



University of  
**Salford**  
MANCHESTER

## **Historic Environment Assessment**

GMSF Land  
Allocations, Trafford  
GMA46 Timperley  
Wedge

Appendix 3 (Built  
Heritage)

**Client:**  
Trafford Council

**Technical Report:**  
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**Report No:**  
2020/5



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# 1. Introduction

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## 1.1 Introduction

This report contains the detailed evidence base for the built heritage within, and, where it may potentially impacted on, adjacent to, the Timperley Wedge Site land allocation area (herein referred to as 'the Site').

The initial screening exercise identified a number of designated and undesignated heritage assets both within, and within 250m of the Site, which could potentially be affected by any development within the land allocation. In addition, this assessment has also taken into consideration a number of heritage assets further away, particularly those with key views to and from the Site. Due to the early stage of the project, the intention of this assessment is to inform the emerging masterplan for the Site. The significance of each heritage asset has been assessed, and, if relevant, the contribution of its setting to its significance.

## 1.2 Methodology

### 1.2.1 Introduction

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 document: 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***'.

### 1.2.2 Assessing Significance

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** *“Derives from the potential of a place to yield evidence about past human activity”* (Conservation Principles, Para 35).
- **Historical Value** *“Derives from the way in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.”* (Conservation Principles, Para 39).
- **Aesthetic Value** *“Derives from the ways in which people draw sensory and intellectual stimulation from a place”* (Conservation Principles, Para 46).
- **Communal Value** *“Derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical value, but tend to have additional and specific aspects.”* (Conservation Principles, Para 54).

### *1.2.3 Impact Assessment, Mitigation and Opportunities for Enhancement*

The possible impact that development within the Site may have on the identified significance takes into account the potential location and siting of any new development, the setting of the heritage asset, its form and appearance, other effects and secondary effects. These other and secondary effects can include increased traffic, noise from the new development and lighting. Measures to avoid, minimise and mitigate any potential impact in a way that meets the objectives of the NPPF have been presented as well as opportunities to better reveal or enhance significance, such as increasing understanding of any heritage assets and/or public access and interpretation. Maps have also been provided, highlighting areas of heritage sensitivity (areas within the Site only), key views and viewpoints.

## *1.3 List of Heritage Assets*

### *1.3.1 Designated Heritage Assets*

Three designated heritage assets, all Grade II listed, have been identified within the Site boundary. In addition, a further two have been identified within 250m of the Site boundary which could be affected by development through their setting. Another four listed buildings have been identified within 250m of the boundary, however they have

not been subject to detailed assessment as they are not thought to be affected for reasons outlined in Chapter 5.

<b>Asset Name</b>	<b>HER Number</b>	<b>Designation</b>	<b>NHLE Number</b>
<i>Davenport Green Farmhouse</i>	<i>7391.1.0</i>	<i>Grade II</i>	<i>1067885</i>
<i>Paddy's Hut</i>	<i>7393.1.0</i>	<i>Grade II</i>	<i>1067886</i>
<i>Barn</i>	<i>7391.1.1</i>	<i>Grade II</i>	<i>1067884</i>
Davenport Green Hall	3735.1.0	Grade II	1100238
Christ Church	3753.1.0	Grade II	1120867
Newall Green Farmhouse	8501.1.0	Grade II	1197897
Outbuilding c.15m NW of Newall Green Farmhouse	8501.1.2	Grade II	1291017
Outbuildings to N of Newall Green Farmhouse	8501.1.1	Grade II	1220351
Rose Cottage	8420.1.0	Grade II	1349044

*Table 1 Designated Heritage Assets identified within (italics) and outside the land allocation boundary*

### 1.3.2 Undesignated Built Heritage Assets

17 undesignated buildings and structures have been identified within the Site as having a degree of heritage significance. These are classed as 'undesignated heritage assets' and have been subject to considerations of significance and an assessment of the potential impact of any proposed development.

<b>Theme</b>	<b>Name</b>	<b>HA Number</b>	<b>HEC A</b>	<b>Date</b>	<b>Significance</b>
South of Timperley	Laurel House/Branksome	34	4	Late 19 <sup>th</sup> century	Local
South of Timperley	South View	35	4	Late 19 <sup>th</sup> century	Local
South of Timperley	Clay Lane Cottages	36	4	Late 19 <sup>th</sup> century	High Local
South of Timperley	Cambridge House & Wellfield Cottages	37	4	Late 19 <sup>th</sup> century	Local
South of Timperley	Oak Cottage	48	4	Early 19 <sup>th</sup> century	Local
South of Timperley	8-20 Ridgeway Road	27	6	Early 19 <sup>th</sup> century	Local
Dispersed Farm Complex	Manor Farm	21	9	?Late 18 <sup>th</sup> century	High Local
Residential Cottage	Model Cottage	39	10	Late 19 <sup>th</sup> century	High Local
Residential Cottage	Davenport Green Cottage	28	11	?Late 18 <sup>th</sup> century	Local
Residential Cottage	Rose Cottage	29	11	Late 18 <sup>th</sup> century	High Local
Dispersed Farm Complex	Holly Tree Farm	47	12	?Late 18 <sup>th</sup> century	Local
Dispersed Farm Complex	Ash Farm	23	13	?Post-Medieval	Local
Dispersed Farm Complex	Clay House	24	13	?Post-Medieval	High Local
Dispersed Farm Complex	Roaring Gate Farm	26	17	?Post-Medieval	Local
Residential Cottage	Dobbinetts	38	17	Late 19 <sup>th</sup> century	Local
Residential Cottage	Tyleyard Cottage	49	17	Early 20 <sup>th</sup> century	Negligible

