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**Historic
Environment
Assessment
Headline Report**

GMSF Land
Allocations, Trafford
GMA46 Timperley
Wedge

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Rachael Reader

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Author: Rachael Reader
Position: Heritage Consultant
Date: July 2020

Approved By: Anthony Lee
Position: Senior Project Manager
Date: July 2020

Signed:



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Contact: Centre for Applied Archaeology, LG 19 – 25 Peel Building,
University of Salford, the Crescent, Salford, M5 4WU.

Telephone: 0161 295 0145
Email:
r.reader@salford.ac.uk

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Front Cover (upper): Davenport Green Farmhouse and Barn (both Grade II Listed)

Front Cover (lower): Medieval deer park boundary, surviving within the Site

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1. Introduction

1.1 Background

In October 2019, the Centre for Applied Archaeology was commissioned by Trafford Council to undertake a detailed historic environment assessment of the Timperley Wedge land allocation area (GMA 46, herein referred to as 'the Site'), which has been identified for development within the Greater Manchester Spatial Framework (GMSF). This was determined following a screening exercise undertaken in early 2019 and aims to understand, in more detail, the nature of the historic landscape, archaeology and built heritage (including setting, where appropriate). The assessment draws inspiration from the Characterisation approach to the historic environment, which has been championed by Historic England as a useful method for assessing large areas of land at a strategic level. The Site has been divided into Historic Environment Character Areas (HECAs) which provide detail on the above and also highlights opportunities to enhance the historic environment and enshrine this within policy.

This Headline Report presents a summary of the key issues relating to the historic environment. The evidence provided in this assessment is intended to inform masterplanning work for the GMSF to guide decisions on allocating locations and approximate densities for the development over the next 15 years and to inform planning policy to ensure they can be delivered in a way that minimises the risk of harm to heritage assets and proposes the appropriate level of mitigation. This assessment should not be treated as a Heritage or Archaeology Impact Assessment to be relied upon for any current or future planning application.

The detailed evidence base on which this Headline Report is based can be found in the accompanying Appendices (1 – 4). A total of 18 HECAs have been defined within the Site. There are a number of designated heritage assets within, and in close proximity to, the Site and these have been subject to significance assessments, as well as considerations of setting. The buried archaeological potential and sensitivity is mainly concentrated within the agricultural land east of Ash Lane. There is potential for prehistoric archaeological remains within the Site and there are a number of Medieval historic landscape features, including those associated with Sunderland deer park. Areas for potential enhancement have also been identified within the Site, where the historic environment could be preserved, interpreted and presented within any new development areas. These include the well-preserved deer park boundary, Buttery

House Farm moated site, both of which have Medieval origins, possible Medieval fish ponds, as well as an extensive Post-Medieval field system.

1.2 Site Description

The Timperley Wedge land allocation (GMA46; centred at NGR 380057 387378) is centred around Davenport Green, south-east of Altrincham. The Site is 225ha in size and is bounded by the M56 to the south-east, Shay Lane to the south-west, Clay Lane and Timperley Brook to the west, Green Lane to the north-west, Ridgeway Road and Alder Drive to the north and Fairy Well Brook to the east.

The Site gently slopes from 57m aOD in the south to around 46m aOD in the north of the land allocation. The Site is predominantly rural and consists of pasture however there has been some development within the north-western part of the Site and a large amount of the rural land here is now part of rugby football training pitches and a private Country Club.

The development proposals at Timperley Wedge are to include around 2,400 houses and around 60,000 sq. m of employment land.

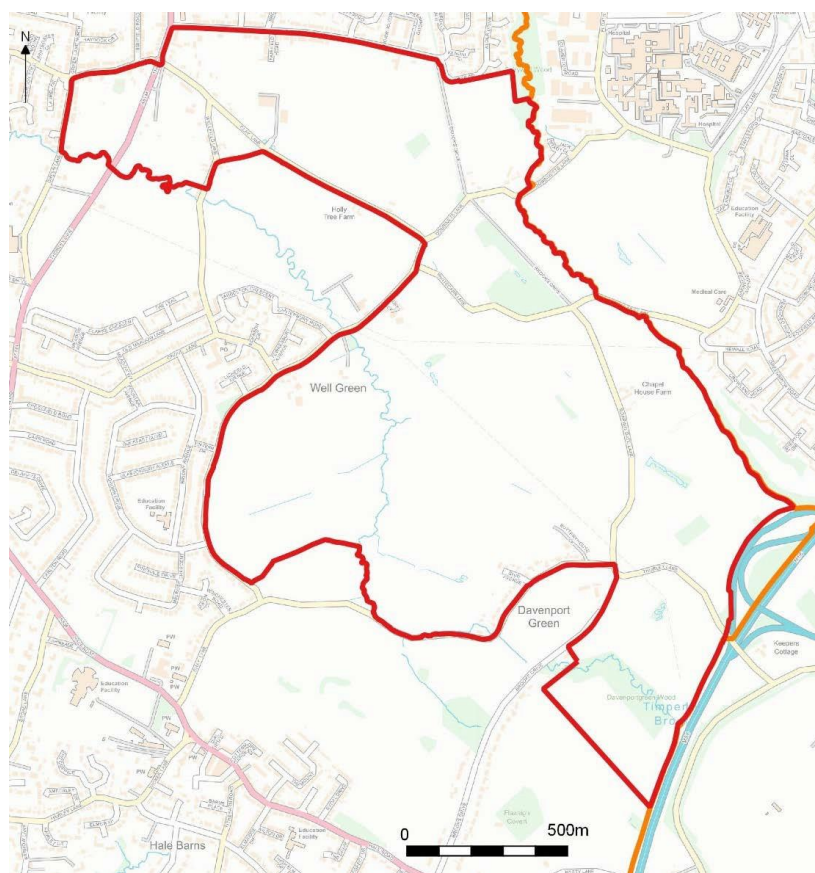


Plate 1 Site Location

1.3 Report Structure

The following presents a summary of the evidence for the archaeological resource (Appendix 2), built heritage (Appendix 3) and the historic landscape (Appendix 4), and includes recommendations, mitigation strategies and enhancement opportunities.

