- 4.7.29 Roof coverings are characteristically of slate tiles on both older and modern buildings, although the older buildings are thought to have traditionally been thatched (as indicated by the shallow pitch).<sup>23</sup> 1 Wigsey Lane is the only building within the Conservation Area and the adopted boundary extensions to retain a thatched roof.
- 4.7.30 The houses on Church Green in particular have distinctive large gabled dormers on the first floor. This detail is repeated in the modern buildings at the east end of the road. In terms of scale, the buildings abide by a standard for two storeys, the upper level being set under the pitched roof, hence the need for large dormer windows.



*Detail of later applied barge boarding*



*18<sup>th</sup>-century gable dormer*



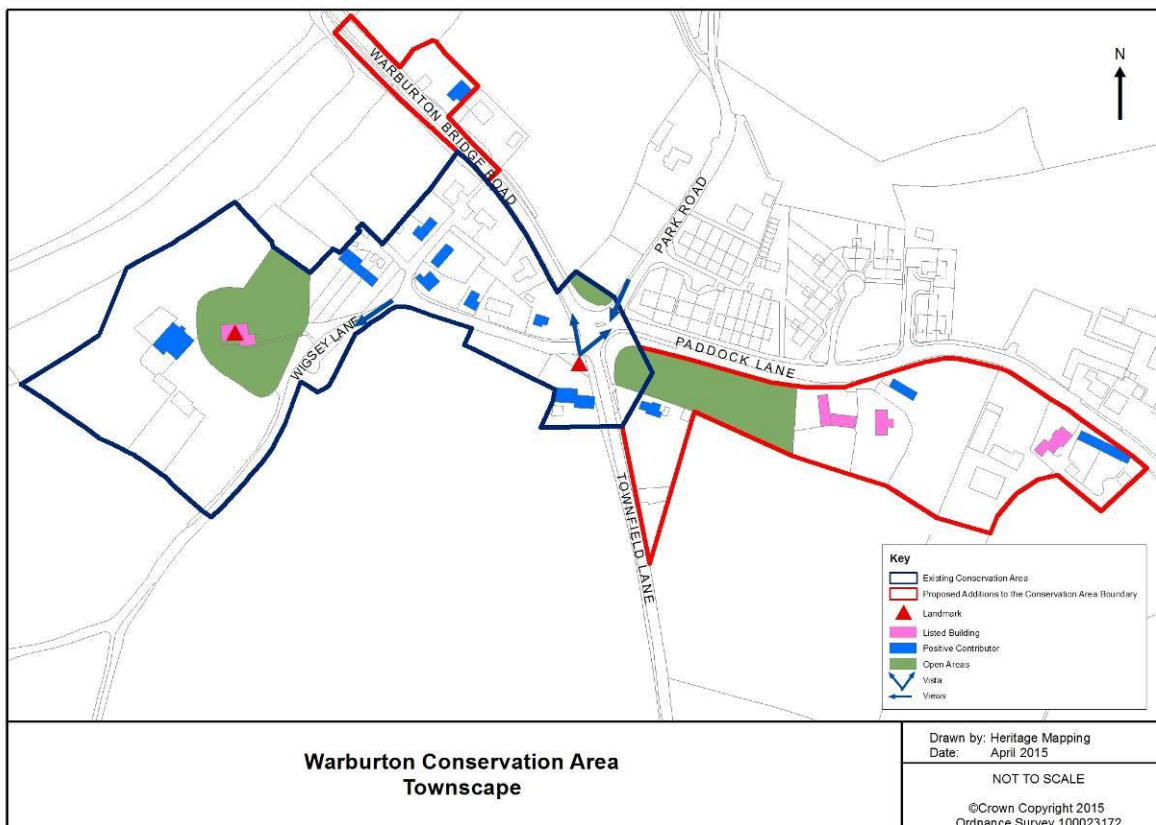
*Characteristic large gable dormer recreated at The Brambles, Church Green*

### **Development Opportunities**

- 4.7.31 The opportunities for development throughout the Warburton Village Conservation Area are generally specific to each property as the houses and their plots vary in both size and shape. The opportunity to erect one-storey rear extensions has already been taken up at some properties on Church Green and there is further potential to continue this practice of modest, subsidiary extensions at other properties within the Conservation Area providing they do not overpower the main pile of the house. The Wigsey Lane/Church Green area is less capable of such extensions due to the close proximity of the houses.

<sup>23</sup> Warburton Village Design Statement.

- 4.7.32 There is potential for further agricultural development to the existing yard at Paddocklake Farm within the adopted eastern boundary extension to the Conservation Area boundary.
- 4.7.33 It should be noted that restrictions on development within the Green Belt are applicable throughout the whole of the existing Conservation Area and the adopted boundary extensions. Development to or within the setting of a listed building will face additional restrictions.



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.<sup>24</sup>

### 5.2. Listed Buildings

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

---

<sup>24</sup> <http://www.english-heritage.org.uk/content/imported-docs/f-j/key-to-entries-on-the-register.pdf>, accessed 07/01/2015



**Sundial to south-west of old Church of St Werburgh, Wigsey Lane**



**Date:** 1765 (on dial)

**Condition:** Fair

**Grade:** II

Little is known about the sundial, which is most likely listed for its group value with the lychgate and their contribution to the setting of the church.

**Lychgate, Old Church of St Werburgh, Wigsey Lane**



**Date:** Late 19<sup>th</sup> century

**Condition:** Good

**Grade:** II

The timber-framed lychgate is believed to date from the late 19<sup>th</sup> century and stands over an early, probably original, entrance route into the churchyard. Its design echoes the Arts and Crafts style found throughout the village with its chunky timber beams and braces, slate roof and simple turned balusters.

### Old Church of St Werburgh's, Wigsey Lane



**Date:** Mostly reconstructed in early 17<sup>th</sup> century with older fabric incorporated and later additions

**Condition:** Good

**Grade:** I

Although it remains consecrated, the church is no longer regularly used for worship and is now under the care of the Churches Conservation Trust. It is one of only 27 timber-framed churches in England.<sup>25</sup>

40

The church is a highly unusual combination of timber frame, masonry and brick construction, and there are clear indications in the surviving fabric of multiple phases of alteration. Areas of pointing between the brickwork have evidently been replaced in recent years and the roof slates are well-appointed, indicating that the roof has undergone recent repair.

