



University of
Salford
MANCHESTER

Historic Environment Assessment

GMSF Land
Allocations, Trafford

GMA46 Timperley
Wedge

Appendix 1 (Historic
Environment
Background and
Characterisation)

Client:
Trafford Council

Technical Report:
Rachael Reader

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1. Introduction

1.1 Introduction

This Appendix presents the planning background and methodology for the assessment of the Timperley Wedge land allocation area (herein referred to as ‘the Site’), an overview of the historical background to the Site, and identifies and describes the Historic Environment Character Areas (HECAs) into which the Site has been usefully divided. A total of 18 HECAs have been defined, as well a number of designated built heritage assets within, and in close proximity to, the Site. These, along with the undesignated built heritage, have been subject to significance assessments, including considerations of setting (Appendix 3). The archaeological sensitivity and potential are concentrated particularly within the former Sunderland deer park as well as the landscapes around watercourses such as the Fairywell Brook and Timperley Brook (Appendix 2). Areas of enhancement have also been identified, where it is recommended that consideration is given to the opportunity for incorporating and preserving elements of the historic environment within the masterplan for the site (Appendix 4).

1.2 Planning Background

In October 2019, the Centre for Applied Archaeology was commissioned by Trafford Council to undertake a detailed historic environment assessment of 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 development proposals at Timperley Wedge are to include around 2400 residential units and around 60,000 square metres of employment space. In addition, there are also proposals for an HS2 station at Davenport Green Wood as well as a Metrolink station. The information from this assessment is intended to feed into the emerging Masterplan for the Site.

1.3 Government and Local Planning Policies

There are a number of pieces of legislation, as well as National and Local planning policies on heritage within a wider framework. There are also a number of Guidance Notes published by Historic England on assessing heritage.

1.3.1 National Legislation

- 1979 Ancient Monuments and Archaeological Areas Act – legislates the protection of archaeological heritage of national importance (e.g. Scheduled Monuments)
- 1990 Planning (Listed Buildings and Conservation Areas) Act – legislates on planning permission where works affect listed buildings and conservation areas

1.3.2 National Planning Policy Framework (NPPF)

The significance of the archaeological resource identified within this report has been assessed as recommended in the revised *National Planning Policy Framework* (Ministry of Housing, Communities and Local Government, February 2019).

The NPPF sets out the Government’s planning policies and outlines the presumption in favour of sustainable development, which is defined by three principles: economic, social and environmental. Of the core planning principles underpinning decision making, conserving heritage assets ‘in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations’ is one.

Section 16 deals specifically with this historic environment (paragraphs 184-202), and states that local planning authorities should consider:

- 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.

Paragraph 189 states that local planning authorities, when determining applications, should require the applicant to describe the significance of any affected heritage assets, including any contribution made by their setting. ‘The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand

the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation’.

Paragraph 197 states that the effect of a proposal on non-designated heritage assets (designated assets are covered in paragraphs 193-96) should be taken into account in determining a planning application. Paragraph 199 states that local planning authorities should require developers to record and advance understanding of any heritage assets to be lost, in a manner appropriate to their importance and impact, and to make this evidence publicly accessible.

The historic environment is also dealt with briefly in other sections of the NPPF, including in Section 3: Plan Making and how strategic policies should make provision for the historic environment. Other relevant aspects dealt with in NPPF also include guidance on Ancient Woodland.

1.4 Guidance Notes

There are also Guidance Notes published by Historic England on assessing heritage, particularly in relation to designated assets and also the historic environment, as part of the masterplanning process. The assessment also conforms to Chartered Institute for Archaeologists (CIfA) standards and guidance on undertaking archaeological desk-based assessments.

- HEAN 3 *The Historic Environment and Site Allocations in Local Plans* (published 2015)
 - to help identify a positive strategy for the historic environment with site allocation policies
- *Conservation Principles, Policies and Guidance* (published 2008) – for assessing the significance of heritage assets
- HEGPA 3 *The Setting of Heritage Assets* (published 2018, second edition) – to help define and assess setting of heritage assets.
- HEAN 10 *Listed Buildings and Curtilage* (published 2018) – to help assess whether other buildings associated with listed structures should also be

considered as curtilage and therefore listed

- ClfA *Standards and Guidance for Historic Environment Desk-Based Assessment*

(published 2014, updated Jan 2017)

In addition, a number of Introduction to Heritage Assets and Scheduling Selection Guides were also consulted and are referred to, where appropriate, within the document.

2. Methodology

2.1 Introduction

This Appendix presents the historical and archaeological background for the Site. A summary is then outlined of the Historic Environment Character Areas to which the Site has been usefully divided, which includes a summary of the archaeology, built heritage and historic landscape for each area. This information, along with the historic map regression and background, has then been used in Appendices 2-4 to assess the significance of the identified elements of the historic environment. A strategy for mitigation and enhancement is then outlined, including opportunities for incorporating elements of the historic environment into the emerging masterplan and for allowing local communities to engage with the historic environment. These have been outlined within separate Appendices for each of the elements being assessed.

The assessment adopts a characterisation approach to the historic environment and has been split into three sections: archaeology, built heritage and historic landscape. There is specific methodology employed for analysing these three elements of the historic environment which are outlined below. The production of the assessment conforms to the standards set by the Chartered Institute for Archaeologists (CIfA 2017) *Standards and Guidance for Historic Environment Desk-Based Assessments*. The assessment has also been carried out in accordance with national planning policies on the conservation of the historic environment, which are set out in the NPPF and in *Planning Policy Guidance: Conserving and Enhancing the Historic Environment*. Consideration has also been given to Historic England's Good Practice Advice Notes *Managing Significance in Decision-Taking in the Historic Environment* and *The Setting of Heritage Assets*.

2.1.1 Methodology for Assessing the Archaeological Resource

Defining the Character Areas has taken into account a number of factors and sources including the extent of modern development, topography, geology, known archaeological sites including findspots and the results of recent archaeological investigations. This has been combined with an assessment of secondary sources such as documentary and cartographic evidence. The Research Framework for the North West (published in 2007 and currently being updated) also outlines the current knowledge base across the area as well as targets and priorities for future research.

The significance of any potential archaeological remains is also outlined.

2.1.2 Methodology for Assessing the Built Heritage

The aim of this analysis was to identify and characterise the built heritage across the Site, in order to allow an assessment of significance to be carried out. This involved examination of a number of sources including cartographic evidence, HER data, the National Heritage List for England, as well as site visits to undertake visual inspection.

Significance is determined on the basis of statutory designation, research and professional judgement. Our approach for determining significance builds upon professional experience and the guidelines contained in two main national documents: the DCMS '*Principles of Selection for Listed Buildings*' (revised 2018) and in the English Heritage (now Historic England) '*Conservation Principles Policies and Guidance*' (2008). The first document states that special interest of a building is determined based on its Architectural and Historic Interest, assessed through principles of **Age and Rarity, Aesthetic Merits, Selectivity, and National Interest**. Historic England suggests that the aspects that reflect worth are the following values that people associate with a place: **Aesthetic value, Communal value, Evidential value, and Historical value**. NPPF defines heritage significance as being '*the value of a heritage asset to this and future generations because of its heritage interest. The interest may be **archaeological, architectural, artistic or historic***'.