2. Archaeological Resource

2.1 Introduction

This chapter summarises the result of the characterisation of the land in respect to the known, and potential, buried archaeological remains across the Site. The assessment has shown that there is potential for buried remains of high local, through to national significance within the Site, especially relating to the Medieval period. The area of highest archaeological potential is within the south-western portion of the Site, east of Ash Lane. Further work regarding the mitigation and enhancement of the buried archaeological resource is highlighted.

2.2 Archaeological Character

There are number of areas with potential for buried prehistoric and/or Romano-British remains and in particular there is a high potential for Medieval remains. Our knowledge base of the Medieval periods in this area is steadily increasing and it has been suggested that settlement during this period was focused on the freely draining soils associated with sands and gravels. However, locations close to watercourses were also favoured, as previous archaeological work in the area has shown. Archaeological work done in advance of a pipeline across the land allocation revealed potential prehistoric features (UMAU 2004). This included a series of postholes, associated with an area of fire-cracked pebbles and burning, just north of Timperley Brook. A series of features to the north-east (near Newall Green Farm) were sealed below Medieval activity, closely associated with the Fairywell Brook watercourse (ibid). Some of these sites continued to be occupied into the Roman period and Roman coins have been found within the Site, hinting at this presence (Nevell 1997). The archaeology of this period tends to be ephemeral, with shallow features and a paucity of artefacts, therefore is hard to detect on geophysical survey. Nevertheless, any buried remains of these periods that survive within the Site are likely to be of high local/regional importance.

There is high potential for Medieval archaeological remains to exist within the Site, evidenced by previous archaeological investigations as well landscape features and earthworks that remain visible within the landscape. The south-western part of the Site is part of the Medieval Sunderland deer park and part of this park boundary still survives as a bank, ditch and hedgerow (see Historic Landscape section, below).

There is also a moated site at Buttery House Farm, which was partially excavated in the early 1980s (Wilson 1983). The more recent work has demonstrated that, contrary to previous belief, the track does not form the southern edge of the moated site and that there is potential for undisturbed remains (Reader and Brogan 2019). The deer park and its associated moated site have the potential to be of national significance. Evidence for a Medieval smelting site was found just north-east of the Site, near Newall Green Farm (UMAU 2004; 2009), which hints at occupation within the wider landscape beyond the deer park. Field name evidence suggests that the buried remains of a corn mill may exist within the Site, and there are also likely to be buried remains relating to agricultural practices, such as former field boundaries and ridge and furrow. The Medieval remains have potential to be of regional or national importance. Buried agricultural remains have the potential to be of local significance.

Buttery House Farm continued to be occupied, with new buildings recorded in 1660, and was not demolished until the mid-20th century. There are other sites with potential for Post-Medieval archaeological remains, including Manor House Farm, cottages on Thorley Lane and possibly Roaring Gate Farm. There are a number of Post-Medieval standing buildings within the land allocation, as well as later buildings (see Built Heritage).

Most of the agricultural land which has not been developed is archaeologically sensitive and in many areas the archaeology is still an 'unknown quantity' in terms of its extent, condition and significance. However this work has shown that the area within the Medieval deer park is likely to hold further remains relating to its use including the rest of the boundary, further archaeological remains at the moated site as well as further fish ponds. There is also high potential for prehistoric remains like the ones identified close to Timperley Brook. Although the known remains have been assessed in terms of their significance, the full information is not yet known (e.g. extent of surviving features within the deer park and extent of prehistoric settlement around Timperley Brook) and therefore would not meet the tests of NPPF.

Table 1, below, summarises the archaeological sensitivity of the different Historic Environment Character Areas (HECAs). The accompanying map locates the HECAs within the Site and the sensitivity ascribed to each area. Further work regarding the future treatment, likely mitigation, and, where appropriate, potential enhancement of the archaeological resource is highlighted, as well as highlighting any opportunities for

community benefits.

2.3 Recommendations

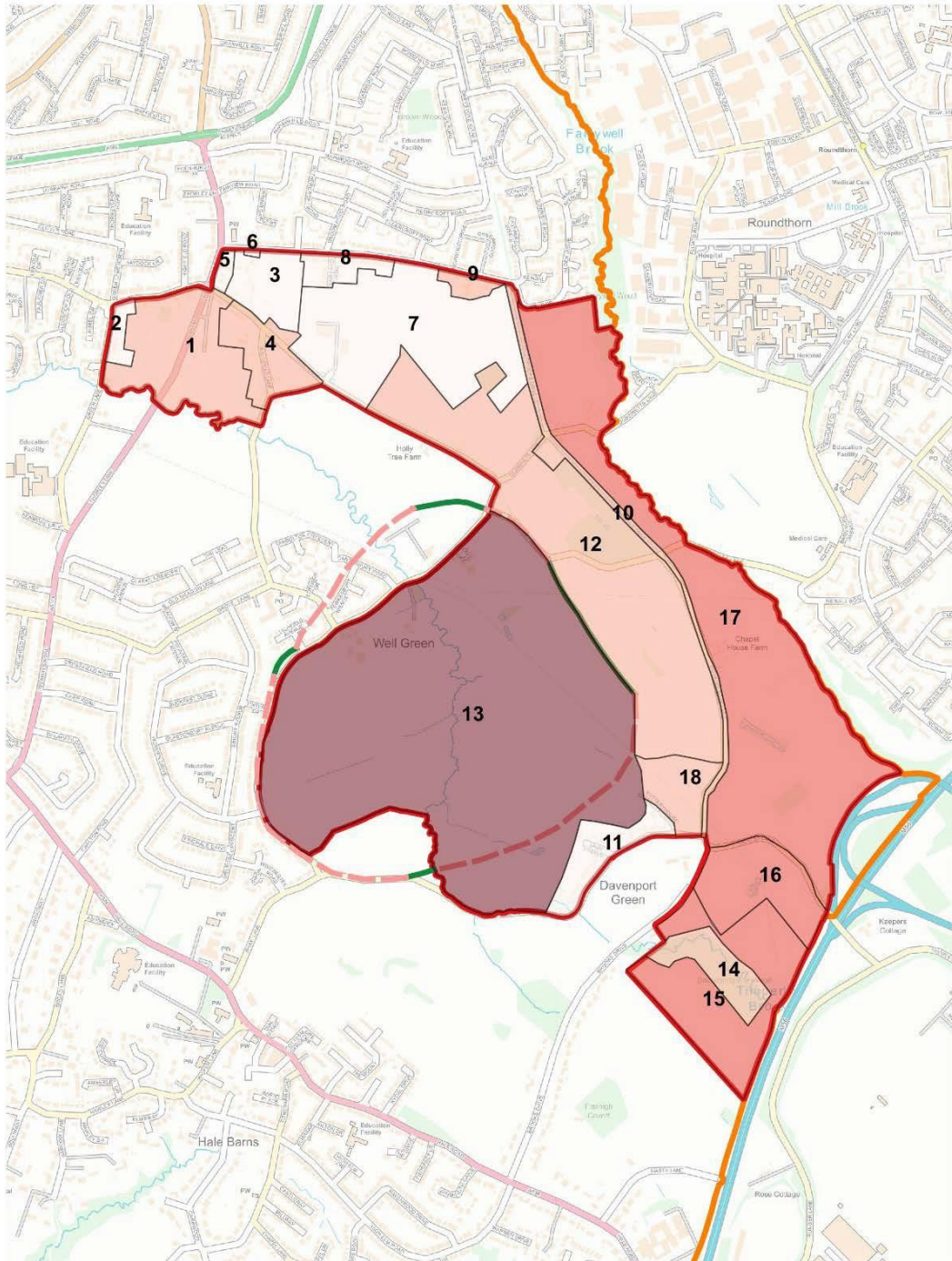
Recommendations regarding any likely requirements for further archaeological assessment are summarised in the Table below.