---

<sup>25</sup> Churches Conservation Trust, <http://www.visitchurches.org.uk/Ourchurches/Completestlistofchurches/St-Werburghs-Church-Warburton-Cheshire/> (accessed 4 February 2015).

**Stone flag wall around old stocks and cross, Townfield Lane (B5159)**



**Date:** 18<sup>th</sup>/19<sup>th</sup> century

**Condition:** Fair

**Grade:** II

The use of upright locally-quarried flagstones is characteristic of the boundary treatments throughout the Conservation Area and adopted boundary extensions. Those here have undergone repair in recent decades and are now held together with cramps. The wall is significant as a prominent example of a local detail and the length of flagstone walling along Wigsey Lane is covered under the same listing, although this section of walling is not in as good condition.

**Cross base south of Townfield Lane (B5159) junction with Wigsey Lane**



**Date:** Unknown

**Condition:** Fair

**Grade:** II

The date of the cross base is completely unknown and there is no known reference of the cross that is believed to have stood at the top of the raised structure. It is clear from cartographic evidence that the cross base formerly stood on the opposite site of the crossroads, on the green north of Townfield House. It is comprised of hewn blocks of a local hard sandstone piled into a pyramidal structure (the lower levels of which are worn and uneven), with no evidence of any pointing.

### Stocks south of Townfield Lane (B5159) junction with Wigsey Lane



**Date:** Possibly 17<sup>th</sup> century

**Condition:** Fair

**Grade:** II

The stocks are believed to date from the 17<sup>th</sup> century and underwent restoration in around the early 20<sup>th</sup> century; iron cramps are evident where repairs have been made. It is not clear whether the stocks were always located here, although given their prominent position it is likely that they were. The wooden stocks with holes for securing feet are not original.

**Wigsey Cruck (listed as 'Shippon to west of Wigsey Farmhouse'), Paddock Lane**



**Date:** 18<sup>th</sup> century

**Condition:** Good

**Grade:** II

Now a residential property, Wigsey Cruck was formerly a shippon (cattle shed). Its name comes from the earlier crucks which are incorporated into the structure of the building. The former agricultural building was converted for residential use in the mid/late 1990s.<sup>26</sup> It is a high-quality conversion that has respected the original form of the barn.

---

<sup>26</sup> Planning ref. H43409, 9<sup>th</sup> December 1996.

### Wigsey Farmhouse, Paddock Lane



**Date:** 17<sup>th</sup> century

**Condition:** Good

**Grade:** II

Wigsey Farm was one of a number of historic farmsteads in Warburton. The farmhouse has a 17<sup>th</sup> century core and has undergone a number of alterations and additions in the ensuing centuries. As is characteristic of the village, this includes Arts & Crafts style detailing such as the looped ridge tiles.



### **Paddocklake Farmhouse, Paddock Lane**



**Date:** 18<sup>th</sup> century

**Condition:** Good

**Grade:** II

A date stone on the street elevation indicates that the building was originally constructed in 1717. From Paddock Lane this seems a relatively simple building of classical proportions. It is evident from its aerial plan form, however, that the building has been substantially extended and altered to the south. It is one of a number of historic farmsteads in Warburton.

### 5.3. Positive Contributors

- 5.3.1 The term 'positive contributor' identifies a non-designated heritage asset which makes a positive contribution to the Conservation Area and adopted boundary extensions. These buildings, structures and sites are classed as heritage assets as they are identified by the local authority as having a degree of significance, meriting consideration in planning decisions, because of their heritage interest.<sup>27</sup>
- 5.3.2 A single building or structure can be classed as a positive contributor. Identification within the appraisal focuses primarily on a building or structure and does not necessarily take into account the positive contribution made also by landscaping, spaciousness and other historic structures within the curtilage or setting of positive contributors. These characteristics amongst others must also be taken into account during the decision making process. Where a building, structure or site is not identified in the appraisal as a positive contributor, this does not necessarily mean the building detracts from the character or appearance of the Conservation Area. Further enhancement may be required or investigation into the potential significance of the building, structure or site.
- 5.3.3 These elements have been assessed with reference to Historic England criteria set out in their document *Understanding Place: Conservation Area Designation, Appraisal and Management*, paragraph 2.2.21.<sup>28</sup> The criteria are listed in Appendix D.

---

<sup>27</sup> Department of Communities and Local Government, *National Planning Policy Framework*, (2012).

<sup>28</sup> Historic England, *Understanding Place: Conservation Area Designation, Appraisal and Management*, (2011).

### **Old Rectory, Wigsey Lane**



**Date:** Rebuilt 1838

**Condition:** Good

**Reason:** The 1838 Old Rectory has recently undergone an extensive overhaul, including the installation of UPVC windows and a white render. It is included as a positive contributor for its historic significance and connections with the neighbouring church.

### 7-10 Church Green, Former Pipe & Punchbowl Alehouse



**Date:** 18<sup>th</sup> Century

**Condition:** Good

**Reason:** Now a terrace of residential cottages, the former alehouse is a positive contributor for its local detailing, including its prominent gables and quality brickwork. Its group contribution together with Fir Tree Cottage and Laburnum Cottage is especially notable.

### Fir Tree Cottage and Laburnum Cottage, Church Green



**Date:** 18<sup>th</sup> Century

**Condition:** Good

**Reason:** Included for their well-maintained appearance and retention of Arts and Crafts style detailing including decorative gable brickwork. As is characteristic of the Conservation Area, the cottages have large gable dormers on the first floor. Their group contribution with 7-19 Church Green is especially notable.

### September Cottage, Church Green



**Date:** 17<sup>th</sup> Century with later alteration

**Condition:** Good

**Reason:** Included for its group value with 3 Wigsey Lane. The exterior of the cottage has been maintained to a very high standard and the building consequently looks considerably newer than its early construction date. It is notable for its retention of its decorative 19<sup>th</sup> century barge boarding and tall brick chimney stack. Given its 17<sup>th</sup> century date this building could be considered for listing.