The above Principles broadly align and so to assess the significance of the built heritage, the criteria set out in Historic England's 2008 *Conservation Principles* have been chosen for this assessment. This identifies four key values which contribute to the significance of a building:

- Evidential value – relates to the potential of a place to yield primary evidence about past human activity
- Historical value – relates to ways in which the present can be connected through a place to past people, events and/or aspects of life. This can either be *associative* or *illustrative*
- Aesthetic Value – relates to the ways in which people derive sensory and intellectual stimulation from a place. This can either be *designed* or *fortuitous*
- Communal Value – relates to the meanings of place for the people who relate to it, and whose collective experience of memory it holds. This can either be

commemorative or social.

Where a building or area has been identified with built heritage interest, its evolution over time has been captured through cartographic analysis. For buildings which pre-date the available cartographic sources, a brief analysis of building fabric has been undertaken for the purposes of determining likely date and phasing. The setting of the built heritage has also been assessed and these elements are taken together to determine overall significance. Where appropriate, measures are recommended within future development proposals to protect those structures of higher significance. Also, where appropriate, recommendations are made to reduce/remove the level of harm on the setting of the built heritage. In line with NPPF para 189, the level of detail that has been is proportionate to the asset's importance, therefore the listed buildings within and in the proximity to the Site have been subject to more detailed assessment than the undesignated heritage assets.

2.1.3 Methodology for Assessing the Historic Landscape

The main source of information is the Historic Landscape Characterisation project data, which was carried out for the Greater Manchester area between 2007 and 2012. This was part of a national characterisation project which was co-ordinated by English Heritage (now Historic England). Each local authority area has its own report, with Trafford's produced in 2008 and the results are available on an integrated GIS via the MappingGM website. The level of analysis undertaken for this project was too detailed for the purpose of this assessment, therefore the data was collated and simplified for this analysis. This underpins the definition of the individual historic environment character areas.

Another source of information was the Landscape Character Assessment, produced by Trafford Council in 2004. This was produced as supplementary planning guidance (SPD) for the Unitary Development Plan (UDP). Seven landscape types were defined for Trafford, and the wooded clay lands characterise the Site. Though these are suitable for the strategic approach adopted for this assessment, they are not a suitable framework for historic landscape values. They include an element of historic dimension but the focus is on visual character and structure.

In addition, historic mapping and MAGIC mapping (as well as elements of MappingGM) were other key datasets used to identify features of the historic landscape not necessarily identified in the other methods identified above. This

included (but was not limited to) Ancient/Semi- Natural Woodlands, Orchards and other woodlands not defined as officially 'Ancient' but shown on early mapping. Map regression was also used to carry out a rapid assessment of surviving field boundaries, to map field systems and define the rural character of the areas further.

This data is taken to assess the overall sensitivity of the historic landscape character and categorise as high, medium or low; higher sensitivity indicates better preservation of historic features such as field boundaries and overall land use suggested by historic mapping.

2.2 Research Sources

The assessment made use of the following sources:

- Published and unpublished cartographic, documentary and photographic sources
- The Greater Manchester Historic Environment Record (HER)
- Trafford Archives, based at Sale Local Studies Library
- The National Heritage List for England

The aim of the research was to provide the relevant historical and archaeological background relating to the development of the Site. The available sequence of historical mapping was the principal source of information, as this provides evidence for development of the Site since the early 19th century.

2.3 Site Inspection

The aim of the site inspection was to relate the findings of the desk-based study to the existing land use of the Site in order to identify any evidence for surviving historic landscape features, to assess the setting of the identified built heritage, and to provide further details on the potential for below-ground remains. The site inspection was carried out over the course of one day on 9th January 2020.

3. The Site

3.1 Site Location and Description

The Site (GMA46; centred at NGR 380057 387378) is centred around Davenport Green, south-east of Altrincham and is 225ha in size. It 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 there is now part of rugby football training pitches and a private Country Club.



Plate 1 Aerial View of the Site. The allocation boundary is shown in red, with the

District boundary in orange.

3.2 Geology

The geology across the Site consists of the Bollin Mudstone. Much of the superficial geology consists of glacial till, although there are small areas of clays, silts, sands and gravels along Timperley Brook (British Geological Survey 2017).

4. Historical Background

4.1 Introduction

The historical background of the Site has been researched and summarised to provide a framework for the study, in order to better understand the nature of the surviving historic landscape, the character of the built heritage and the potential for buried archaeological remains to survive. This information is then drawn out in more detail in the following chapter.

4.2 Prehistoric

The geology of the site includes heavy boulder clays which were not thought to have been favoured for early settlements, however there are areas of sands and gravels along Timperley Brook, which would have been more favourable. There is some evidence from within the Site to suggest that this landscape was occupied during the Prehistoric period. This includes tentative place name evidence, including field names noted on tithe mapping with 'low' elements within the field names, which could derive from *-hlaw* which means mound or hill (**HA50; HA51**). These are often associated with burial mounds, as well as natural features (UMAU 2004, 8).

Evidence for Prehistoric activity within the Site was found during excavations in advance of a new pipeline, which ran through a large part of the Site although there was a lack of firm dating evidence for these features. Possible prehistoric features were identified near Timperley Brook, including a post hole containing fire cracked pebbles (**HA10; HA11**; UMAU 2004, 35). Possible cropmark enclosures have also been identified within the Site (**HA40**) although there is no evidence to confirm the date/origin of these. Additionally, a possible Bronze Age ditch system was located north of Whitecarr Lane, just beyond the land allocation boundary, and a shallow ditch was identified along the northern scarp of the Bollin Valley (UMAU 2004, 53).

4.3 Roman

No Roman sites have been identified within the land allocation and the projected course of the nearest Roman road (which linked Manchester to Chester, via Northwich) lies approximately 4km west of the Site (GMAU 1994, 3). However, stray finds dating from the Roman period indicate some activity within the area (**HA13**). Two late Roman coins were found near Ash Farm and Buttery House Farm and one pottery sherd was found north of Timperley Brook that could be tentatively dated to

this period (UMAU 2004, 14). A decorated copper alloy stud, dating to the Late Iron Age or Roman period, was found by a metal detectorist to the south although the exact location of this find is unknown.

4.4 Medieval

The Site lay within the township of Hale, which is listed as a manor in the Domesday Survey and was under the ownership of Alweard, an Anglo-Saxon Lord, who also owned Sunderland, Alretune, Baguley, Bowden, Dunham and a number of other manors to the south of the River Bollin. There is little evidence for occupation during the early Medieval period within the Site and it is thought that a large part of this landscape was wooded at this time (GMAU 1994, 4; UMAU 2004, 8).