The basis for defining the strategy for dealing with the archaeology for the Site is the archaeological sensitivity of different areas of the Site, which have been identified through this assessment (see Plate 2, below).

The recommendations have been split into the following categories

- Areas where the requirement for further work should be set out in the development brief and the work completed pre-application
- Areas where a programme of archaeological works can be secured by planning condition and referenced in the development brief
- Areas where no further archaeological work is anticipated to be required

For large parts of the Site, especially those with identified 'high sensitivity', and in some cases 'medium sensitivity' it is recommended that a requirement for a programme of archaeological works be set out in the development brief, and that the work be carried out pre-application.



<p>GMSF Trafford: Timperley Wedge</p> <p>Archaeological Sensitivity of the HECAs. Also marked is the Deer Park boundary</p>		<p>N</p>	<p>Key:</p> <p> Site Boundary</p> <p> District Boundary</p> <p>Archaeological Sensitivity</p> <p> Low</p> <p> Medium</p> <p> High</p> <p> Very High</p>
<p>The Centre for Applied Archaeology</p>	<p>0 500m</p>		

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Plate 2 Map showing the archaeological sensitivity of the HECAs identified within the Site

HEC A	Sensitivity	Key Issues	Recommendations for further work, if any	Opportunities
01	Medium	No known archaeological remains; location near Timperley Brook is favourable for prehistoric remains	<p>This is an area where the requirement for further work should be set out in the development brief and the initial work completed pre-application.</p> <p>A programme of evaluation through geophysics and trial trenching should be set out in the development brief and required pre-application. If significant remains are identified then these will be subject to designed preservation <i>in situ</i> or further investigation and recording (dependent on the level of significance) which can be secured through a planning condition.</p>	-
02	Low	No known archaeological remains; area developed during 20 th century	This is an area where no further archaeological work is likely to be required.	-
03	Low	No known archaeological remains; area developed during 20 th century	This is an area where no further archaeological work is likely to be required.	-

04	Medium	No known archaeological remains; location is favourable for prehistoric remains	<p>This is an area where the requirement for further work should be set out in the development brief and the initial work completed pre-application.</p> <p>A programme of evaluation through geophysics and trial trenching should be set out in the development brief and required pre-application. If significant remains are identified then these will be subject to designed preservation <i>in situ</i> or further investigation and recording (dependent on the level of significance) which can be secured through a planning condition.</p>	-
05	Low	No known archaeological remains; area developed during 20 th century	This is an area where no further archaeological work is likely to be required.	-
06	Low	No known archaeological remains; area contains undesignated built heritage	This is an area where no further archaeological work is likely to be required.	-
07	Low	No known archaeological work; area developed during 20 th century for sports pitches and country club	This is an area where no further archaeological work is likely to be required.	-

08	Low	No known archaeological remains; area developed during 20 th century	This is an area where no further archaeological work is likely to be required.	-
09	Medium	No known archaeological remains; potential for earlier buildings associated with Manor Farm	This is an area where the requirement for further work should be set out in the development brief and the initial work completed pre-application. A programme of archaeological building survey, detailed historical research and evaluation trial trenching should be set out in the development brief and required pre- application. Further investigation and recording (dependent on the level of significance and development impact) can be secured through a planning condition.	-
10	Medium	No known archaeological remains; potential for original surface of 19 th century drive	This is an area where the requirement for further work should be set out in the development brief and the initial work completed pre-application. Archaeological evaluation trenching and survey should be carried out to before development design proposals are drawn up so that opportunities to preserve sensitive remains <i>in situ</i> and for community engagement are taken fully into account.	Heritage trails and interpretation points; preservation of original surfaces, if surviving. See

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				also histor ic landscape
11	Low	No known archaeological remains; area mostly developed during 20 th century	This is an area where no further archaeological work is likely to be required.	-
12	Medium	No known archaeological remains; location is favourable for prehistoric evidence. This area straddles Sunderland deer park, therefore potential for features related to this	This is an area where the requirement for further work should be set out in the development brief and the initial work completed pre-application. A programme of evaluation through geophysics and trial trenching should be set out in the development brief and required pre-application. If significant remains are identified then these will be subject to designed preservation <i>in situ</i> or further investigation and recording (dependent on the level of significance) which can be secured through a planning condition.	Heritage trails and interpretation points. See also historic landscape