*Table 2 List of undesignated built heritage assets, including their significance*



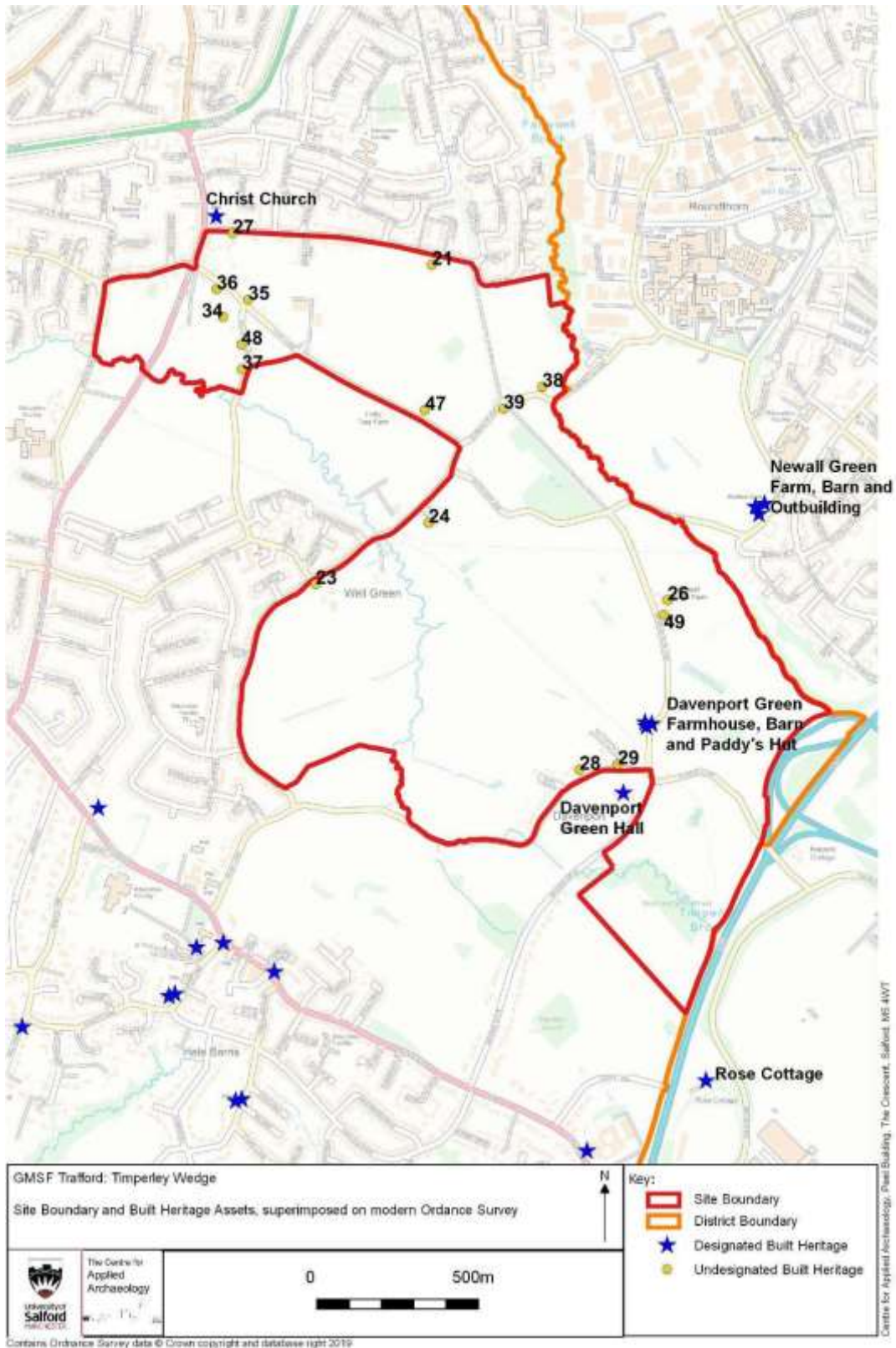


Figure 1 Location of Built Heritage Assets within, and outside, the Site

## **2. Davenport Green Farm (GII; HA1-3)**

### *2.1 Description*

The following assesses the three buildings which were previously known by the group name Davenport Green Farm. These three buildings remain in the same ownership and possess an inherent group value.