By 1086, the manor of Hale was within the hundred of Bucklow and was held by Hamo de Mascy, who was granted most of Alweard's lands within northern Cheshire (Harris 1987, 359- 64). In 1340, when Hamo VI died, the right to the barony was disputed and it was not until 1433 when the matter was settled (Ormerod 1882, 522). The Hale manor was split between three families; the Booths (later the Stamfords of Dunham Massey), the Stanleys of Derby (Merseyside) and the Chauntrells. The latter two sold their quarter shares (the Booths had a half share of the manor) in the 17th century and the Stanley lands were acquired by Sir Baptist Hicks; the Booths gained the Chauntrell's lands in 1601 (Warburton 2014, 2). After his death in 1629, the Crewe family then bought these lands. The manor was reunited again in 1808 when the Crewe Family sold their land to the Egertons, who in turn sold them to the Stamfords, the heirs of the Booth family (Dore 1972, 150; UMAU 2004, 8-9).

There is good evidence for Medieval occupation from both within the Site and the general area. Evidence for agricultural practices with likely Medieval origins is shown on the tithe mapping, backed up by archaeological evidence. This Medieval field system consisted of open fields just south of Davenport Green and strip fields within the north-west part of the Site (**HA18**). Archaeological investigations also found evidence for Medieval ridge and furrow within the area (UMAU 2004). Davenport Green Hall farm (**HA1**; **HA2**; **HA3**) and Davenport Green Hall (**HA4**) also probably date back to the Medieval period (see Appendix 3). There is evidence to suggest that Roaring Gate Farm (**HA26**) could also be Medieval in date: notes taken by a local resident in 1977 state that the farm was rebuilt in 1644 and a stone flag in the pantry attests to this (Trafford Archives 95213848). There was a possible Medieval timber

framed building at Latham/Bentley Hall (**HA42; 43**) though recent archaeological work only found fragmentary traces of early buildings (ARS 2016). Davenport Green Wood (**HA19**) may also have originated in the Medieval period. Evidence for Medieval ironworking has also been found to the north-east of Fairywell Brook, within the Roundthorn Medipark land allocation (see GMA11 report for more detail).

4.4.1 Sunderland deer park

The majority of the manors identified within the Domesday Survey can be located with some certainty, however it is only recently that the manors of *Alretune* and *Sunderland* have been positively identified close to, and within, the Site. The manor of *Alretune* may have been associated with the family name *Alretun stall*, which has links with both Timperley and Hale (GMAU 1994, 4-5).

The manor of *Sundreland* appeared in the same entry as Baguley, a separate manor located north of the Site in Hale. It is believed that the manor had an associated deer park, remains of which have been identified within the Site (**HA15**). A large bank was found running from the edge of Whitecarr Lane southwards to BATTERY House farm, and this has been confirmed by visual inspection undertaken as part of this assessment. The bank was traced at several places across the landscape, delineating a roughly oval enclosure not dissimilar to other known medieval deer parks in the area (UMAU 2004, 9-10). Within the deer park was a moated site at BATTERY House Farm (**HA14**), which dates from the 13th century and is thought to have belonged to the Massey family. The moat, along with other excavated features including gullies and a pond, may have once been a medieval parkland feature (ARS 2016, 11; see Appendix 2).

4.5 Post-Medieval/Industrial

By the 17th century, most of the land within the Site was owned by the Booth family (later the Stamfords) of Dunham Massey and remained largely rural, with several tenanted farmsteads established. These include Manor Farm (**HA21**), Ash Farm (**HA23**) and Clay House (**HA24**), although the exact date of origin of these farmsteads remains to be established. There is evidence for rebuilding at BATTERY House Farm during the mid-17th century and the original house at Latham/Bentley Hall had a date of 1708 carved into a beam, suggesting a phase of rebuilding here (Dore 1972; GMAC 1994; UMAU 2004).

In 1808, the Crewe family sold their land to the Egertons, who in turn sold to the Booths (Stamfords), thus making the Booths the major landowner of the Site area. Samuel Brooks, a banker and property speculator, took an interest in land in southern Lancashire and north Cheshire and bought large areas of land from the Stamfords over several decades. He purchased large parts of Sale in 1829 and owned around one quarter of the township; Brooks later bought land around Jackson's Moss near Stretford and around what was to become Whalley Range, named after his place of birth in Lancashire. In 1856 he purchased large swathes of land across Baguley, Partington, Hale, Timperley, Ashton-on-Mersey and Carrington. He also bought more land in Sale, around what was to become Brooklands and set out on a large programme of improvement of the generally unproductive and boggy farmland by draining large areas and clearing woodland. He invested in new roads and developed villa residences across the landscape. He invested in a train station at Brooklands, which opened in 1859 and developed a private road which connected his residence in Hale Barns over 4 miles away to this station (Trafford Archives 91376734; see Appendix 3).

This road is lauded as an ambitious project and was never completed, probably due to Samuel's death in 1864 though it appears his son continued its construction. It used a combination of private tracks and pre-existing road systems; a large part of which still survives and is discussed in more detail in Appendix 4. When Samuel Brooks died, his son William Cunliffe Brooks inherited the Estate but his activities on his Scottish Estate of Glentanar are better documented than those in Cheshire. He was elected MP for East Cheshire in 1869 and leased Glentanar from the 11th Marquess of Huntly whom his eldest daughter Amy had married (Graham n.d).

Cunliffe-Brooks still took interest in his Cheshire estates, despite the apparent focus on Glentanar. He gifted the site of St Mary's Church in Sale in 1874, paid for a new tower at St Martin's Church in Ashton Upon Mersey in 1887 and donated towards the establishment of the Sale Public Free Library, amongst others (Trafford Archives 96279850). Active work on the Cheshire Estates, including the Site, is more elusive. It is hinted at however with the establishment of the Model Cottage (**HA39**) along Brooks Drive. The exact date is unknown but it appears to have been an attempt to try out a method of developing this landscape which never took off. There have been small areas of development from the late 19th/early 20th century, particularly around

Davenport Green and the southern edge of Timperley.

5. Characterisation of the Historic Environment

5.1 Introduction

This section presents a summary of the three separate elements of the historic environment, characterised in Appendices 2-4 (namely archaeology, built heritage and historic landscape). The Site has been divided into Historic Environment Character Areas (HECAs). Each HECA was created through analysing the variety of sources on each aspect of the historic environment and then mapping these character areas in GIS. Each HECA is then described using a standard format:

- Summary – outlines the highlights and general character of each area
- Historic Landscape Character – presents the historic landscape characterisation of the area. This includes broad information on the current landscape, settlement pattern and also the nature of the rural landscape in terms of field boundaries and the relative age of surviving field systems.
- Built Heritage – this presents the extent, nature and density of the built heritage within the character area.
- Archaeology – presents a summary of the area's archaeological context, including known archaeology as well as the potential for further archaeological remains.

5.2 Results

Figure 1 (page 27, below) shows the location and extent of the 18 individual Character Areas and Appendices 2-4 contains a more detailed summary of the three strands of the historic environment.

Historic Environment Character Area (HECA): 01 Clay and Wood Lane Nurseries

SUMMARY

This area mostly incorporates early 20th century nurseries, built within an area of irregularly enclosed fields, which are probably Post-Medieval in date. The Timperley area was well known for its association with market gardening from the 18th century onwards and certain areas were regarded for particular types of crops, such as the Timperley Early rhubarb. The area was the principle provider of vegetables for Manchester during the 19th century and commercial growing of these types of crops continued well into the 20th century. There were a number of nurseries around the Timperley area and there were at least four located around Clay Lane in the early 20th century. There are at least two nurseries still operating within garden centres and another supplies material such as artificial grass.