13	Very High	<p>Archaeological remains of possible prehistoric features revealed during pipeline work (UMAU 2004). High potential around Timperley Brook.</p> <p>Buttery House Farm moated site, dates to 12th century onwards.</p> <p>Physical remains of deer park boundary, ponds and moat. Potential for further archaeological remains associated with the deer park.</p>	<p>This is an area where the requirement for further work should be set out in the development brief and the initial work completed pre-application.</p> <p>For the deer park features further historic research, earthwork survey, geophysics and evaluation trenching is required to better define significance and inform the scheduling/listing process.</p> <p>Buttery House Farm medieval moated site also requires further historical research and targeted evaluation trenching outside the previously excavated areas to define the extent and significance of the site. This work should be undertaken to inform understanding of significance and the proposed Conservation Management Plan.</p> <p>Once this work has been completed, a strategy for archaeological mitigation of this area can be formed, in consultation with GMAAS.</p>	<p>Heritage trails and interpretation points. See also historic landscape</p>
14	Medium	<p>No known archaeological remains; location near Timperley Brook is favourable for prehistoric remains</p>	<p>This an area where a programme of archaeological works can be secured by planning conditions and referenced in the development brief.</p> <p>If any development will take place within this area of woodland</p>	<p>Open up access to the woodland. Heritage trails and</p>

			then an archaeological evaluation should be undertaken to characterise the nature, extent and survival of any buried archaeological remains.	interpretation points. See also historic landscape
15	High	No known archaeological remains; location is favourable for prehistoric remains	<p>This is an area where the requirement for further work should be set out in the development brief and the initial work completed pre-application.</p> <p>Together with HECAs 16 and 17 this is an area of archaeological sensitivity where the archaeological potential has not been defined. The master plan should identify broad areas where development might take place and then archaeological evaluation should be undertaken in the form of geophysics, field walking (over any ploughed fields) and trenching to establish where especially significant archaeology should be preserved <i>in situ</i> through sympathetic planning within those developable areas and where the archaeology can be removed but first of all subjected to a detailed archaeological</p>	-

			excavation secured through a planning condition. This evaluation could be set out in a development brief for prospective sponsors/developers.	
16	High	No known archaeological remains; location near Timperley Brook is favourable for prehistoric remains. Known area of Medieval field system	<p>This is an area where the requirement for further work should be set out in the development brief and the initial work completed pre-application.</p> <p>Together with HECAs 15 and 17 this is a large area of archaeological sensitivity where the archaeological potential has not been defined. The master plan should identify broad areas where development might take place and then archaeological evaluation should be undertaken in the form of geophysics, field walking (over any ploughed fields) and trenching to establish where especially significant archaeology should be preserved <i>in situ</i> through sympathetic planning within those developable areas and where the archaeology can be removed but first of all subjected to a detailed archaeological excavation secured through a planning condition. This evaluation could be set out in a development brief for prospective sponsors/developers.</p>	-

17	High	No known archaeological remains; location near Fairywell Brook is favourable for prehistoric remains. Also demolished Medieval/Post-Medieval cottages on Thorley Lane	<p>This is an area where the requirement for further work should be set out in the development brief and the initial work completed pre-application.</p> <p>Together with HECAs 15 and 16 this is a large area of archaeological sensitivity where the archaeological potential has not been defined. The master plan should identify broad areas where development might take place and then archaeological evaluation should be undertaken in the form of geophysics, field walking (over any ploughed fields) and trenching to establish where especially significant archaeology should be preserved <i>in situ</i> through sympathetic planning within those developable areas and where the archaeology can be removed but first of all subjected to a detailed archaeological excavation secured through a planning condition. This evaluation could be set out in a development brief for prospective sponsors/developers.</p>	-
18	Medium	No known archaeological remains; location near Timperley Brook is favourable for prehistoric remains	<p>This is an area where the requirement for further work should be set out in the development brief and the initial work completed pre-application.</p> <p>A programme of evaluation through geophysics and trial trenching should be set out in the development brief and required</p>	

			pre-application. If significant remains are identified then these will be subject to designed preservation <i>in situ</i> or further investigation and recording (dependent on the level of significance) which can be secured through a planning condition.	
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3. Built Heritage

3.1 Introduction

There are three designated heritage assets within the Site, as well as a further four outside the boundary of the Site which have concerns over the setting and significance assessments have been undertaken for each of these (see Appendix 3). There is also a range of non- designated heritage assets which are also assessed with regards to their overall contribution to the character of the area. The below sets out a brief outline of the character of the built heritage and presents a table summarising the built heritage identified (numbers refer to the gazetteer entries in the screening exercise), its designation and location, as well as the key issues regarding the proposed development and its impact, and any recommendations for further assessment or mitigation.

3.2 Built Heritage Context

The Site is predominantly rural, with a small amount of later 19th century development within the north-west corner of the Site. There are a number of isolated farm complexes along the main roads as well as a small settlement focus at Davenport Green. The earliest known building is the Grade II listed farm complex at Davenport Green, which dates to the 16th century. There are a number of other buildings which may be of 18th century date (Manor Farm and Clay House) and other complexes such as Ash Farm may have also had 18th century origins.. There are a larger number of 19th century buildings, including at Manor Farm and Clay House, as well as a small number of workers' cottages to the north-west. There are some small 20th century housing developments around Thorley Lane and Davenport Green.

3.3 Designated Built Heritage Assets

The designated heritage assets have been identified that are in, and within 250m of, the Site. The accompanying map shows areas which are particularly sensitive in relation to these designated heritage assets. It is recommended that their protection is enshrined within policy/masterplan and steps are taken to mitigate any effect on their setting, which is outlined in more detail in Appendix 3.

The buildings at Davenport Green Farm draw their significance from a number of values and represent a rare example of a group of agricultural buildings demonstrating

different functions and possibly dating back to the 16th century or earlier. The buildings' setting also makes a positive contribution to the significance of Davenport Green Farm and careful consideration is needed of the overall design, layout and views to reduce harm to their significance. Consideration also should be given to possible effects on the setting of other designated heritage assets in the vicinity of the Site, including Davenport Green Hall (see Appendix 3).

3.4 Undesignated Built Heritage Assets

A number of undesignated buildings have been identified within the assessment, which, although not being listed, contribute to the historic character of the area. These heritage assets should, where possible, be retained and it is suggested that the barn at Clay House and Model Cottage are considered for inclusion in a Local Heritage List. For those located within more built-up areas, it is suggested that development proposals should seek to respect the current grain and townscape. For those with rural settings making positive contributions to their significance, any proposed development should consider overall design layout and views to respect the rural setting and avoid being visually dominant.