### 3 Wigsey Lane



**Date:** 18<sup>th</sup> Century

**Condition:** Good

**Reason:** Formerly known as Ivy Cottage, the external appearance of 3 Wigsey Lane is aesthetically similar to the neighbouring September Cottage with its white render but is notably plainer in its ornamentation.<sup>29</sup> It is considered a positive contributor for its group value with September Cottage and continuation of the Church Green vernacular for two-story gabled buildings.

---

<sup>29</sup> GMHER, no. 2231.1.0.

## 2 Wigsey Lane



**Date:** 19<sup>th</sup> Century

**Condition:** Good

**Reason:** 2 Wigsey Lane is evidently intended to echo the Arts and Crafts style of other buildings throughout the village, contributing to the prevalence of this local style. Its attractive detailing includes brick gable detailing, brick mullioned windows and decorative brickwork on the chimneystack.



## 1 Wigsey Lane



**Date:** 17<sup>th</sup> Century with much later extensions

**Condition:** Good

**Reason:** 1 Wigsey Lane is the only thatched building in the Conservation Area and adopted boundary extensions. Although substantially extended, it contains a 17<sup>th</sup> century core so is innately historically significant. Thatch is a traditionally rural building material, thus the building suits its context well. Echoes of Warburton's characteristic Arts and Crafts fashion are evident in the barge boarding that has been installed under the thatched gable ends. Given its 17<sup>th</sup> century date this building could be considered for listing.

### The Cross Cottage, Townfield Lane



**Date:** 18<sup>th</sup> Century

**Condition:** Good

**Reason:** So named due to its proximity to the cross base, The Cross Cottage is another building with nods to the Arts and Crafts style with its scallop ridge tiles. Although it has a different roof covering, the white render compliments well that of 1 Wigsey Lane opposite, contributing to their group value.

### Townfield House, Townfield Lane



**Date:** 19<sup>th</sup> Century

**Condition:** Good

**Reason:** Townfield House is notably larger in scale than most buildings within the Conservation Area and the adopted boundary extensions. Its slightly detached position means that this does not negatively impact on the typically smaller dwellings at the east and west ends of the adopted enlarged Conservation Area. With an assortment of gables and varied roofline, it has clear connections with the village's characteristic Arts and Crafts style yet adds to the architectural variety.

### The Barn at Wigsey Farm, Paddock Lane



**Date:** c.19<sup>th</sup> Century

**Condition:** Good

**Reason:** As the name suggests, The Barn at Wigsey Farm is a barn converted into a private dwelling in the mid/late 1990s. An attractive and well-maintained building, it has retained its traditional simple form, remaining architecturally secondary to the main farmhouse. It is particularly notable for its group contribution with Wigsey Farmhouse and Wigsey Cruck.

### Pasture View and Church View, Paddock Lane



**Date:** 18<sup>th</sup> Century

**Condition:** Good

**Reason:** The low, longitudinal form of these buildings indicate that they were originally 18<sup>th</sup> century livestock shelters and have an innate historic value. They are attractive and well-maintained buildings, and are particularly notable for their group value both together and with the neighbouring Paddocklake Farmhouse. The use of dark stained timber window frames is especially appropriate and matches the dark stain of the timber frame.

### **Toll Cottage, Warburton Bridge Road**



**Date:** Late 19<sup>th</sup> Century

**Condition:** Fair

**Reason:** The Toll cottage is a compact, seemingly little altered late 19<sup>th</sup>-century building with very attractive brickwork. It is especially notable for its link with the historic toll bridge. Its vacant status heightens the vulnerability of the building and there is potential for its positive contribution to be increased with the establishment of a sustainable use.

### Old Warburton Bridge, Warburton Bridge Road



**Date:** Late 18<sup>th</sup> Century

**Condition:** Structurally sound but the boundary walls on either side of the approach road are in a poor condition.

**Reason:** Included for historic association with the effects of the industrialisation of Greater Manchester. The iron railings leading up to the approach are attractive and there is good potential to increase their positive contribution to the Conservation Area.

## 6. ASSESSMENT OF CONDITION

### 6.1. General Condition

6.1.1 Most buildings within the Conservation Area are occupied and generally well maintained. The boundary walls to historic properties formed of vertical sandstone flags have been poorly maintained or removed in many locations which detracts from the setting of the area. The walls and railings to the bridges adjacent to the toll both are in poor condition and require attention.

### 6.2. Intrusion and Negative Factors

#### Individual Properties

6.2.1 Saint Werburgh's Church generally appears well maintained. There are some slipped and cracked roof slates, with heavy moss build up to the north roof slopes. Elevations are well maintained but with moss and algae build up to the plinth level. There are some areas of cementitious re-pointing, including to window surrounds in the timber framing. The stone walling is de-laminating in many locations. The timber lychgate at the entrance to the church yard is in generally good condition, other than some braces which have shrunk and rotated.

6.2.2 The Old Rectory is set back from road and is now a private residence so it was not possible to fully inspect the building. The building appears to be well maintained, though the majority of windows replaced with modern units. There are two small, independent brick buildings in the grounds of the rectory, possibly garages, both of which also appear to be in good order.

61



*Example of delamination to ashlar on St. Werburgh's Church*

6.2.3 The terrace of four properties to the west of Wigsy Lane (Nos. 7-10) are occupied and reasonably well maintained. The windows have all been replaced with modern casements. The slate roof to the adjacent outbuilding is in poor condition with multiple slipped slates.



- 6.2.4 No.1 Wigsy Lane is a two-story thatched property. All the windows have been replaced with the UPVC casements and modern render has been applied. There are several pargett plates to the west elevation which would suggest previous spreading to the outer walls.
- 6.2.5 No.2 Wigsy Lane appears to be well maintained. However, the walls have been poorly re-pointed with cementitious mortar. No.3 Wigsy Lane has some cracking to the render and the windows have been replaced with UPVC casements. There are several slipped and cracked slates and the render has detached from the chimney in several locations. All the chimney pots have been removed.
- 6.2.6 Church Green is a cul-de-sac with six properties. No.4 is rendered property with modern slate roof, brickwork mullions to the windows which are casement windows. Incised imitation ashlar joints are visible to the dormer gable render, which is possibly an original detail which would have been applied to the full elevation.
- 6.2.7 Nos.4A, 4B and 5A Church Green appear to be relatively modern additions, designed to imitate the adjacent buildings. They are well maintained. Nos. 5 and 6 form a pair of cottages, all of which appear generally well maintained. There is cementitious pointing to the brickwork and some slipped tiles.