HISTORIC LANDSCAPE CHARACTER

This landscape formerly consisted of irregularly enclosed fields, probably Post-Medieval in date. Despite the later development of the nurseries, there are still some historic field boundaries that survive, particularly within the south-eastern part of the area. Sensitivity is therefore medium.

ARCHAEOLOGICAL CONTEXT

There have been no known archaeological investigations undertaken in the area and due to the later development of the Site for the nurseries, it is thought that there is little potential for archaeological remains to survive. There are, however, some undeveloped areas along Timperley Brook, therefore sensitivity is assessed as medium.

BUILT HERITAGE Mostly late 20th century greenhouse-type buildings.

Historic Environment Character Area (HECA): 02 Thorley Lane

SUMMARY

A small area once part of an irregular enclosed field and developed for housing during the early 20th century.

HISTORIC LANDSCAPE CHARACTER

Formerly part of an enclosed field, however this area was divided and then developed for housing so there is no evidence of its historic character. Sensitivity is low.

ARCHAEOLOGICAL CONTEXT

There has been no known archaeological work in the area however due to the later development for housing, the archaeological sensitivity is assessed as low.

BUILT HERITAGE

The area consists of early 20th century detached and semi-detached housing.

Historic Environment Character Area (HECA): 03 Ridgeway, Southway and Lane Nurseries

SUMMARY

Former parliamentary enclosed fields, developed as nurseries during the early 20th century.

HISTORIC LANDSCAPE CHARACTER

Mapping shows that this area was dominated by regular fields, possibly enclosed during the Post-Medieval period. It was then developed for nurseries during the early 20th century. There is survival of some historic field boundaries which are at least early 19th century in origin. Historic landscape sensitivity is therefore assessed as medium.

ARCHAEOLOGICAL CONTEXT

There has been no known archaeological work in the area and the combination of unfavourable geology and later developments means that the archaeological sensitivity is assessed as low.

BUILT HERITAGE

The area was not developed until the 1920s and none of the original structures survive.

Historic Environment Character Area (HECA): 04 Clay Lane

SUMMARY

Former irregularly enclosed fields with a small number of early 19th century properties scattered along Clay Lane. Infill development then occurred during the later 19th century and now forms a transition area between the more densely developed Timperley and the open rural landscape to the south and east.

HISTORIC LANDSCAPE CHARACTER

This area consists of former irregularly enclosed fields, apportioned in the early 19th century for small residential development plots. There was also an orchard on the eastern side of Wellfield Lane. Further infill occurred during the late 19th century and some historic field boundaries still survive though there has been some loss, such as the landscaped gardens around Laurel House (**HA34**) and an orchard. Sensitivity is assessed as medium.

ARCHAEOLOGICAL CONTEXT

There is potential for prehistoric archaeological remains within the undeveloped areas, particularly close to Timperley Brook. Orchard Farm (**HA45**) has been redeveloped and there is little potential for any archaeological remains. Overall archaeological sensitivity is assessed as medium.

BUILT HERITAGE

Oak Cottage (**HA48**) appears to be the earliest standing building within this HECA and is probably early 19th century in date. Most buildings date to the late 19th century onwards and consist of a mix of individual cottages, a row of terraced houses (**HA36**) and a villa property (**HA34**). Although some of these have been subject to alterations and modifications, the historic character of these buildings is evident.

Historic Environment Character Area (HECA): 05 Thorley Lane (North)

SUMMARY

Formerly part of enclosed fields, now redeveloped.

HISTORIC LANDSCAPE CHARACTER

Formerly agricultural land sitting within a regular enclosed field, however the strip of land was redeveloped for early 20th century housing. Sensitivity is therefore low.

ARCHAEOLOGICAL CONTEXT

As the area was developed for housing in the early 20th century, there is little potential for archaeological remains, therefore the sensitivity is low.

BUILT HERITAGE

There are a mix of vernacular styles within the residential properties and there are also some businesses. However they are all of early 20th century or later date.

Historic Environment Character Area (HECA): 06 Ridgeway Road (West)

SUMMARY

A small early 19th century residential plot with terraced houses.

HISTORIC LANDSCAPE CHARACTER

Two cottages sitting within small garden plots on the south side of Ridgeway Road, which in turn lay within irregularly enclosed fields. The cottages have since been extended so this character has been lost. Therefore sensitivity is assessed as low.

ARCHAEOLOGICAL CONTEXT

The area was developed during the early 19th century and this area has been further built on. Therefore the archaeological sensitivity is assessed as low.

BUILT HERITAGE

The central two cottages are the earliest of this row, dating to the early 19th century. A further two were added on either side during the later 19th century as well as a detached cottage to the east and two to the west.

Historic Environment Character Area (HECA): 07 Hale Country Club and Bowdon Rugby Club

SUMMARY

An area of former irregular enclosed fields, which were agglomerated during the later 19th century. Developed during the mid-late 20th century as a private club with associated sports pitches, as well as a rugby training ground.

HISTORIC LANDSCAPE CHARACTER

This area consisted of former agricultural land, apportioned up during the Post-Medieval period. The fields were generally irregular in shape but they were reorganised and agglomerated during the later 19th century. The area was then developed during the mid- late 20th century for a private club, with associated sports pitches and a rugby playing fields as well. Therefore the sensitivity of the historic landscape sensitivity is low.

ARCHAEOLOGICAL CONTEXT

The construction of the private club and associated works with the creation of the sports pitches is likely to have affected any survival of archaeological remains. The sensitivity has therefore been assessed as low.

BUILT HERITAGE

All the buildings within the HECA are later 20th century in date and are of no built heritage interest.

Historic Environment Character Area (HECA): 08 Fairfield/Ridgeway Lane

SUMMARY

An area of former irregular enclosed fields, which were agglomerated during the later 19th century. The area was then developed for housing during the early 20th century.

HISTORIC LANDSCAPE CHARACTER

The area consisted of irregular fields, probably enclosed during the Post-Medieval period, which were then agglomerated during the later 19th century. However this area was then developed for residential purposes during the early 20th century. Therefore the historic landscape sensitivity is low.

ARCHAEOLOGICAL CONTEXT

The development of the area for housing is likely to have affected the survival of archaeological remains and therefore the potential and sensitivity is assessed as low.

BUILT HERITAGE

All the buildings within this HECA are early 20th century detached housing and are of no built heritage interest.

Historic Environment Character Area (HECA): 09 Manor Farm

SUMMARY

A former farm complex which is now part of a sports complex.

HISTORIC LANDSCAPE CHARACTER

The farm complex sat within an irregularly enclosed landscape, which had been partially developed during the early 19th century with other small farms with associated orchards. Ridgeway Road, which was originally known as Sugar Lane, originally turned to run south of Manor Farm however it was straightened during the later 19th century. The rural character around the farm has been eroded (see HECA07), the orchard has been removed and hardstanding areas for car parking have been created. The historic landscape sensitivity has been assessed as low.