Davenport Green Farmhouse (Grade II) is a former farmhouse which mostly dates to the 18<sup>th</sup> century, but with physical evidence for earlier origins. The house is built of brick with a 3-unit baffle-entry plan and is of one storey, plus an attic and thatched roof. Windows have cambered brick arches and 3-light casement windows with three eyebrow dormers above and two ridge stacks. Other features include an 18<sup>th</sup> century sundial and exposed timber within the southern gable wall. The farmhouse has been extended and modified during the late 19<sup>th</sup> century and early 20<sup>th</sup> century, including the addition of a two-storey wing to the west.

Paddy's Hut (Grade II) is a former farm labourer's sleeping quarters and is probably late 17<sup>th</sup> century in date. It is a 1 x 1 bay single storey building, with a loft, square-panel timber framing, brick noggin and a slate roof. Converted into a garage and doors inserted within the eastern elevation and modified entrance and windows within the western elevation. The name refers to its previous use of housing Irish labourers.

The Barn at Davenport Green Farm (Grade II) is late 18<sup>th</sup> century in date, built of brick in English Garden Wall bond with a slate roof. There are opposing central doors with a loft over the threshing floor, shippon to the south-west and a stable wing to the north. There are rows of diamond shaped honeycomb breathers within the elevations. At the time of listing (1983), the interiors retained their original timber shippon stalls with the above loft and king-post roof trusses.





*Plate 1 Davenport Green Farmhouse and Barn. Paddy's Hut sits within the private residential plot and is not visible from the road*

## **2.2 Significance**

The farm complex consists of a group of buildings which would have been functionally linked, and still continue to be in the same ownership although they are no longer in use as a farm. Davenport Green Farm derives its significance from a number of heritage values.

- Historical – The farm buildings have illustrative value, demonstrating the evolution of farm buildings and also demonstrate their previous function. The barn complex, for example, has recognisable honeycomb breathers. The buildings together have a historical group value due to their interrelationship and proximity.
- Aesthetic – the complex has fortuitous value, representing the development of a small farm complex over a period of around 300 years
- Evidential – the buildings have the potential to reveal earlier phases, and dates for their construction through archaeological investigation and dendrochronological dating techniques.

### **2.2.1 Contribution of Setting to Significance**

The farm sits within a relatively flat landscape and occupies an isolated position

within the primarily agricultural landscape. The farmhouse is set back from the road slightly and is fronted by a mix of hedgerow, cast iron railings and gate built onto a low stone wall and gateposts abutting a handmade brick wall. There are also cobbles to the front of this and leading to a gate which leads to the complex. The barn is set further forward and sits close to the edge of the road, with a small lawned area at the front which in turn opens straight onto the road (see Plate 1). Paddy's Hut sits to the rear of the barn and farmhouse and there is no visual link with the road. All three buildings are closely associated and inter-visible with each other and sit within c.0.4 ha of lawned gardens, and screened to an extent by trees, creating a sense of privacy and seclusion and which limits views to and from the buildings. The screening is broken along Roaring Gate Lane and there are views to and from the areas to the east. The buildings sit alongside a historic routeway (Roaring Gate Lane), which retains its winding and narrow nature, contributing to the wider character. They are prominent buildings in an otherwise isolated agricultural landscape, however the winding and narrow nature of the road means that views are limited from the routeway. Historically, the tenant of Davenport Green Farm worked the land to the west of Roaring Gate Lane so there is also a historic functional relationship with the agricultural landscape here. Although the complex sits within a private residential plot, it maintains a visual relationship with the rural landscape, especially to the east. Therefore the setting makes a positive contribution to the significance of Davenport Green Farm.

### *2.3 Potential Impact of the Proposed Land Allocation*

It is considered that the area most sensitive regarding Davenport Green Farm is the residential plot the complex sits within, however the main elevation faces Roaring Gate Lane and there are views across the unused pasture to the south-east. The barn comes into view from Shay Lane, when travelling from the south however the farmhouse is not visible from this direction until you pass the building. Views are even more limited from the north and both buildings can only be seen when close by and there is no visual relationship from the road with Paddy's Hut. The agricultural land around the farm is considered less sensitive because of the conversion of the farm to residential and divorcing from the wider landscape though screening. However despite the visual link being severed, any development will impact upon this agricultural setting and sever the historical-functional relationship altogether. Any works to alter the character of Roaring Gate Lane, such as widening will also impact

on the setting. Ongoing work such as noise, vibration etc., could have a temporary impact on the significance of the farm and there may be secondary effects, such as increased traffic on Roaring Gate Lane would impact on the tranquil nature of the former farm.

### *2.3.1 Measures to Reduce/Remove Harm*

It is recommended that the protection of Davenport Green Farm is enshrined within policy/masterplan. The following specific mitigation measures are proposed:

- No development should take place within the above described land parcel.
- In order to mitigate any impact on views from the farmhouse, visually dominant development should be avoided. Should the current plan for employment use opposite be taken forward, consideration should be given to the orientation of any buildings to incorporate a sense of openness in the design and allow for views across the landscape. A landscape buffer zone is also recommended directly opposite Davenport Green Farm and any vehicular access should be sited away from Roaring Gate Lane.
- Considerations of plan and design. Any design should reflect this and consider incorporation of green space, density of development, the height and boundary treatments. This should also consider the transition from the open landscape to the edge of any developments
- Use of materials. The colour, texture and appearance should blend in with the surrounding landscape.
- Maintain hedgerows. Hedgerows form a part of the green infrastructure and should be protected (see Appendix 4 for locations).
- Additional planting could be undertaken along the edge of Roaring Gate Lane to act as a screen to the new development.