*Incised joints to render of No.4 Church Green dormer gable*

- 6.2.8 The steps of the historic stone cross base to corner of Wigsy Lane and Townfield are in poor condition and require conservation, with moss growth, open joints and dislodged and cracked masonry noted. The historic stocks located in front of the steps have several visible fractures to the stone piers with various iron cramps to hold in them place. Modern steel has been strapped to stop the top of left hand side pier where there is a large vertical crack.



*Dislodged steps to cross base and cracks to stocks*

- 6.2.9 Cross Cottage located to the south of the cross is a two-storey property, which has modern rendered elevations and a slate roof with crested ridge tiles and modern timber casement windows. The render and roof appear in good condition. A sandstone plinth is visible to corner of property.
- 6.2.10 Within the adopted boundary extension to incorporate the toll bridge. The toll house is two storeys with one below the road level. All the brickwork has been repointed with a hard cementitious mortar. There is de-lamination to the stone lintels and spalled bricks noted in several areas. There are modern timber windows and decay was noted to some. There is vegetation to the top of the chimney stack.
- 6.2.11 The toll bridge to the north of the toll hosue have balustrade walls of large sandstone ashlar blocks and pitched copings. The majority of the walling is covered by vegetation. Where visible, cracking and damage was noted to blocks, as well as several dislodged blocks and eroded mortar joints generally. To the east side of the road there is a good quality iron railing running between the two bridges. Again this is mostly obscured by vegetation. However, where visible some fractures and some temporary repairs were noted. The ironwork urgently requires prepping and decorating and all vegetation should be stripped back.



*Crack and vegetation to bridge balustrade wall*

- 6.2.12 Within the adopted boundary extension to Paddock Lane, Wigsey Cruck appears a well maintained property. However, there is little evidence to the exterior of a

cruck frame. Brickwork elevations have all been poorly re-pointed and fascias and barge boards replaced with unsuitable modern details.

- 6.2.13 The barn at Wigsey Farm is located at right angles to road and was not available for full inspection, though it appeared well maintained. Paddock Lake Farm has been heavily renovated and modernised with little left to suggest of this date. It is in good condition. The adjacent Pasture View has a timber frame visible to the front elevation with a sandstone plinth. It has been poorly re-pointed with several service vents passing through the external wall. Joined to this is Church View, of which only the brickwork rear elevation is visible, with nothing to indicate a cruck frame. There is a vertical joint to the centre of the elevation with an outward lean to the left hand side, though this appears historic with no recent movement.

### **Open Spaces and Areas**

- 6.2.14 The ashlar stone wall to the church boundary has some damaged coping stones which require repair. The vertical stone slab wall to the Old Rectory boundary is in poor condition with several slabs cracked or broken.
- 6.2.15 Boundary walls to Wigsey Lane also of vertical stone flags. These are poorly maintained to No.1 and have gone to ruin towards the east edge. The flags have been cut in half to No. 1A. Those to the boundary of No. 3 are painted with a black paint, possibly bitumen, which may be causing damage.



*Vertical sandstone flag boundary wall to rectory, with multiple fractured flags*

### **Intrusive Development**

- 6.2.16 No. 1A Wigsey Lane is a modern property which has not been designed in a sympathetic manner to those surrounding it. Buildings of a similar style should not be approved within the Conservation Area.

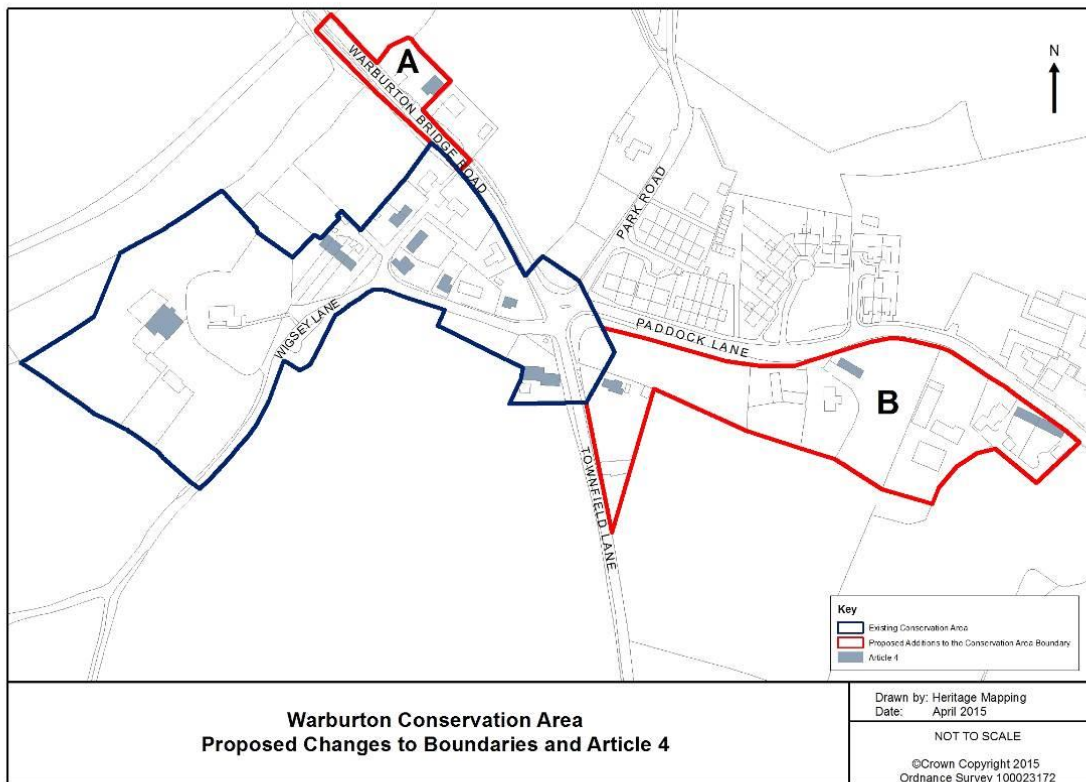
### **6.3. Problems, Pressures and Capacity for Change**