ARCHAEOLOGICAL CHARACTER

The history of this farm complex is not well known but the built heritage appears to date to the late 18th century onwards (see below). There is a possibility it is of

earlier origins and there could be the potential for earlier buildings to survive as archaeological remains. The sensitivity has been assessed as medium.

BUILT HERITAGE

The farmhouse and barn complex to the east are of built heritage interest and appear to date from the late 18th century. They have been modified to an extent, however there are some characteristic architectural features such as honeycomb breathers in the northern elevation of the barn.

Historic Environment Character Area (HECA): 10 Brooks Drive

SUMMARY

Private drive created during the 1860s for the wealthy industrialist, Samuel Brooks.

HISTORIC LANDSCAPE CHARACTER

This private drive was created in the early 1860s to link Brooklands train station in the north, to Prospect House in Hale Barns in the south. Although never completed, the route runs for approximately four miles and is a discernible feature within the landscape. The route within the Site consists of pre-existing routes as well as privately built tracks but the condition varies. It was originally lined with a double row of hedges as well as lines of trees either side. The historic landscape sensitivity is high.

ARCHAEOLOGICAL CONTEXT

There is the potential for archaeological remains relating to the routeway itself, such as original road surfaces. The sensitivity is assessed as medium.

BUILT HERITAGE

Model Cottage (**HA39**) may have represented an attempt at a model for developing this landscape with small residential plots that never developed any further. The building's principal elevation faces Brooks Drive. The structure appears to date to the later 19th century and is constructed of red brick, with bands of blue engineering brick running horizontally. A number of architectural features survive, including elaborate fascias with quatrefoil design.

Historic Environment Character Area (HECA): 11 Davenport Green

SUMMARY

Former irregular fields, partly developed during the early 19th century with dispersed cottages. Developed during the early 20th century with detached houses.

HISTORIC LANDSCAPE CHARACTER

Former irregular fields, probably enclosed during the Post-Medieval period. Initially sparsely populated with two small cottages shown on early mapping, however the whole area was developed for detached houses by the 1930s. Historic landscape sensitivity is therefore low.

ARCHAEOLOGICAL CONTEXT

The development of the area for housing is likely to have affected the survival of archaeological remains and therefore the potential and sensitivity is assessed as low.

BUILT HERITAGE

Rose Cottage is thought to have mid-late 18th century origins and is of brick construction. Photographs taken for a feature in Country Life magazine during the 1960s show original features such as a large stone-built fireplace, timber beams and panelled ceilings, though it is unclear to what extent these historic features survive. Davenport Green Cottages appear to be of a similar date and both buildings have been altered and modified. The remainder of the buildings in this area are of early 20th century date.

Historic Environment Character Area (HECA): 12 Whitecarr/Dobinetts Lane

SUMMARY

Post-Medieval, surveyed enclosure fields with small farmsteads scattered across the HECA.

HISTORIC LANDSCAPE CHARACTER

Largely unaltered rural landscape, with field boundaries deriving from parliamentary enclosure. There has been some later 19th century agglomeration of the field systems as well as the addition of small plantations. The historic landscape sensitivity is high.

ARCHAEOLOGICAL CONTEXT

Part of the deer park pale runs broadly SE-NW along the boundary of the HECA but its course is unclear towards Clay Lane. There is the potential for associated fish ponds, which survive as a line of 3-4 water features though these are likely to be just outside the deer park boundary. Archaeological work carried out in advance of a waste water treatment pipeline revealed a number of undated features such as tree boles. The sensitivity is therefore assessed as medium.

BUILT HERITAGE

The built heritage interest lies with one farmstead: Holly Tree Farm (**HA47**) consists of a possible late 18th century farmhouse and late 19th century barn.

Historic Environment Character Area (HECA): 013 Shay/Clay Lanes (Sunderland deer park)

SUMMARY

This area predominantly consists of agricultural fields, with a relatively well preserved Post-Medieval field system and a number of important archaeological features relating to a Medieval deer park, as well as significant built heritage. The area broadly corresponds with the area of the deer park.

HISTORIC LANDSCAPE CHARACTER

This area is dominated by a number of mature hedgerows and a largely Post-Medieval enclosure system, however most of this area once formed a part of Sunderland deer park. Sunderland is thought to have been a manor recorded in the Domesday and centred around Sunderland Green on the Hale/Timperley border.

The exact location of this manor remains unknown, however the location of the deer park has been identified (see accompanying mapping). The eastern border forms part of this area and survives as a bank and ditch with hedgerow and tree species along it. The rest of the course is conjectural, though its course has been confirmed in other places outside the Site. Its western boundary is thought to coincide with Ash Lane which explains the curving nature of this road, fossilising the old

boundary in the landscape (GMAC 1994). Timperley Brook also runs north-south across this area. At the site of Buttery House Farm (see below), a Medieval moated site, there is still a substantial water feature surviving. The historic landscape sensitivity is assessed as high.

ARCHAEOLOGICAL CONTEXT

Several pieces of archaeological work have been carried out across the area. There is high potential for archaeological remains within this area; a watching brief was carried out on a pipeline across this area, which revealed a number of ephemeral, undated features. Excavation at Latham Hall revealed the fragmentary remains of an 18th century house, with possible evidence for an earlier structure (ARS 2016). The most significant archaeological site is that at Buttery House Farm, which was partly excavated between 1977 and 1980. Excavation ascertained the site was occupied from the 12th century onwards with evidence for occupation through to the 20th century, with evidence for several phases of building, however there is further archaeological potential to be explored. It was initially believed that the southern part of the moat lay beneath the modern track, however site visits confirmed that the moat probably continued south beyond this. A number of buildings are depicted on the tithe mapping to the east of the moat, although these have not yet been subject to archaeological investigation. The archaeological sensitivity is assessed as very high, with potentially schedulable remains of national significance (see Appendix 2).

BUILT HERITAGE

There are three former farm complexes within the area: Ash Farm is recorded in the 18th century however, with the exception of a 19th century farmhouse, the majority of extant buildings are modern. Latham Hall was first documented in 1387

and prior to demolition archaeological investigations revealed that the then-standing complex was late 18th century and an earlier building had been replaced in 1888. There was evidence for reused timber within these structures, although only one Medieval timber was identified (ARS 2016). This complex has also been replaced with modern buildings. Clay House (**HA24**) appears to have some antiquity though its exact origins are unknown. The barn appears to be the earlier of the two buildings of built heritage interest and appears to be of mid-18th century date. The farmhouse is potentially late 18th/early 19th century in date. However rendering has obscured many details.

Historic Environment Character Area (HECA): 014 Davenport Green Wood

SUMMARY

Area of ancient/semi-natural woodland straddling Timperley Brook, as identified by Natural England.

HISTORIC LANDSCAPE CHARACTER

Davenport Green Wood has been identified as an area of ancient/semi-natural woodland which could date to around 1600, although the date of origin is unknown. The historic landscape sensitivity is high.

ARCHAEOLOGICAL CONTEXT

There is the potential for archaeological remains, especially in close proximity to Timperley Brook, however the woodland could have affected their survival. The archaeological sensitivity is assessed as medium.