3.5 Conclusions and Recommendations

The assessment has shown that there is the potential for the development to affect designated heritage assets; Appendix 3 outlines the need to enshrine their protection in policy and mitigate against effects on their setting. In addition, a number of non-designated built heritage assets enhance the historic character and identity of the area, including the development over the north-west of the Site and scattered farm complexes across the agricultural land. Where practical, these should be retained within the development and considerations given to where the setting makes a positive contribution to the significance of these heritage assets.

For the designated built heritage, recommendations have been made to enshrine and emphasise their protection within future policy as well as, where appropriate, the measures to reduce or remove harm, particularly where there are potential effects on setting. Steps should also be taken to preserve non-designated built heritage assets identified, including their setting. Where an undesignated built heritage asset has been assessed as having more than local significance, these buildings should be considered for placing on a 'Local List' of buildings worthy of protection.

The table below outlines the designated and non-designated built heritage assets

identified within the Site and the key issues, recommendations for mitigation, and opportunities for enhancement.

HEC A	Name	Designation / Significance	HA No.	Key Issues	Recommendations	Opportunities
13	Davenport Green Farmhouse	Grade II (Regional)	1	Key views to the east affected; current screening in this area inadequate	Enshrine protection in policy/masterplan, Preservation of immediate setting, further screening. Consider landscape buffer zone.	Heritage trails and interpretation
13	Paddy's Hut [at Davenport Green]	Grade II (Regional)	2		Enshrine protection in policy/masterplan, Preservation of immediate setting.	Heritage trails and interpretation
13	Barn [at Davenport Green]	Grade II (Regional)	3	Key views to the east affected; current screening in this area inadequate	Enshrine protection in policy/masterplan, Preservation of immediate setting, further screening.	Heritage trails and interpretation
-	Davenport Green Hall	Grade II (Regional)	4	Inadequate screening, inappropriate materials used	Further screening, particularly along Brooks Drive to the SE. Retention and restoration of Brooks Drive. Sensitive design to	Heritage trails and interpretation

					protect the setting.	
-	Christ Church	Grade II (Regional)	5	Key views affected	Protect key views and immediate setting, consideration of design, layout and views to respect the current urban grain	Heritage trails and interpretation
-	Newall Green Farmhouse	Grade II (Regional)	6		Maintain current level of screening outside the Site and along the boundary	
-	Outbuilding approx. 15m NW of Newall Green Farmhouse	Grade II (Regional)	7		Maintain current level of screening outside the Site and along the boundary	
-	Outbuilding to the N of Newall Green Farmhouse	Grade II (Regional)	8		Maintain current level of screening outside the Site and along the boundary	
4	Laurel House/Bran k some	Undesignate d (Local)	34		Surrounding development to respect grain of townscape, massing etc, preserve current boundaries.	Heritage trails and interpretation
4	South View	Undesignate	35		Surrounding development to respect	Heritage trails

		d (Local)			grain of townscape, massing etc, preserve current boundaries.	and interpretation
4	Clay Lane Cottages	Undesignated (High Local)	36		Surrounding development to respect grain of townscape, massing etc, preserve current boundaries.	Heritage trails and interpretation
4	Cambridge House and	Undesignated (Local)	37		Surrounding development to respect grain of townscape, massing etc, preserve current boundaries	Heritage trails and interpretation

	Wellfield Cottages					
4	Oak Cottage	Undesignated (Local)	48		Surrounding development to respect grain of townscape, massing etc, preserve current boundaries.	Heritage trails and interpretation
6	8-20 Ridgeway Road	Undesignated (Local)	27		Surrounding development to respect grain of townscape, massing etc, preserve current boundaries.	Heritage trails and interpretation
9	Manor Farm	Undesignated (High Local)	21		Considerations of design, layout and views to respect the openness and rural nature of the setting	Heritage trails and interpretation
11	Davenport Green Cottage	Undesignated (Local)	28		Surrounding development to respect grain of townscape, massing etc.	Heritage trails and interpretation

11	Rose Cottage	Undesignated (High Local)	29		Surrounding development to respect grain of townscape, massing etc. Rose Cottage worthy of retention.	Heritage trails and interpretation
12	Clay House	Undesignated (High Local)	24		Considerations of design, layout and views to respect the openness and rural nature of the setting. Preservation of immediate setting, landscape buffer zones	Consider inclusion on a Local List. Heritage trails and interpretation
12	Model Cottage	Undesignated (High Local)	39		Preservation of immediate setting, landscape buffer zones	Consider inclusion on a Local List. Heritage trails and interpretation
12	Holly Tree Farm	Undesignated (Local)	47		Preservation of immediate setting, landscape buffer zones	
13	Ash Farm	Undesignated (Local)	23		Preservation of immediate setting, landscape buffer zones. Considerations of design, layout and views to respect the openness and rural nature of the setting.	
17	Roaring Gate Farm	Undesignated (Local)	26		Preservation of immediate setting, landscape buffer zones	

17	Dobbinetts	Undesignated (Local)	38		Preservation of immediate setting, landscape buffer zones	
17	Tyleyard Cottage	Undesignated (Negligible)	49		Preservation of immediate setting, landscape buffer zones	