- 6.3.1 There are presently traditional Victorian-style lamp posts on Wigsey Lane and Church Green. There is pressure for these to be replaced with the standard LED lamps found on the B5159 and Paddock Lane. The traditional lamp posts add to the historic character of this part of the Conservation Area and are well suited to the narrow rural lanes. The proposed replacement lamp posts would be inappropriate and detract from the historic sense of space.
- 6.3.2 The Grade II listed flagstone wall along Wigsey Lane is showing signs of damage, with cracks and pieces of flagstones having broken off. The weathering of the flagstones indicates that much of this damage is historic; however, without further repair and protection there is potential for increased harm.
- 6.3.3 The toll cottage has remained vacant for an unknown number of years. Lack of continued use poses a real danger to a building's survival and the condition of the toll cottage is consequently deteriorating. It is evident that measures have been made to repair the roof in recent years but further attention is needed to address well-intentioned but misguided repairs to the pointing using cement, which has the potential to seriously damage the attractive Arts and Crafts style brickwork.
- 6.3.4 The iron railings along the approach to the original toll bridge are being heavily suffocated by overgrowing vegetation, which is gradually pulling the railings out of position. These are an attractive and overlooked feature within the adopted boundary extension, and there is good potential for them to be properly reinstated.
- 6.3.5 The windows throughout the Conservation Area and adopted boundary extensions generally respect the smaller proportions of the original window openings but there are a few instances of inappropriate UPVC replacement. Historic properties can be notoriously difficult to insulate and there is frequently pressure to address this through the installation of modern UPVC double-glazing, which would detract from the historic character of the Conservation Area and the adopted boundary extensions. Timber framed double glazing in an appropriate style may be acceptable. There is also pressure for the use of other inappropriate materials, such as non-breathable cement render instead of traditional lime.
- 6.3.6 The historic properties throughout the Conservation Area and the adopted boundary extensions are frequently accompanied by smaller outbuildings, historically for keeping domestic livestock, fuel storage, etc. This is especially true of the former farm buildings. As these are often smaller than the limit required before permission to demolish is necessary, there is potential to lose these historically important outbuildings as they do not receive any protection. An Article 4 direction to protect against their demolition may be appropriate.

- 6.3.7 The toll bridge currently operates from a one-man booth in the centre of the road. This causes considerable queues of traffic on the principal B5159 thoroughfare. Action may be taken in the future to solicit the faster moving of traffic through the toll and changes may be made to the existing toll booth that will impact on the area adopted for inclusion in the Conservation Area.
- 6.3.8 The houses within the Conservation Area and adopted boundary extensions are situated within generously-sized plots and therefore have the space available to extend. Warburton's location within the designated Green Belt restricts the scale of extension; however there is still potential for extensions to adversely impact on the distinctive forms of historic buildings.
- 6.3.9 There are a number of cars parked on the narrow village roads. There may be pressure for applications for off-street parking and garages which would erode historic garden plots.
- 6.3.10 There may be future desire for new development on the large green plots surrounding the crossroads at the centre of the adopted enlarged Conservation Area. These are important green spaces and any modern development here may detract from the historic character of the Conservation Area.
- 6.3.11 The road surface along Wigsey Lane and Church Green is loose and uneven in areas. They may be pressure in the future to instate formal curbs to demarcate the highway boundary, which will detract from the characteristic feel of these rural lanes.
- 6.3.12 If the presently planned HS2 is constructed close to Warburton Village it will have an impact on its setting.

## 7. IDENTIFYING THE BOUNDARY

- 7.1.1 The *Planning (Listed Buildings and Conservation Areas) Act 1990*, the NPPF and best practice guidance produced by Historic England all state that the boundaries of existing conservation areas should be reviewed from time to time. Parts which are no longer of special interest should be excluded. Where drawn too tightly, the conservation area should be extended to include more recent phases or plots associated with buildings of historic interest.
- 7.1.2 It is now recognised that conservation area boundaries need to be seen within a wider context of urban development. Designated areas should provide protection to buildings that were perhaps not previously considered to be of architectural merit and to the spaces between buildings, such as streets and neutral areas. It is also the case that further information can come to light about the historic importance of buildings and spaces.
- 7.1.3 **Extension Area A:** Warburton Village Conservation Area boundary has been extended to the north to include the toll cottage and original bridge across the dried-up section of the River Mersey. The toll bridge is an important historic feature and the accompanying cottage has been little altered since its 19<sup>th</sup> century construction.
- 7.1.4 **Extension Area B:** The existing Conservation Area boundary has been extended to the east to encompass Townfield House, the former Wigsey Farm buildings and the Paddocklake Farm buildings. The three Wigsey Farm buildings are particularly attractive, both individually and as a group, and the site has retained its architectural hierarchy with the central farmhouse and lower, smaller subsidiary buildings. Paddocklake Farm is also significant for its group value as a historic farmhouse with surrounding agricultural buildings. Townfield House is notable for its Arts and Crafts style detailing, which is characteristic of houses throughout the village.



Map 10: Warburton Village Conservation Area boundary adopted extensions with potential Article 4 areas

## 8. A PLAN FOR FURTHER ACTION

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

- Identify the owner of the toll cottage. Work with the owner to repair and agree a sustainable function for the toll cottage that will prevent further deterioration of the building.
- Identify the owner of the iron railings and old bridge. Work with the owner to repair the iron railings leading up to the bridge, which will highlight this overlooked historic feature.
- Alterations and extensions to designated and non-designated heritage assets should be restricted to a proportionate scale that respects the form of the original buildings. Further details are set out in the Warburton Village Design Statement are assessed in greater detail in the Management Plan.
- An Article 4 direction is recommended as an appropriate way to address issues with loss of traditional features and use of inappropriate materials. In the Warburton Conservation Area this would cover windows, doors, rainwater goods, external render, stone flag boundary walls and small curtilage agricultural buildings for the properties listed below and shown on map 5 (page 69). Further detail will be provided in the Management Plan.
  - Old Rectory, Wigsey Lane
  - Nos. 7-10 Church Green
  - Fir Tree Cottage and Laburnum Cottage, Church Green
  - September Cottage, Church Green
  - No. 1 Wigsey Lane
  - No. 2 Wigsey Lane
  - No. 3 Wigsey Lane
  - The Cross Cottage, Townfield Lane
  - Townfield House, Townfield Lane
  - The Barn at Wigsey Farm, Paddock Lane
  - Pasture View and Church View, Paddock Lane
  - Toll cottage, Warburton Bridge Road
- Work with the Highways department of the council to find an appropriate solution to replacement lights or to retain the existing lights on Wigsey Lane and Church Green, which are in keeping with the historic character of the Conservation Area.
- Work with property owners to address the condition of the flagstone boundary wall along Wigsey Lane.
- Review the significance of the buildings listed below with regard to their possible listing. If considered worthy of designation apply to Historic England to have them reviewed.
  - 1 Wigsey Lane
  - September Cottage, Church Green
  - Toll cottage, Warburton Bridge Road