## 2.4 Plates



*Plate 2 Looking NW from the unused pasture (HECA17) towards Davenport Green Farm. The roofline of the farmhouse is visible, but the screening otherwise blocks the view*



*Plate 3 Close up of Plate 2 showing the farmhouse roofline above the current screening. The barn is also just visible*



*Plate 4 Looking south-east towards Davenport Green (from HECA12). The tree screening associated with the residential plot of the former farm severs any visual link with this area*



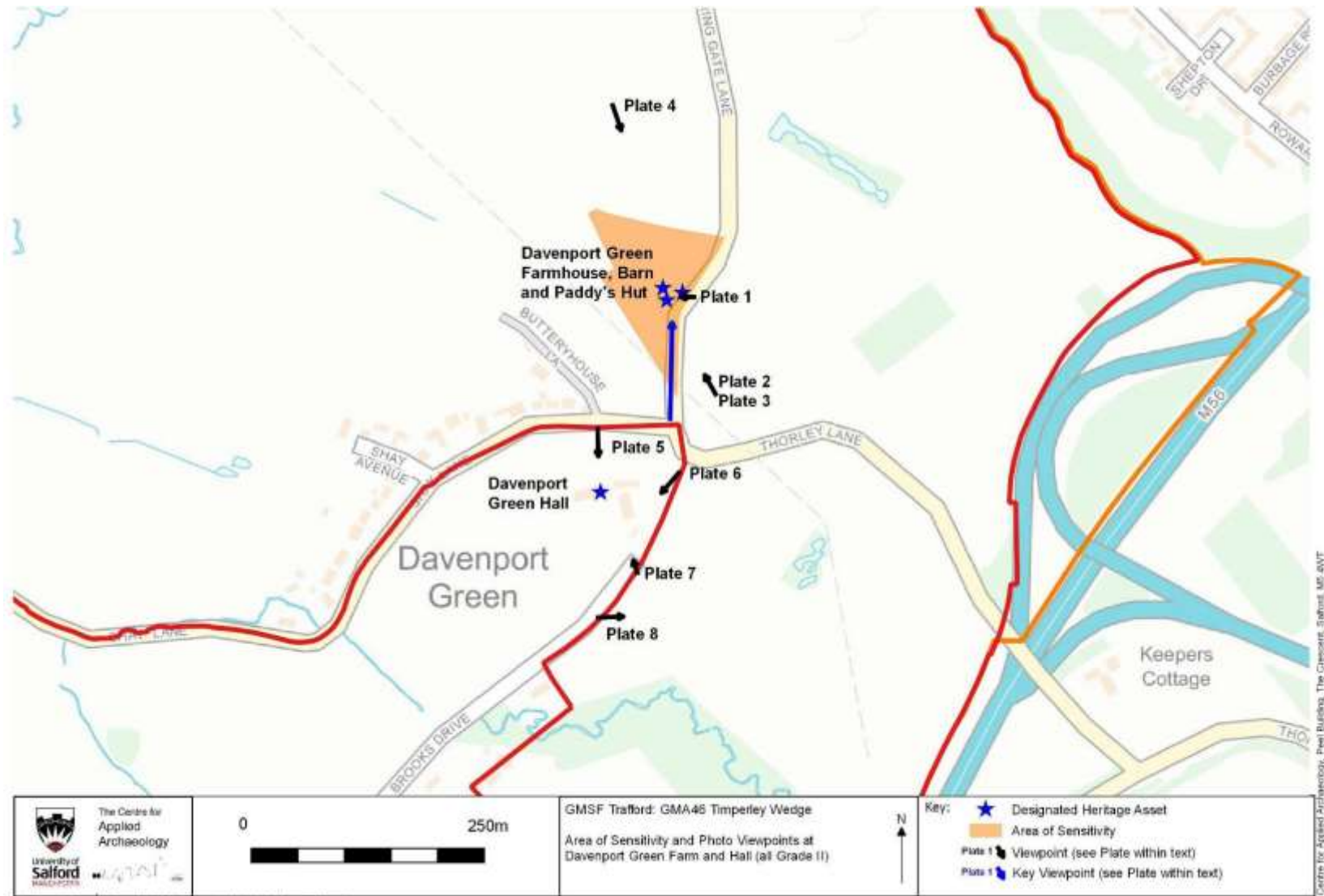


Figure 2 Map showing area of sensitivity around Davenport Green Farm. Also shown are photograph viewpoints for both the farm complex and the Hall

### ***3. Davenport Green Hall (GII; HA4)***

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#### *3.1 Description*

Davenport Green Hall was a farmhouse, later a house and was, up until recently, used as an events venue. A date of 1617 is carved into 2 studs within one of the elevations and represents the earliest known date for the hall; this part of the hall was a former house and parlour and is built on a sandstone plinth with square panel timber framing and consists of 3 bays and 2 storeys. The wing to the west is of later date, possibly 18<sup>th</sup> or early 19<sup>th</sup> century in date and is constructed of rendered brick and there is an additional 20<sup>th</sup> century extension to the west of this as well as a later (undated) porch adjoining the two wings. There is also a modern external timber framing around the outside of the original wing. The windows are timber ovolo-moulded mullion casement windows (dating to the late 20<sup>th</sup> century). Internally, the building has been reorganised with rooms inserted into the structure, however original features include preserved chamfered primary beams and posts as well as exposed tie-beam trusses, roof timbers and 17<sup>th</sup> century plasterwork fire surround.