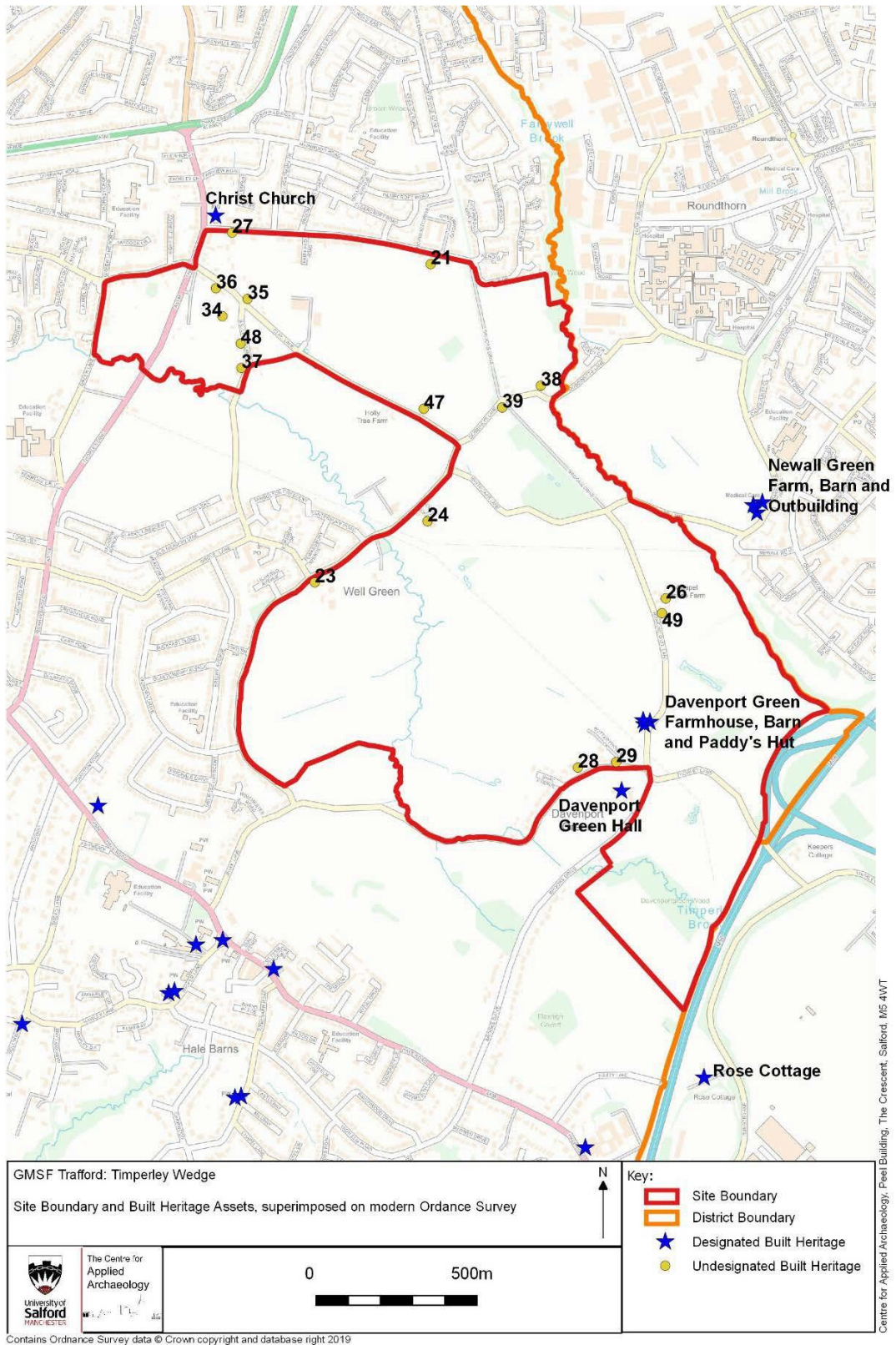


Plate 3 Map showing the location of identified built heritage across the Site

4. Historic Landscape

4.1 Introduction

The landscape across the Site is mostly rural, agricultural land, particularly to the south and west with some residential development to the north-west. As part of the analysis of the historic landscape, a rapid assessment was carried out of the field boundaries, hedgerows and other visual remnants relating to the historic land use of the Site. This was to characterise the extent of surviving field systems and to analyse the preservation of historic character within the present landscape. The characterisation also highlighted the preservation of the park pale associated with Sunderland deer park as well as physical remains of the moated site at Buttery House Farm and the potential associated fish ponds. The survival of Brooks Drive, a private road built for a wealthy industrialist during the 19th century, is also highlighted.

4.2 19th Century or earlier hedgerows

The assessment has highlighted those hedgerows which, based on historic map evidence, have 19th century or earlier origins. Such hedgerows are considered to possess some historic and archaeological significance and are worthy of retention as far as possible. The incorporation of 'old' hedgerows within the scheme will help to enhance the time depth and sense of place of the local landscape. It should be noted that the assessment has not attempted to ascertain whether any of the hedgerows located within the Site may be classed as 'Important' according to the Hedgerow Regulations 1997, as this was beyond the agreed scope of the assessment. Therefore, any references within this assessment to 'historic field boundaries', or 'historic hedgerows' relates to any hedgerows that have been attributed a 19th century or earlier date.

A relatively large number of field boundaries which appear on tithe maps onwards still survive within the landscape today. An extensive late Medieval/Post-Medieval field system survives, particularly within the former deer park, despite later agglomeration and loss of some boundaries. Part of this later field system also utilises the park pale (deer park boundary). Many of these hedgerows incorporate mature trees and sit atop banks; some still have evidence for a ditch though this only survives as a slight depression in most cases. There is also some preservation within the extreme north-west portion of the Site, despite later housing development and construction of

nurseries. Most of the field systems to the east of Brooks Drive are late 19th century in date and those around Davenport Wood are mostly a product of late 18th or early 19th Century parliamentary enclosure, with later reorganisation and agglomeration. However a small part along Thorley Lane appears to have been open fields and ridge and furrow is preserved within them.

The field system within the deer park and to the east of it, is a product of piecemeal enclosure and post-dates the park, which is known to have disappeared by the late 16th century. More fragmented elements of Post-Medieval enclosure also survive, particularly within the extreme north-west portion of the Site (see Plate 10). Regardless of whether the hedgerows are the result of the 18th and 19th century Inclosure Acts, or have earlier origins, they all contribute to the historic and rural character of the area and, where possible, they should be incorporated within the Site Masterplan and retained within the landscape as they will help provide a unique sense of place, continuity, character, and historic interest to the new development. Policy R3 of Trafford's current Local Policy Plan also recommends the retention of hedgerows as a part of green infrastructure.



Plate 4 Example of a hedgerow within the Site, showing a number of species and mature trees, as well as the surviving bank

4.3 Medieval Landscape of Timperley Wedge

4.3.1 Introduction

This section outlines a brief history and archaeology of Sunderland deer park and its associated features, and then focuses on the features that currently survive within the landscape. The archaeological remains are also dealt with briefly within Chapter 2. A detailed history and archaeological record of Sunderland deer park is presented within the Technical Report (Appendix 1).