- Consult with Peel Ports regarding future improvements to address traffic congestion resulting from the toll bridge in order to ensure the measures taken are sympathetic with the Conservation Area.

## 9. BIBLIOGRAPHY

### Historic Sources

Ordnance Survey 25" Map Series

'House of Premonstratensian canons: The priory of Warburton', *A History of the County of Chester: Volume 3* (1980), <http://www.british-history.ac.uk/report.aspx?compid=39980> (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).

*The History of Cheshire: Containing King's Vale-Royal Entire* (1778), <https://archive.org/details/historycheshire00webbgoog> (accessed 22 October 2014).

[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).

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

'Warbleton - Wardy-Hill', *A Topographical Dictionary of England* (1848), <http://www.british-history.ac.uk/report.aspx?compid=51376> (accessed 22 October 2014).

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

Norman Warburton, *Warburton: The Village and the Family* (1970).

### Trafford Local Studies Centre

Burdett map of Cheshire, 1777

Tithe map of Warburton, 1834, 762, 764 and 767

Norman Warburton, *The Old Church of St Werburgh at Warburton, Cheshire*, T/BU/726.5/WAR

*Redundant Churches Fund Third Annual Report*, 1971, T/BU/726.5/RED

### Trafford Lives Images

TL7663, Warburton Church and Rectory on the Mersey taken from Mersey and Irwell with Their Principal Tributaries By William Robinson, Archive/GB742.TBC1023, [http://legacy.trafford.gov.uk/content/tca/display\\_image.asp?ImageID=383](http://legacy.trafford.gov.uk/content/tca/display_image.asp?ImageID=383)

TL7654, Break time at Paddock Lane Farm, Warburton, 1938,  
[http://legacy.trafford.gov.uk/content/tca/display\\_image.asp?ImageID=936](http://legacy.trafford.gov.uk/content/tca/display_image.asp?ImageID=936)

TL7653, Haymaking at Warburton,  
[http://legacy.trafford.gov.uk/content/tca/display\\_image.asp?ImageID=937](http://legacy.trafford.gov.uk/content/tca/display_image.asp?ImageID=937)

TL7655, Cottages on Wigsey Lane, Warburton,  
[http://legacy.trafford.gov.uk/content/tca/display\\_image.asp?ImageID=944](http://legacy.trafford.gov.uk/content/tca/display_image.asp?ImageID=944)

TL7656, Cottages on Wigsey Lane, Warburton,  
[http://legacy.trafford.gov.uk/content/tca/display\\_image.asp?ImageID=945](http://legacy.trafford.gov.uk/content/tca/display_image.asp?ImageID=945)

TL0645, Cottage on Wigsey Lane, Warburton,  
[http://legacy.trafford.gov.uk/content/tca/display\\_image.asp?ImageID=1565](http://legacy.trafford.gov.uk/content/tca/display_image.asp?ImageID=1565)

TL0414, Warburton Church,  
[http://legacy.trafford.gov.uk/content/tca/display\\_image.asp?ImageID=1365](http://legacy.trafford.gov.uk/content/tca/display_image.asp?ImageID=1365)

TL8834, A picture of St Werburgh's Church, Warburton (Warburton Old Church) dated 19th May 1880, [http://legacy.trafford.gov.uk/content/tca/display\\_image.asp?ImageID=5774](http://legacy.trafford.gov.uk/content/tca/display_image.asp?ImageID=5774)

TL8835, St Werburgh's Church, Warburton (Warburton Old Church),  
[http://legacy.trafford.gov.uk/content/tca/display\\_image.asp?ImageID=5775](http://legacy.trafford.gov.uk/content/tca/display_image.asp?ImageID=5775)

TL8832, The interior of St Werburgh's Church, Warburton (Warburton Old Church) before the pews were taken out in 1895,  
[http://legacy.trafford.gov.uk/content/tca/display\\_image.asp?ImageID=5777](http://legacy.trafford.gov.uk/content/tca/display_image.asp?ImageID=5777)

72

TL0644, The Old Stocks at Warburton,  
[http://legacy.trafford.gov.uk/content/tca/display\\_image.asp?ImageID=1564](http://legacy.trafford.gov.uk/content/tca/display_image.asp?ImageID=1564)

### **Cheshire Archives**

PC/12/42, Manchester Corporation Bill, 1897: Effluent Disposal, Parish of Warburton

PC/12/41, Manchester Corporation, Session 1897: Plans and Sections, Effluent Disposal, Parish of Warburton

### **Planning Policies**

Planning (Listed Buildings and Conservation Areas) Act 1990.

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

Trafford Core Strategy (adopted January 2012).

Trafford Council, *Core Strategy* (adopted January 2012).

The Greater Manchester Archaeological Unit, *Trafford Urban Historic Landscape Characterisation Project* (2008)

### **Additional Sources**

Historic England, *Strategic Stone Study – A Building Stone Atlas of Greater Manchester*, Introduction, (London, 2011), p. 1.  
[http://www.bgs.ac.uk/mineralsuk/buildingStones/StrategicStoneStudy/EH\\_atlases.html](http://www.bgs.ac.uk/mineralsuk/buildingStones/StrategicStoneStudy/EH_atlases.html) (accessed 3 February 2015).