In addition, there are two outbuildings; the building referred to as 'the coach house' which is east of the Hall and is early 19<sup>th</sup> century, or earlier in date. The barn replaced an earlier structure in the late 19<sup>th</sup> century with a later 20<sup>th</sup> century extension. These buildings retain historic features such as exposed roof trusses and exposed brickwork. The buildings have also been rendered in mock timber framing, referencing the listed hall. All the buildings sit within private grounds and as a farm, were under the same ownership. The buildings continue to be under single ownership and were recently used as an events venue. The outbuildings are therefore considered to be curtilage listed.



*Plate 5 Davenport Green Farm, looking south from the entrance at Shay Lane.  
The older part of the building is on the left of the photograph*

### **3.2 Significance**

Davenport Green Hall derives its significance from a number of heritage values including:

- Historical – it represents the development of a small farming complex between the 17<sup>th</sup>-20<sup>th</sup> centuries. In addition, the earliest part of the hall is one of the oldest buildings in the area. There are also associative values with notable figures who lived there including Richard Grantham, who commanded a company in the Parliamentary Army in the Civil War, and Sir William Cunliffe Brooks MP during the later 19<sup>th</sup> century (Waddington 2015).
- Aesthetic – it has fortuitous value as a farm complex developed over several centuries and the farmhouse itself has an exposed timber framing, painted in black and white. The other outbuildings have been rendered with mock framing to match the aesthetic of the original farmhouse although they are constructed of brick. However this detracts from the diverse nature of the buildings and reduces the legibility and ability to interpret this organically developed complex

- Evidential – there is the potential for archaeological remains to survive relating to demolished buildings and the standing buildings have potential to reveal further evidence relating to their earlier functions and origins. The farmhouse has the potential to reveal dating evidence for construction phases through dendrochronological dating.

### *3.2.1 Contribution of Setting to Significance*

Historically, the occupier of the Hall farmed the land to the south and south-west however when Brooks Drive was created in the 1860s, it effectively parcelled off the farm complex and it is now defined on three sides by roads. This was undertaken by the then owner of the Hall and Samuel Brooks then created a private entrance from the former farm directly onto the Drive. Farming activities appear to have ceased during William Cunliffe Brooks period of residence, however this was only temporary. Otherwise, the surrounding landscape has changed little over time, with the exception of later housing development along Shay Lane. The former complex lies within a relatively flat, predominantly agricultural landscape, however the complex itself is mostly enclosed by trees. There is a small formal garden to the south of the Hall but the rest of the grounds are lawned with a wide modern gravel track which leads to the buildings. The former lane which ran north-south between Shay Lane and Brooks Drive still survives but is no longer publicly accessible. The grounds are fairly open however the enclosure of the area with trees means that views are restricted beyond the gardens, although there are some kinetic views along Shay Lane. Originally there would have been several outbuildings, but these have since been demolished leaving the barn and the coach house (see above). There are a number of key views across the buildings from within the grounds and from the entrance at Shay Lane, but the complex is not particularly dominant in the wider landscape due to being set back and screened from the roads.. This gives the complex a sense of privacy. The setting therefore makes a **positive** contribution to the significance of Davenport Green Hall.

### *3.3 Potential Impact of the Proposed Land Allocation*

It is considered that the area around Davenport Green Hall, including the private grounds it sits within and land to the south-west is considered to be the most sensitive to development. Although the most sensitive areas do not fall within the Site, there is the potential for the allocation to have a visual impact on the farm. The current boundary is densely populated with mature trees and forms a good level of

screening, although this is not complete all the way around the grounds. The boundary treatments along Brooks Drive are in poor condition, with inappropriate materials used for the fencing (see Plate 6).

There are no key views to and from the development areas due to the tree screening, however if development was to reach to the edge of Brooks Drive the buildings could be visible and could affect the setting. The tree screening is much thinner along this edge and the hedges from the original Drive have been removed (see Plate 8). There could be temporary impact such as the increase in traffic during development as well as noise, dust and vibration from ongoing works nearby. As well as the final development itself, there is also the possibility of increased traffic and therefore noise once completed. There are also the effects of HS2 to consider, though this will need to be assessed separately.