4.3.2 Sunderland deer park

Research has shown that the manor of *Sundreland* lay within the Site and a charter from 1290 mentions the owner of the manor, Hamon de Mascy's intention to create a deer park. This is then mentioned in the Ministers Accounts of 1353 as *parcum de Sunderland*. The deer park probably existed for around 200 years as Saxton's Map of 1577 does not depict it. After which it was then enclosed in a piecemeal fashion (see above).

Physical features that were once part of the deer park still survive today; the main

feature being the park's external boundary or pale. Within the Site the pale survives in two separate places, the most extensive of which lies to the west of, and runs parallel with, Roaring Gate Lane. It has been traced over a distance of around 500m and survives as a low bank, with a water filled ditch in places. A number of hedgerow species and trees grow out of the bank although it is topped by a modern fence in places where there are gaps. It is believed that the park's western boundary broadly correlates with the current course of Ash Lane however, with the exception of a few trees, this boundary appears to be mostly modern and there is no trace of a bank or ditch. The course of the deer park boundary briefly follows Whitecarr Lane, however the ditch here appears to be more recent. The boundary is thought to have continued southwards towards Shay Lane and to have skirted to the eastern side of Buttery House Farm.



Plate 5 Part of the possible deer park pale with bank, ditch and mature trees still surviving

Another feature that once lay within the Medieval deer park was the Medieval moated site at Buttery House Farm. The archaeology of the moated site is discussed in Chapter 2 (see above) however part of the platform and moat still survives as a

waterlogged feature along three sides, north of the trackway. Research undertaken as part of the current assessment has found that the moat continued south of the track and it partially survives as a slight depression along the western side, which is seasonally water filled. The platform is heavily overgrown north of the track and both this and the moat cannot be traced fully to the south as this mostly lies under pasture.



Plate 6 The infilled moat running south at Buttery House Farm

A number of potential fish ponds have also been identified within the former deer park and are likely to have been associated with the Medieval deer park and moated site. A number of former ponds survive as physical, waterlogged features within the landscape, however it is not clear if all of these are fish ponds, or whether some of them are evidence of marl pits, which derive from agricultural practices to enrich the soil for crop growing. Fish ponds tend to be in clusters, or lines, whereas marl pits are normally isolated features. With this in mind, a possible cluster of fish ponds within and outside the park pale along its surviving stretch have been identified, as well as smaller clusters to the south and south-west of Buttery House Farm.



Plate 7 Possible Medieval fish pond, just west of the park pale

4.3.3 Conclusion for Sunderland deer park

The historic landscape features associated with the Medieval landscape at Timperley Wedge, with their associated buried archaeological remains, are of potential regional/national significance.

4.4 Brooks Drive

Part of Brooks Drive runs across the Site and is named after a local landowner, Samuel Brooks. This was built as a private drive, running from Brooklands Station in the north, southwards to Hale Barns over a distance of around 6.5km. Part of the drive used a pre-existing road system at Roaring Gate Lane. Although there was a small amount of development around Brooklands Station when it was originally built, the vast majority of it was either never developed or developed much later on in the early 20th century. Therefore it appears that the primary reason for its construction was purely for the Brooks's family own convenience to travel around the Estate (Brackenbury 1993).

Brooks Drive survives as a substantial feature within the landscape today. The purpose built parts were originally lines with 7m wide plantations, either side of two

double lines of hawthorn hedges. The path would have been originally 2.5m wide, however only one line of hawthorn hedge survives today. The path has fallen into disrepair in places although part of it was worked on by volunteers to restore hedges and carry out addition planting.



Plate 8 Brooks Drive, between Whitecarr Lane and Dobbinetts Lane, looking north-west

The line north of Roaring Gate Lane is in good condition, with the line of hedgerows and trees preserved along it. However the path to the south of the Lane is more fragmentary in survival. The hedgerows do not survive here and the line of trees is more fragmentary. This part of the track is also blocked at the southern end near to Davenport Green Wood and the land as part of Davenport Green is mostly fenced (see also Chapter 2: Built Heritage).



Plate 9 Brooks Drive, looking north, showing modern fence and absence of hedgerows. This part of the path lies just south of Davenport Green Hall

4.5 Other Landscape Features

Other historic landscape features have been mapped during the assessment, which includes an area of ancient woodland at Davenport Green Wood. There are smaller areas of woodlands, although not designated as ancient, which are shown on historic mapping (see Plate 10 - labelled as 'No designation').

4.6 Conclusion and Recommendations

This assessment has shown that there are a number of landscape features surviving, dating from the Medieval period onwards. A number of features, including a deer park boundary, the moated site at Buttery House Farm and possible fish ponds survive relating to the former Medieval Sunderland deer park. As well as the archaeological strategy (see Chapter 2, above), it is recommended that these features are preserved within the landscape. Some archaeological remains are exposed at Buttery House Farm and some of the vegetation has been cleared over the past few months which means the archaeology is at risk from further damage. Further work could re-expose some of the archaeological remains for public viewing as well as clearing any

vegetation and making the moat safe. Opportunities for heritage trails and heritage interpretation points relating to these sites should also be considered.

The assessment has also shown that a significant part of the late Medieval/Post-Medieval enclosed agricultural landscape still survives. Many of the boundaries and hedgerows are preserved and it is recommended that these are retained, in accordance with Policy R3 of Trafford's current Local Plan. These field boundaries form an important part of the rural character of the area, provide a sense of locality and an insight into the time depth of the landscape.

Other elements which should be preserved include the Ancient/Semi-Natural woodland at Davenport Green Wood and, if possible, the areas of potentially medieval ridge and furrow within HECA 16. There are also small areas of woodland which may have been coverts which although not identified as ancient woodland, are shown on early 19th century mapping. These again form an important part of the rural character of the area and could be opened up for public access. It is recommended that Brooks Drive is fully opened up as a publicly accessible route, especially at its southern end and measures taken to replant hedgerows and trees within the plantations.

There are a number of other opportunities outlined which could enhance the understanding of the historic environment. These could be undertaken in conjunction with the local community and suggestions include research into the Brooks family and their landholdings, further documentary research of the Medieval history and the history of market gardening in the area.