Wessex Archaeology, *Moss Brow Farm, Warburton, Greater Manchester; Archaeological Evaluation and Assessment of the Results*, (2007), p. 1.  
[http://www.wessexarch.co.uk/files/62510\\_Warburton%20report.pdf](http://www.wessexarch.co.uk/files/62510_Warburton%20report.pdf) (accessed 3 February 2015).

Warburton Village Design Statement, <https://www.trafford.gov.uk/planning/strategic-planning/docs/warburton-village-design-statement.pdf> (accessed 3 February 2015).

Peter de Figueiredo, *The Old Rectory Heritage Statement*, (November 2014).

### **Historic England (formerly English Heritage)**

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 Cartography**

Ordnance Survey: 1873, 1898, 1910, 1957

## Appendix A: Contacts

### Trafford Council Contacts

General development enquiries concerning the Warburton Village Place Conservation Area should be referred to Development Management. Telephone: 0161 912 3149

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

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

### National Organisations

#### Historic England (formerly English Heritage)

North West Office, 3<sup>rd</sup> Floor Canada House, 3 Chepstow Street, Manchester, M1 5FW  
Telephone: 0161 242 1416. <http://www.historicengland.org.uk/>. email: [northwest@HistoricEngland.org.uk](mailto: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](http://www.victorian-society.org.uk) email: [admin@victorian-society.org.uk](mailto:admin@victorian-society.org.uk)

#### Georgian Group

6 Fitzroy Square, London W1T 5DX  
Telephone: 087 1750 2936 [www.georgiangroup.org.uk](http://www.georgiangroup.org.uk) email: [info@georgiangroup.org.uk](mailto:info@georgiangroup.org.uk)

#### Twentieth Century Society

70 Cowcross Street London EC1M 6EJ  
Telephone: 020 7250 3857 [www.c20society.org.uk](http://www.c20society.org.uk) email: [coordinator@c20society.org.uk](mailto:coordinator@c20society.org.uk)

#### Institute of Historic Building Conservation

Jubilee House, High Street, Tisbury, Wiltshire SP3 6HA  
Telephone: 01747 873133 [www.ihbc.org.uk](http://www.ihbc.org.uk) email: [admin@ihbc.org.uk](mailto:admin@ihbc.org.uk)

## Appendix B: Listed Building Descriptions

### Current Conservation Area

**Name:** SUNDIAL TO SOUTH WEST OF OLD CHURCH OF SAINT WERGBURGH

**List entry Number:** 1083561

**Grade:** II

**Date first listed:** 12-Jul-1985

Sundial. 1765 (on dial). Stone with copper dial and gnomon. Baluster-type shaft with square head and base.

Listing NGR: SJ6968189558

**Name:** LYCHGATE, OLD CHURCH OF SAINT WERGBURGH

**List entry Number:** 1083592

**Grade:** II

**Date first listed:** 12-Jul-1985

Lychgate. "In loving memory of Charles Craven died August 20th 1887" carved on beam. Timber frame with stone slate roof. Pitched roof runs transversely over a pair of gates. Each side support consists of 2 large posts and a horizontal member which is the base of the eaves truss with curved struts. There are turned balusters between the 2 studs similar to those in the gates. The timbers are generally pegged and have chamfers with run-out stops. The roof is surmounted by a cross finial.

Listing NGR: SJ6973089575

**Name:** OLD CHURCH OF SAINT WERGBURGH

**List entry Number:** 1067865

**Grade:** I

**Date first listed:** 05-Mar-1959

Church, now redundant. Ancient structure mostly re-constructed in the second quarter of C17; north aisle late C16; west front and south aisle dated 1645, north transept late C16, chancel and vestry early C17, sanctuary and tower (at east end) 1711 on keystone. Ashlar sandstone, English garden wall bond brick except for chancel which is Flemish bond, timber internal frame, timber-framed north aisle and graduated Kerridge stone slate roof.

Nave with aisles under same roof, and west door. South aisle has date stone over blocked door leading to former gallery; one 5-light and one 2- light double-chamfered mullion window with semi-circular heads and one 2-light chamfered window of a later date. Brick chancel aisle is roofed axially, built off a stone plinth and has a 3-light flat-faced mullion window. The square tower has 2 semi-circular brick arches at belfry level, stone eaves cornice and 6 sugar loaf pinnacles. Its east face has a semi-circular headed doorway with dated keystone and oval light above. West end has 4 buttresses little higher than the projecting stone plinth. The central studded and cross-battened door has a chamfered semi- circular head and 3-light window above (as above). North aisle of 2 bays, close studded with middle rail with plaster infill on a stone plinth each with a 3 or 4-light timber mullioned leaded light and a blocked doorway (formerly to gallery) in bay 3 with semi-circular head and carved responds. Chancel projects slightly with coped gable and kneelers and a 3-light east window. Interior: 2-bay nave in which massive arcade posts support a tie-beam truss and an arcade plate both with diagonal braces. Where the chancel meets the nave a group of 3 posts on the north and 4 on the south give evidence of various periods of construction/repair. 3-bay chancel has braced tie-beam truss with diagonal struts and 2 arch-braced collar trusses. Bell dated 1575. Octagonal font. inscribed "William Drinkwater the Keeper 1603". Jacobean pulpit, altar 1645 and C17 turned-baluster altar rail which was adapted to accommodate the choir seats in 1857. Box pews 1813. Stained glass east window by Wailes, and Minton sanctuary floor tiles both 1857. Sarcophagus maybe C12. Reverend G. E. Warburton, Warburton Old Church. Raymond Richards, Old Cheshire Churches, 1973.

Listing NGR: SJ6969589575

**Name:** STONE FLAG WALL AROUND OLD STOCKS AND CROSS

**List entry Number:** 1356493

**Grade:** II

**Date first listed:** 12-Jul-1985

Includes a length of the same wall on Wigsey Lane. Stone flag wall. C18 or C19. Local red sandstone. Approximately 25 m. of wall constructed of vertical stone slabs each of about 1 m. x .5 m. with the top edge chamfered and held together by intermediate cramps of iron. Included as an example of a common type of local walling.

Listing NGR: SJ6988389564

**Name:** CROSS BASE SOUTH OF JUNCTION WITH WIGSEY LANE

**List entry Number:** 1346576

**Grade:** II

**Date first listed:** 05-Mar-1959

**Date of most recent amendment:** 12-Jul-1985

Cross base. Date unknown. Stone. 5 large steps round 4 sides of the cross base which has a square shaped housing for the cross. No record exists of the cross itself.