BUILT HERITAGE

There is no built heritage within the HECA.

Historic Environment Character Area (HECA): 015 Fields around Davenport Green Wood

SUMMARY

An area of surveyed enclosure fields, with evidence for earlier farming practices.

HISTORIC LANDSCAPE CHARACTER

An area of irregular enclosure fields, dating to the Post-Medieval period. The fields have since been agglomerated and reorganised into regular shaped fields. Sensitivity is assessed as medium.

ARCHAEOLOGICAL CONTEXT

Trackways and ridge and furrow are visible from aerial photographs and LiDAR, which appear to predate the Post-Medieval enclosure system. The close proximity to Timperley Brook means there is also the potential for prehistoric remains. The archaeological sensitivity is therefore high.

BUILT HERITAGE

There is no built heritage interest, with later 20th century detached properties developed along the edge of Brooks Drive.

Historic Environment Character Area (HECA): 016 Fields South of Thorley Lane

SUMMARY

Area of Post-Medieval enclosure which was reorganised and agglomerated during the late 19th century. There is also evidence for Medieval open fields.

HISTORIC LANDSCAPE CHARACTER

Tithe mapping shows this area with regularly enclosed fields of Post-Medieval date, however field name evidence suggest that this area was farmed as open fields in the Medieval period. The area was reorganised in the late 19th century and new field boundaries planted. The historic landscape sensitivity is assessed as medium.

ARCHAEOLOGICAL CONTEXT

There is evidence for ridge and furrow cropmarks of Medieval origins and the close proximity to Timperley Brook suggests that there is also potential for prehistoric remains. The sensitivity of the archaeology is therefore high.

BUILT HERITAGE

There is no built heritage within the HECA.

Historic Environment Character Area (HECA): 017 East of Brooks Drive

SUMMARY

A largely Post-Medieval enclosed agricultural landscape, with evidence for later 19th century agglomeration. Some parts are not under cultivation and have areas of regenerated scrub woodland.

HISTORIC LANDSCAPE CHARACTER

An area of surveyed enclosure, Post-Medieval in date, which has been agglomerated and reorganised during the later 19th century. Small plantations were also added during the later 19th century. The eastern boundary of the Site historically formed the township boundary between Hale and Baguley and now forms the boundary between the Trafford and Manchester Council areas. Some areas are no longer in agricultural use, with regenerated scrub woodland evident within the southern areas of the HECA. Historic landscape sensitivity is assessed as medium.

ARCHAEOLOGICAL CONTEXT

There is evidence to suggest earlier origins for Roaring Gate Farm (see below) which could survive as archaeological remains. The close proximity to Fairywell Brook means that there is potential for prehistoric remains; this has been demonstrated within GMA11 to the NE of the Site with potential Bronze Age remains revealed close to the Brook (UMAU 2004). The archaeological sensitivity is therefore high.

BUILT HERITAGE

Roaring Gate Farm has an altered late 19th century barn range with an early 19th century farmhouse, however there has been a farm at this location since at least the 17th century. There is also Dobinetts House, which is a late 19th century detached villa style property which is currently vacant.

Historic Environment Character Area (HECA): 018 Davenport Green Farm

SUMMARY

Area of piecemeal, Post-Medieval enclosure with an area of scrub woodland and the Grade II listed farm complex at Davenport Green.

HISTORIC LANDSCAPE CHARACTER

Historic mapping shows that this was an area of irregularly enclosed fields around Davenport Green Farm. There has been loss of this character with the development of an area of scrub woodland and the conversion of the farm for residential purposes. This also has an individual residential plot around it, severing the link with the surrounding farmland. Historic landscape sensitivity is assessed as medium.

ARCHAEOLOGICAL CONTEXT

The farm at Davenport Green may have earlier origins though conversion to residential will have affected the survival of remains, as will the wooded area. The lack of overall development means, however, that there is still potential for archaeological remains to survive, therefore the sensitivity is assessed as medium.

BUILT HERITAGE

The former farm complex at Davenport Green consists of three Grade II listed buildings: the farmhouse, the barn and Paddy's hut. The farmhouse is mainly 18th century in date but with evidence for earlier origins, such as the roof frame which has earlier king posts and trusses evident. The barn is late 18th century in date, with typical diamond shaped honeycomb ventilation holes within one of the elevations. Paddy's hut is a late 17th century, former labourer's sleeping quarters.