### *3.3.1 Measures to Reduce/Remove Harm*

Although Davenport Green Hall is not within the Site, its significance is recognised, and mitigation measures are proposed to reduce the effect of any proposed development. These include:

- In order to mitigate any impact on views of the hall complex, visually dominant development should be avoided. Should the current plan for employment use opposite be taken forward, consideration should be given to the orientation of any buildings to incorporate a sense of openness in the design. A landscape buffer zone is also recommended immediately south-east of Brooks Drive.
- Considerations of plan and design. Any design should reflect this and consider incorporation of green space, density of development, the height and boundary treatments. This should also consider the transition from the open landscape to the edge of any developments.
- Use of materials. The colour, texture and appearance should blend in with the surrounding landscape.
- Brooks Drive should be retained as a historic feature within the masterplan. Additional planting should be undertaken along the edge of Brooks Drive to act as a screen to the new development. This will also help restore Brooks Drive and this is also considered within Appendix 4. The perimeter fencing around Davenport Green Hall should be removed and screening enhanced. It is also recommended that the gate onto Brooks Drive is restored which would



help screen the view of any development.



*Plate 6 Looking south-west along Brooks Drive. Note that one of the outbuildings is visible as well as the use of inappropriate fencing materials around the perimeter*



*Plate 7 The private gateway created by Samuel or William Cunliffe Brooks to lead onto Brooks Drive. It is currently in poor condition*



*Plate 8 The screening along the south-eastern side of the Drive is in poor condition and the original hedges no longer survive. See Appendix 4 for detailed consideration of Brooks Drive*



## ***4. Christ Church (GII; HA5)***

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### *4.1 Description*

Christ Church sits just outside the development area and the existing building has evidence of several phases. Construction began in 1848, with the nave and tower designed by J. Bayley, followed by the completion of the transept and chancel to the north (1864-5 by John Lowe) and a vestry extension completed in 1887 (designed by Charles Heathcote). The church is constructed of rock faced sandstone with ashlar dressings and slate roof, in a Neo- Norman style with a wide nave, tower, porch, transepts, chancel, organ chamber and vestry. Each bay has flat buttresses and a semi-circular arched window with colonnettes. The 3- stage tower once had a spire (removed in the late 1990s due to becoming unsafe and replaced with a saddle back roof in 2005) and the belfry has book shafts and dentilled eaves. The transepts also have rose windows and a 5 light east window. A canted bay window was added to the organ chamber in 1923 (designed by Arthur W. Hennings). A number of interior features also survive including chequered terracotta wall tiles and the pulpit.



*Plate 9 Christ Church, looking north-west*

### *4.2 Significance*

Christ Church derives its significance from a number of heritage values

- Historical – the Church is associated with several prominent local architects who contributed different elements of the design. It illustrates the development of churches within rural communities and continued to serve the needs of the local community as the population rapidly grew into the 20<sup>th</sup> century.
- Aesthetic – the Church has both designed and fortuitous values, having been slowly constructed and modified over a forty-year period, yet each addition has remained sympathetic and in keeping with the neo-Norman style. However the loss of the spire has impacted upon this aesthetic value and there has been a negative impact on long distance views. However it does not detract from the overall visual appreciation of the Church from close by and it maintains a landmark presence; the use of stone contrasts with the predominantly low-rise brick buildings that surround it.
- Communal – the church continues to be a place of worship and remains a focal point for the community. In addition, it has an accompanying graveyard which is still in active use.

#### *4.2.1 Contribution of Setting to Significance*

When the church was built, the landscape was predominantly agricultural with isolated farms and cottages however development intensified during the early 20<sup>th</sup> century as people moved away from cities into suburbs. The landscape to the south of the Church however has not been as densely developed. The Church is a prominent feature in the immediate landscape, with its stone construction contrasting with the predominantly low-rise development and also being located at the junction of two main roads. However, the loss of the spire has impacted upon the ability to appreciate this church from further away (see Plate 10 and 11). There are some kinetic views of the church from the surrounding landscape, but this is limited to views of the tower. The low wall combined with sparsely spaced trees around the church and its graveyard emphasises the open, communal nature of the church and this reinforces the relationship with the surrounding townscape; this immediate setting makes a positive contribution to the significance of the Church.

#### *4.3 Potential Impact of the Proposed Land Allocation*

No areas within the Site are considered particularly sensitive to development in connection with the Church. The church has been designed to be open and

communal with its low wall, however kinetic views can be appreciated of the Church within the developed landscape. Inappropriate development could still have an impact on the significance on the Church. There could also be temporary impacts such as the increase in traffic during development as well as noise, dust and vibration from ongoing works nearby. As well as the final development itself, there is also the possibility of increased traffic and therefore noise once completed.