The results of the above work, along with further research can be incorporated into heritage trails across the Site as well as heritage interpretation points and a possible popular booklet within the Greater Manchester Past Revealed series

The Table below presents a summary of the historic landscape features preserved within the different HECAs and the key features, requirements and opportunities

HEC A	Historic Landscape Sensitivity	Key Features	Recommendations	Opportunities
1	Medium	Some historic field boundaries survive	Preservation of historic boundaries	-
2	Low	-	-	-
3	Medium	Some historic field boundaries survive	Preservation of historic boundaries	-
4	Medium	Some historic field boundaries survive; small garden plots associated with c.19th century cottages	Preservation of historic boundaries	-
5	Low	-	-	-
6	Low	-	-	-
7	Low	-	-	-
8	Low	-	-	-
9	Low	-	-	-
10	High	Private drive created in the 19th century for wealthy industrialist	Preservation of the route, reinstate hedgerows and tree planting particularly by Davenport	Heritage trails and interpretation points

			Green Hall. Reopen route fully towards Hale Barns	
11	Low	-	-	-
12	High	Some historic field boundaries, borders the deer park boundary, possible fish ponds. Also historic woodland Historic routeway of Whitecarr Lane	Preservation of the Medieval deer park boundary, fish ponds and field boundaries. Also preserve woodland.	Heritage trails and interpretation points
13	High	Historic field boundaries, Medieval deer park boundary, possible fish ponds, moated site at Buttery House Farm	Preservation of the Medieval deer park boundary, fish ponds and field boundaries.	Community archaeology project to try and trace deer park boundary where presently unclear. Also further excavation at Buttery House Farm as well as consolidation of the surviving moat and conservation of the platform. Heritage trails and interpretation points
14	High	Ancient woodland	Preservation of woodland	Open up access to the woodland. Heritage trails and interpretation points
15	Medium	Some historic field boundaries survive	Preservation of historic boundaries	-
16	Medium	Some historic field boundaries	Preservation of historic	-

		survive	boundaries	
17	Medium	Some historic field boundaries, historic woodlands	Preservation of field boundaries and woodlands	Open up access to the woodlands
18	Medium	Some historic field boundaries survive	Preservation of historic boundaries	

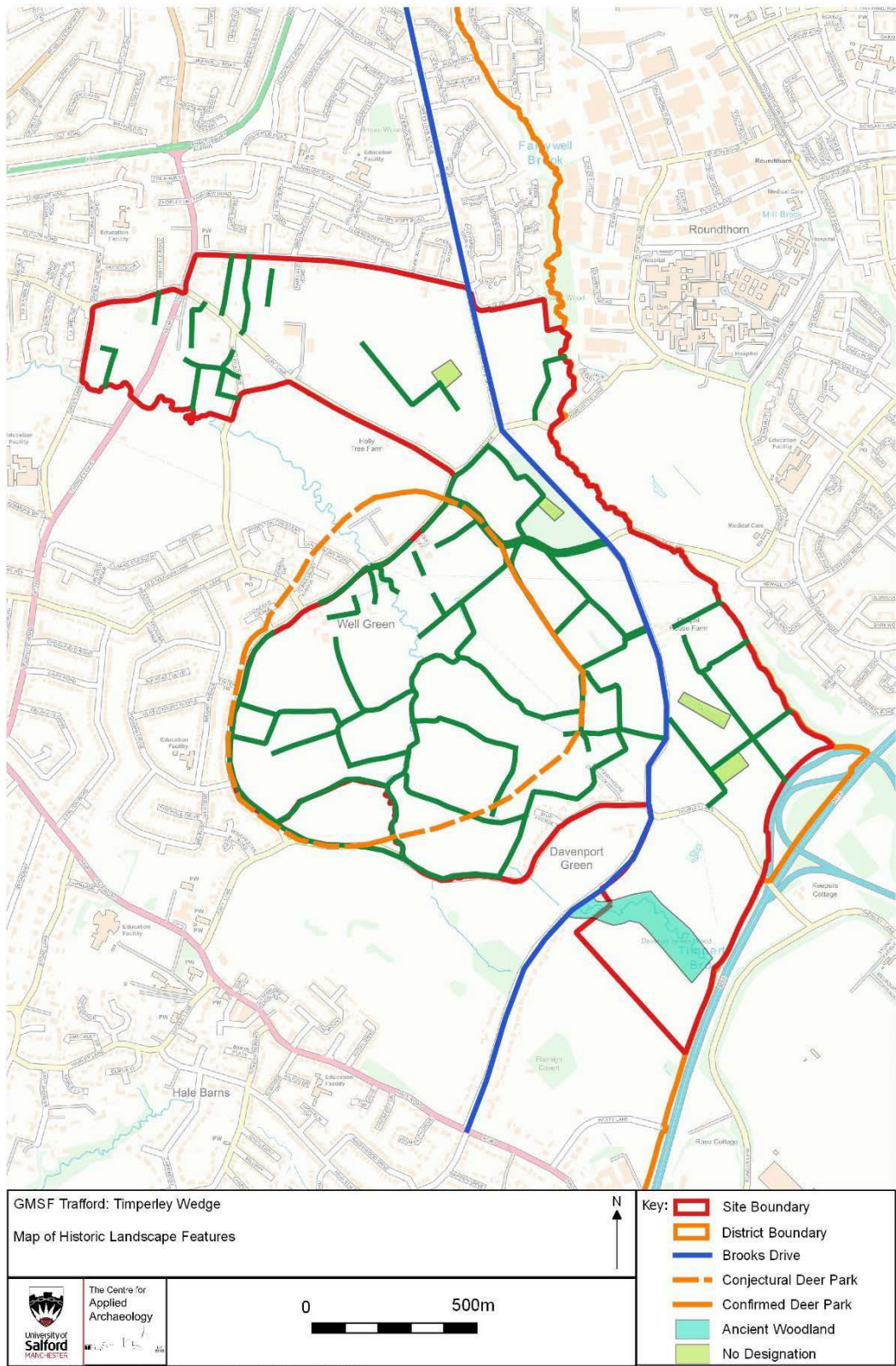


Plate 10 Map showing historic field boundaries (highlighted green), as well as other historic landscape features