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8. Figures

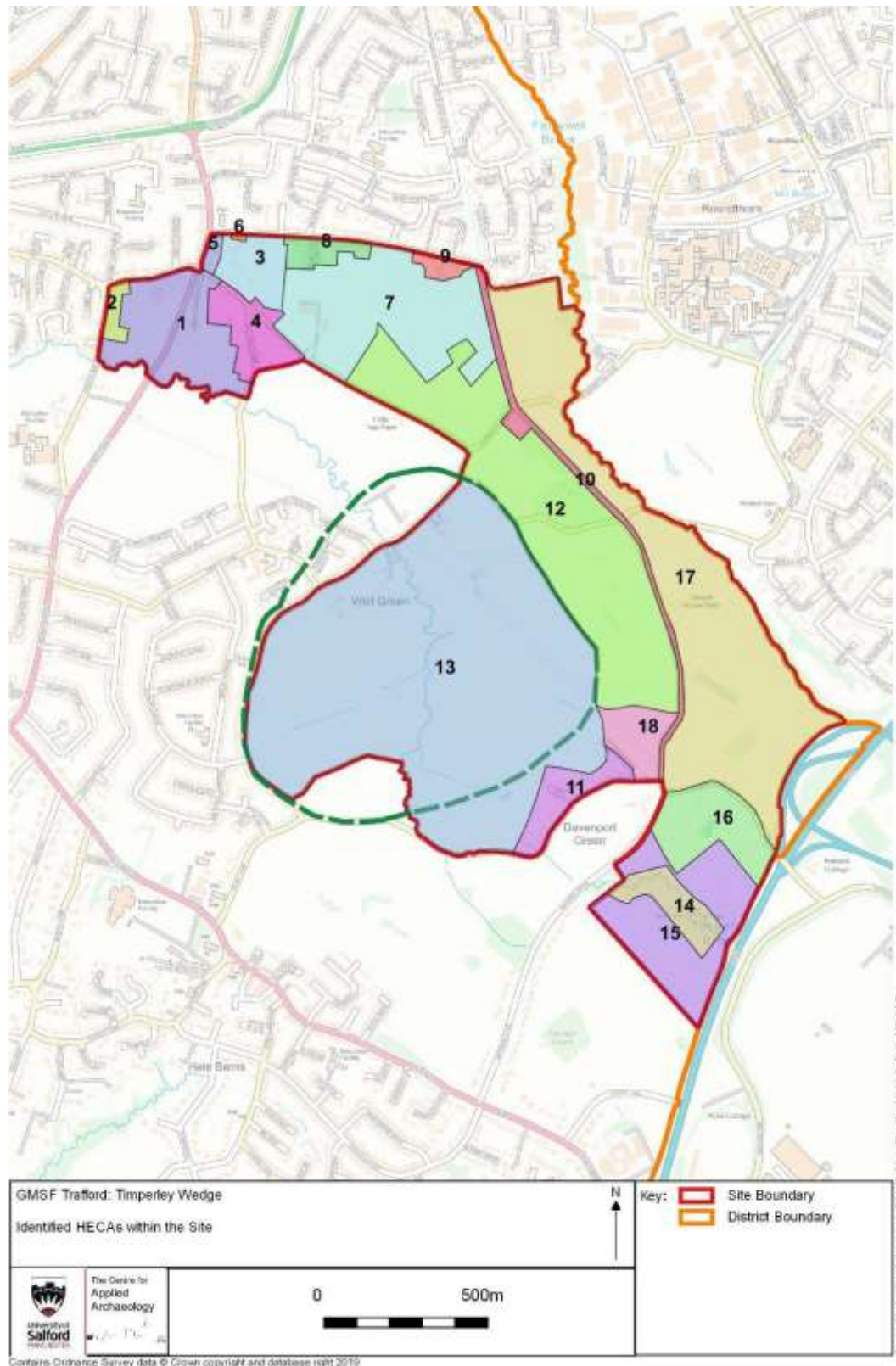


Figure 1 HECAs identified within the Site. Also shown in the Sunderland deer park boundary (dark green)

9. Gazetteer

HA Number	Site Name	Designation	HER Ref	Period	Location (E/N)	Description
1	Davenport Green Farmhouse	Grade II	7391.1.0	Early 17 th Century	380409, 386602	Farmhouse, now house. C18 possibly incorporating earlier work. Brick with thatched roof. 3-unit baffle-entry plan with a wing to the rear (partly C20) and 1 storey plus attic.
2	Paddy's Hut at Davenport Green	Grade II	7393.1.0	17 th century	380410 386620	Garage, at one time used as Irish farm labourers' sleeping quarters. Possibly late C17.
3	Barn	Grade II	7391.1.1	Late 18 th century	380431 386615	Barn. Late C18. English garden wall bond brick with slate roof.
4	Davenport Hall	Grade II		Early 17 th Century	380343 386401	Farmhouse, now house. "1617 ET II" and "IG" carved on 2 studs. Later wing of C18 or C19 date. Outside land allocation.
5	Christ Church	Grade II		Mid-19 th century	379082 388190	Church. Nave and tower 1849 by J. Bayley, transept and chancel 1864-5 by John Lowe, vestry extension 1887 by Charles Heathcote. Rock faced sandstone with ashlar dressings and slate roof. Neo-Norman. Outside land allocation.
6	Newall Green Farmhouse	Grade II	2037.1.0; 8051.1.0; 8501.1.1; 8051.1.2	Post-medieval	380760, 387266	Newall Green farmhouse, probably late 17 th century in date. Handmade brick built with sandstone quoins and a slate roof. Outside land allocation.
7	Outbuilding approx. 15m north-west of Newall Green Farmhouse	Grade II	2037.1.0; 8051.1.0; 8501.1.1; 8051.1.2	18 th century	380754, 387289	Farm building associated with Newall Green Farmhouse. Probably cart house and stable, mid 18 th century in date. Handmade red brick with slate roof, rectangular in plan and two storeys in height with four bays. Outside land allocation.
8	Outbuilding to the north of Newall Green	Grade II	2037.1.0; 8051.1.0; 8501.1.1; 8051.1.2	18 th century	380785, 387301	Farm building associated with Newall Green Farmhouse. Barn, stables and shippons, constructed in handmade brick and slate roof.

	Farmhouse					Outside land allocation.
9	Rose Cottage	Grade II	8420.1.0	Post-medieval	380600, 385500	House. C17 with C20 alterations and additions at rear. English garden wall bond brick with thatch roof. 3-unit baffle-entry plan with 2 storeys and C20 porch and rear additions. 3 bays Outside land allocation.
10	Post holes north of Shay Lane	Undesignated	16106.1.0	?prehistoric	379710 386500	During a watching brief along a pipeline route, two intercutting post-holes were observed. No dating evidence was recovered, although the features may have been associated with an area rich in charcoal and containing fire-cracked pebbles immediately to the north-west.
11	Features north of Shay Lane	Undesignated	16109.1.0	?Prehistoric	379840 386700	During a watching brief along a pipeline route, a series of three small features were partially excavated and recorded. Fire-cracked pebbles suggested a prehistoric date.
12	Ditch west of Roaring Gate Lane	Undesignated	16110.1.0	?Prehistoric	379920 386810	During a watching brief along a pipeline route, a ditch measuring at 2.2m wide and 0.70m deep running east-west across the pipeline easement was excavated. The original ditch fill contained slag, whilst late 19 th century or early 20 th century glass and the base of a shotgun cartridge were recovered from the fill of the later field drain.
13	Roman Coins Findspot	Undesignated	3388.1.0	Roman	379580 386740	Two coins, one a Barbarous Radiate (Tetricus 1) of the second half of the 3rd century AD, probably 'SALUS AUG', the other of the Constantinian period, being a 'GLORIA EXERCITUS' type of the first half of the 4th century AD.

14	Buttery House Moated Site (site of)	Undesignated	1496.1.0; 3654.1.0	Medieval	380130 386660	Moated farmstead which belonged to the de Massey family, dating back to 13 th century. Excavation revealed Medieval occupation evidence on the platform. Early mapping shows a number of buildings on the platform, with others to the east; Site demolished mid-20 th century and remains undeveloped.
15	Sunderland deer park	Undesignated	1492.1.0	Medieval	379980 387250	Sunderland deer park was a medieval deer park, recorded in the Altrincham charter of 1290. The possible boundaries of the park may be seen at various locations over Davenport Green. Characteristic features of deer parks include artificial ponds and moated sites, both of which are present. A bank runs approximately 700m from Whitecarr Lane in the north to Buttery House in the south. In places a ditch lies on the western side of the bank.
16	Medieval furrow north of Shay Lane	Undesignated	16108.1.0	Medieval	379790 386660	During a watching brief along a pipeline route, a feature interpreted as a probable medieval furrow was recorded. The feature was about 2.6m long, 2.40m wide and 0.09m deep. It contained 3 small pieces of possible tap slag and 2 sherds of medieval pottery from the bodies of two separate vessels.
17	Dam Croft Meadow and Plantation	Undesignated	1493.1.0	Medieval	379650 387100	Possible site of a lost corn mill based on field names on that occur on either side of Timperley Brook within the tithe records.
18	Nearer Bentley	Undesignated	7609.1.0	Medieval	379220 388100	Strip fields with possible ridge and furrow. Fields now amalgamated.
19	Davenport Green Wood	Undesignated	-	Medieval	380449, 386110	Area defined as Ancient and/or Semi Natural woodland, straddling the banks of Timperley Brook.
20	Moated Site (possible)	Undesignated	-	?medieval	379843, 386589	A slightly elevated rectangular platform can be seen on LiDAR and is defined by ponds on two sides which occasionally have water in them [reinterpreted as possible pillow mound].