#### *4.3.1 Measures to Reduce/Remove Harm*

- Ensure development overall is not visually dominant. It should still allow for the appreciation of kinetic views of the Church across the landscape.
- Considerations of plan and design. Again, this is to allow appreciation of the Church in kinetic views; the plan and design of any development should also reflect the density and massing of the townscape currently.
- Ensure key views are not impacted. The Church can be best appreciated visually from the area around the Thorley Lane/Ridgeway Road junction and any alterations to the current road layout could impact on this visual appreciation



#### 4.4 Plates



*Plate 10 Looking north-west towards the Church, which can be appreciated in kinetic views. However the loss of the spire does impact upon this appreciation*



*Plate 11 Looking west along Ridgeway Road towards the Church; only the tower can be visually appreciated from further away*



*Plate 12 Christ Church, pictured in the 1850s before its extensions were completed. This view is taken from around the junction of Thorley Lane and Ridgeway Road and forms a key view today, being the location from where the Church can be best visually appreciated.*

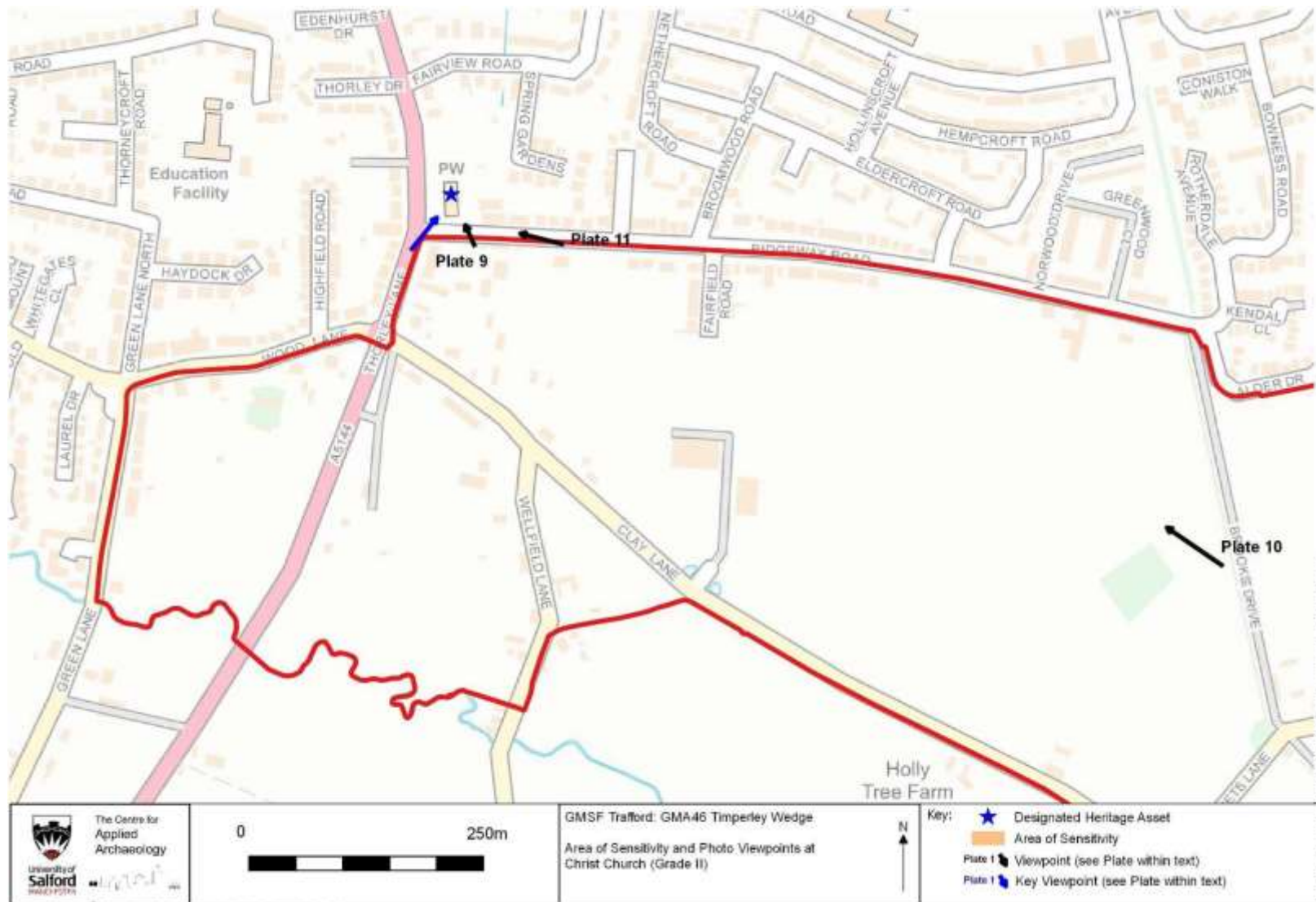


Figure 3 Photograph viewpoints for Christ Church

## ***5. Other Designated Heritage Assets***

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### *5.1 Introduction*

The following considers the significance of the Grade II listed buildings at Newall Green Farm and Rose Cottage which are within 250m of the Site. However following an assessment of significance and the proposed impact of the allocation, none of the Site is deemed to be sensitive in relation to these designated heritage assets. However considerations of other temporary effects and the overall plan and design still need to be factored in.

### *5.2 Newall Green Farm (Grade II x 3; HA6-8)*

#### *5.2.1 Description*

Newall Green Farm consists of a yeoman farmhouse and two outbuildings, with the farmhouse being the oldest element. A datestone of 1594 survives, though this is likely to be inaccurate (UMAU 2009) and the building is probably late 17<sup>th</sup> century. It is constructed of handmade red brick, with sandstone quoins, slate roof and has an E-shaped plan. To the north is a probable two storey cart house and stable, mid-18<sup>th</sup> century in date and also constructed of handmade red brick with a slate roof and rectangular plan. To the north-east is an 18<sup>th</sup> century barn and shippon, built on an L-shaped plan and also constructed of handmade red brick. All three buildings are Grade II listed and after the complex was affected by fire in 2014, it was converted into residential use.