Listing NGR: SJ6989089560

**Name:** STOCKS SOUTH OF JUNCTION WITH WIGSEY LANE

**List entry Number:** 1067901

**Grade:** II

**Date first listed:** 05-Mar-1959

**Date of most recent amendment:** 12-Jul-1985

Stocks. Possibly C17, restored c.1900 by Mr. Barff. Stone posts with replaced wooden stocks for feet. The posts are square and have projecting plinths and semi-circular heads. They are repaired with iron cramps in 3 places.

Listing NGR: SJ6989389558

### Proposed Extension

**Name:** WIGSEY FARMHOUSE

**List entry Number:** 1083579

**Grade:** II

**Date first listed:** 12-Jul-1985

Farmhouse. C17 with later additions and alterations. English garden wall bond brick with stone plinth and C20 roof covering. 3-unit baffle-entry plan with 2 storeys, a 2-storey wing and a lean-to at rear and a C19 porch. 3 bays, bays 1 and 2 showing signs of being raised in height, bay 3 projecting and showing no such signs. Each bay has a 4-light casement with flat brick arch at ground floor and 3 or 4-light casement at first floor. 2 ridge chimney stacks and Douglas-style porch (c.1880). Gable shows signs of raised roofline. Rear wing appears to be later but incorporates a 2-light ovolo-moulded timber mullion window of C17. A cruck is concealed between units 1 and 2. Chamfered beams to ground floor, ovolo-moulded to house-part which includes a spere and bressumer beam. The spere has a chamfered post with stepped stop.

Listing NGR: SJ7006689521



**Name:** PADDOCKLAKE FARMHOUSE

**List entry Number:** 1347811

**Grade:** II

**Date first listed:** 12-Jul-1985

Farmhouse. "TRE 1717" (Thomas Egerton) on date stone above door. Brick, C20 render with a later clay tile roof. 2-unit lobby-entrance plan with a wing at the rear. 2 storeys. Central 4-panel door flanked on either side by C20 brick buttresses. Each floor has 2 symmetrically placed 3-light replacement casement windows with flat heads and timber sills. One ridge stack to the right of the doorway. Interior: inglenook fireplace with chamfered bressumer beam and spere. Other beams are boxed in.

Listing NGR: SJ7016989516

**Name:** SHIPPON TO WEST OF WIGSEY FARMHOUSE

**List entry Number:** 1067900

**Grade:** II

**Date first listed:** 12-Jul-1985

Shippon. C18 but incorporating earlier crucks. English garden wall bond brickwork with slate roof. L-shaped range of farm buildings all with 2 storeys. The older wing (north) has an owl hole and an unreadable date stone (including the letters M and A) in the gable and vents. The other wing would appear to be of a later date. 2 open collar-tie cruck trusses on stone padstones are in reasonable repair. Each has double cruck spurs. Upper level not inspected.

Listing NGR: SJ7003889525

## Appendix C: Historic Development of Warburton and Altrincham

Although today forming a part of the wider district of Warburton, historically, the village of Warburton fell within the union of Altrincham. The history of Altrincham is therefore included below to set Warburton in its proper historic context and because the district of Warburton only arose out of the wide-scale development of Trafford in the late 19<sup>th</sup> and 20<sup>th</sup> centuries.

### Roman and Anglo-Saxon Period

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 crossed by the Roman road linking the Roman forts at Chester, York and Manchester: *Deva*, *Eboracum* and *Mancunium* respectively. 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.<sup>30</sup> It is notable that several of these Roman roads are extant today, often being used for dual carriageways or motorways in the 20<sup>th</sup> century.<sup>31</sup>

### Medieval Altrincham

Although Altrincham is not recorded in the Domesday Book, it is likely that there may still have been some dwellings there in light of the fact that the neighbouring settlements of Bowden (*Bogedone*) Hale and Dunham (*Doneham*) are all recorded by the survey in 1086.<sup>32</sup>

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,<sup>33</sup> by charter of Hamon de Massey, lord of the barony of Dunham-Massey.<sup>34</sup> As was one of 21 settlements in Cheshire with such privileges, these rights 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. Although evidently of some regional importance in this period, it is notable that little fabric evidence of the medieval town of Altrincham survives today.

---

<sup>30</sup> '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).

<sup>31</sup> *Ibid.*

<sup>32</sup> [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).

<sup>33</sup> <http://www.british-history.ac.uk/report.aspx?compid=40408> (accessed 22 October 2014).

<sup>34</sup> '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).

## Tudor to Georgian Altrincham

Altrincham grew 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 Samjam. 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.

The town's failure to expand in this period is in part due to changes in its transport links; although its well-established roads remained an important feature of the wider area in the 16<sup>th</sup> century, by the 17<sup>th</sup> century their use had decreased, possibly because of their poor condition.<sup>35</sup> This situation was to be reversed however in the mid- to late 18<sup>th</sup> century when the road between Northwich and Altrincham was turn-piked between the years 1753 and 1769.<sup>36</sup>

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.

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.

---

<sup>35</sup> '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).

<sup>36</sup> *Ibid.*



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

## Victorian Altrincham

Further development of the roads occurred in Altrincham in the 19<sup>th</sup> century, including 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).<sup>37</sup>

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.<sup>38</sup> 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.*'<sup>39</sup>

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.*<sup>40</sup>

By the time of the first and second edition Ordnance Surveys (1882 and 1899), 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.

---

<sup>37</sup> Ibid.

<sup>38</sup> *Manchester South Junction & Altrincham Railway Co.: 1848-1931.*

<sup>39</sup> Ibid.

<sup>40</sup> 'Alperston - Altrincham', *A Topographical Dictionary of England* (1848), pp. 44-49, <http://www.british-history.ac.uk/report.aspx?compid=50753> (accessed 22 October 2014).

## **20<sup>th</sup>-Century Altrincham**

In the 20<sup>th</sup> 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.

Altrincham can be broadly characterised in this period by fairly good-quality housing, symptomatic of the movement in the late 19<sup>th</sup> and 20<sup>th</sup> 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?