21	Manor Farm	Undesignated	7803.1.0	?post-medieval	379750 388040	Farmstead, possibly 18 th century in date. The 1838 tithe map shows Manor Farm as two buildings, one oblong and one L-shaped. Manor Farm appeared on all OS mapping and remains extant, although modified.
22	Thorley Cottages (site of)	Undesignated	1495.1.0	Post-medieval	380760 386350	Cottages dating from the 16 th or 17 th century. The local tithe map of c. 1842 shows the Thorley Cottages comprised of two square buildings which, according to the Crewe rentals, were occupied by the Perrin and How families in the 18 th century. Demolished early 20 th century, site undeveloped.
23	Ash Farm	Undesignated	7782.1.0	?post-medieval	379390 387050	Ash Farm was occupied during the 18 th century by the Burgess family. The 1838 tithe map refers to the site as 'house and garden'. The site is named 'The Ash' on Bryant's map of 1831. Expanded during the 20 th century, still extant.
24	Clay House	Undesignated	1494.1.0	Post-medieval	379740 387240	Farmstead, probably Post-Medieval in origins. The farmhouse is referred to as Sunderland Green on Burdett's map of Cheshire in 1777 and as Clay House on Bryant's 1831 map. Expanded during the 20 th century, site still extant.
25	Field boundary north of Shay Lane	Undesignated	16107.1.0	Post-medieval	379770 386570	During a watching brief along a pipeline route, a line of silt 1.65m wide, about 20m long and 0.29m deep was observed crossing the easement from the northwest to the southeast along the alignment of a field boundary shown on the first edition OS map. The fill contained broken pipe stem and 19 th -century pottery. The feature was interpreted as a probable ditch, which would have been part of a field boundary infilled in the late 19 th or early 20 th century.

26	Roaring Gate Farm	Undesignated	7779.1.0	Post-medieval	380480 387000	Farm, recorded in 1664. The site is shown on Greenwood's 1819 map, Bryant's map of 1829–31 and the Tithe Map 1838. On the tithe map the farm was not mentioned and was instead referred to as a "house, outbuildings and garden" and shows one T-shaped building and one rectangular one building.
27	8-20 Ridgeway Road	Undesignated	-	Early 19 th century	379133, 388138	Cottages, early 19 th century in date. Added to and modified in the later 19 th century. Still extant.
28	Davenport Green Cottage	Undesignated	-	Early 19 th century	380207, 386474	Cottage, probably early 19 th century in date. Still extant.
29	Rose Cottage	Undesignated	-	18 th century	380326, 386491	Cottage, probably 18 th century in date. Still extant.
30	Hillcliff (site of)	Undesignated	-	Early 19 th century	380116, 387636	Cottages, probably early 19 th century in date. Owned by John Gatley according to the Tithe mapping. Demolished late 20 th century. Site remains undeveloped.
31	House Field	Undesignated	-	Early 19 th century	380281, 387314	Field name recorded on the tithe mapping. May be the site of an earlier, lost house.
32	Brick Kiln Field	Undesignated	7605.1.0	19 th century	379090, 388070	Possible site of brick kiln based on field names.
33	Pit west of Roaring Gate Lane	Undesignated	16111.1.0	19 th century	380010 386890	During a watching brief along a pipeline route, a small sub-circular pit 45cm in diameter and 11cm deep with a rounded bottom was

						recorded. The pit contained a piece of 19 th century blue and white transfer printed pottery.
34	Laurel House	Undesignated	7394.1.0	Late 19 th century	379103, 387878	Large detached house, late 19 th century in date. Later known as Branksome. Modified and extended during 20 th century. Site still extant, now home to the Masonic Lodge.
35	South View	Undesignated	-	Late 19 th century	379181, 387932	Terraced housing, late 19 th century in date. Still extant.
36	Clay Lane Cottages	Undesignated	-	Late 19 th century	379083, 387965	Terraced housing, late 19 th century in date. Still extant
37	Cambridge House and	Undesignated	-	Late 19 th century	379162, 387717	Two sets of houses, late 19 th century in date. Still extant.

	Wellfi eld Cottages					
38	Dobbinetts	Undesignated	-	Late 19 th century	380092, 387662	Detached house, late 19 th century in date. Still extant.
39	Model Cottage	Undesignated	-	Late 19 th century	379972, 387594	Cottages, late 19 th century in date. Still extant.
40	Sub-rectangular enclosures off Shay Lane (site of)	Undesignated	7867.1.0	Unknown	379800 386410	Two superimposed sub-rectangular cropmark enclosures bound by Timperley Brook to the west and drainage to the north-east. May represent settlement activity of an uncertain period, such as animal pounds, however, the cropmarks may be geological markings or former field boundaries predating those seen on the 1838 tithe map.
41	Field System, east of Brooks Drive	Undesignated	-	Unknown	380344, 386000	A possible field system can be seen on LiDAR either side of Davenport Green wood, pre-dating the parliamentary enclosure pattern. Possible trackways can be seen, as well as ridge and furrow.
42	Latham Hall (site of)	Undesignated	3702.2.0	?medieval	379590 387050	Latham Hall appears on the 1842 tithe map. The name 'Lathum' means 'at the barns' and first occurs in 1387, suggesting the possibility of a medieval farmstead at the site. Recently excavated but no trace of Medieval occupation. Site now demolished and redeveloped.
43	Bentley Hall (site of)	Undesignated	3702.1.0	18 th century	379590 387050	Bentley Hall was a rectangular structure with a thatched roof and of cruck construction. The initials and date 'GB IB 1708' were displayed on a beam above the top middle window, which probably referred to the year of the hall's reconstruction. The hall was demolished in 1888. Recent excavation found little trace of earlier occupation. Site now redeveloped.
44	Aldcroft's Farm (site of)	Undesignated	-	Post-medieval	379101, 387934	Farmstead, date unknown. Demolished late 19 th century and redeveloped for Clay Lane Cottages.

45	Orchard farm and cottage	Undesignated	-	Early 19 th century	379180, 387770	Farmstead, straddling either side of Wellfield Lane. Later known as Paddock Farm. Now demolished and replaced with modern
						buildings; the cottage appears to have been replaced in the late 19 th century.
46	Brooks Drive	Undesignated	-	Late 19 th century	379999, 387589	Private road, created for Samuel Brooks in the 1860s. It ran from his residence at Prospect House in Hale, north toward Brooklands Station. Created as a double hedged, tree lined drive but also followed pre-existing roads in places. Some houses have now been built along stretches of it, however within the Site it survives as a substantial feature.
47	Holly Tree Farm	Undesignated	-	Early 19 th century	379728, 387590	Early 19 th century farmstead, substantially rebuilt in the early 21 st century. Still extant.
48	Oak Cottage	Undesignated	-	Late 19 th century	379162, 387796	Late 19 th century cottage
49	Tyleyard Cottage	Undesignated	-	Early 20 th century	380468, 386954	Early 20 th century cottage.
50	Great Low Field	Undesignated	-	?Prehistoric	379582, 386818	Field name recorded on tithe maps. 'Low' placename could indicate prehistoric burial mounds
51	Little Low Field	Undesignated	-	?Prehistoric	379539, 386940	Field name recorded on tithe maps. 'Low' placename could indicate prehistoric burial mounds