Plate 13 Newall Green Farmhouse

### 5.2.2 Significance

#### *Plate 13 Newall Green Farmhouse*

Newall Green Farm derives its significance from a number of values including:

- Historical – the complex has illustrative value, representing the evolution of a farm complex from the 17<sup>th</sup>-19<sup>th</sup> centuries.
- Aesthetic – it has fortuitous value as an organically developed complex. Although the buildings are functional in design, the farmhouse has attractive architectural detailing such as the stone quoins and oriel windows.

#### **5.2.2.1 Contribution of Setting to Significance**

The surrounding landscape is relatively flat and open westwards, though hedges, trees and the nature of the winding roads to the south interrupt any views. However along the eastern side, the once agricultural landscape has been densely developed with low rise housing. Although the hospital and school to the north are higher rise, the boundary treatments further north screen the farm from these buildings. Therefore only the landscape to the west and south-west of the former farm make a positive contribution to the significance of the heritage assets.



### *5.2.3 Potential Impact of the Proposed Land Allocation*

There are no areas within the Site that are considered to impact upon the significance of Newall Green Farm. The dense screening along Fairywell Brook and Whitecarr Lane help block any views and there does not appear to have been any historical-functional link between the farm and this area.

#### **5.2.3.1 Measures to Reduce/Remove Harm**

Although Newall Green Farm does not fall within the Site, its significance and the contribution of its setting to this is recognised and mitigation measures are proposed to reduce the effect of any proposed development. These include:

- Retention of screening along Fairywell Brook and Whitecarr Lane
- Avoidance of visually dominant development

### *5.3 Rose Cottage (Grade II; HA9)*

#### *5.3.1 Description*

Rose Cottage dates to the 17<sup>th</sup> century and is constructed of handmade brick with a thatched roof. It has a 3-unit baffle entry plan with 2 storeys.



*Plate 14 Rose Cottage pictured in 2001 © Russ Hill, Historic England Archive*

#### *5.3.2 Significance*

Rose Cottage derives its significance from a number of values:

- Historical – illustrative value of Post-Medieval vernacular architecture
- Aesthetic – fortuitous value as well as an unusual survival of a thatched roof

#### **5.3.2.1 Contribution of Setting to Significance**

Rose Cottage sits within a small fragment of green landscape, however its originally rural setting is long lost. It is heavily screened from its surrounding landscape by trees and the construction of the M56 and the expansion of Manchester Airport have had detrimental impacts on its overall setting. Whilst the immediate surroundings make a positive contribution to the setting, the wider landscape has had a negative impact.

#### *5.3.3 Potential Impact of the Proposed Land Allocation*

The Site is not considered to contain any areas that are sensitive to development regarding any impact on Rose Cottage as its setting has been severely eroded. It already has dense screening along its boundary and there is further screening along the edges of the M56 motorway. Therefore any development should not impact upon the significance of Rose Cottage.

## ***6. Undesignated Heritage Assets***

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### *6.1 Introduction*

The assessment has identified a number of undesignated built heritage assets (see Figure 1 and Table 2) within the Site. The built heritage ranges in date, from at least the mid-18<sup>th</sup> century onwards and mostly consists of farm complexes, cottages and small rows of terraces reflecting the rural landscape and general lack of development prior to the 20<sup>th</sup> century. There is potential for a number of the farm complexes to have earlier origins, whether concealed within the building fabric or surviving below ground as archaeological remains.

For the assessments on the undesignated built heritage, their significance is considered, as well as their setting and its contribution. The potential effect of any proposed development is then considered alongside any mitigation and opportunities for enhancement. For the purposes of the assessment, they have been split into different themes based on location (including the HECA analysis) and common landscape traits. These have been split under the following headings: South of Timperley (covering HECA4 and 6), Dispersed Farm Complexes and Residential Cottages.

### *6.2 South of Timperley*

#### *6.2.1 Introduction*

The built heritage of this area consists predominantly of early and later 19<sup>th</sup> century cottages and terraces, which reflect an early development of this landscape. Despite later infill development of nurseries and early 20<sup>th</sup> century housing, this area is different in character to the wider developed area of Timperley to the north. It forms a transition area between the densely developed, low-rise 20<sup>th</sup> century housing of Timperley and the open, rural landscape to the east and south-east.

#### *6.2.2 The Built Heritage Assets*

##### **6.2.2.1 8-20 Ridgeway Road (HECA6; HA27)**

A range of early to late 19<sup>th</sup> century cottages, handmade brick with numbers 8 and 20 rendered. Numbers 14 and 16 are the earliest cottages which are slightly set back from the road. These have small yards and modern porches. Numbers 12 and 18

were added in the late 19<sup>th</sup> century, as were 8-10 and 20 with the latter properties standing detached. This range is of local significance.

The properties are surrounded by low rise, high density early 20<sup>th</sup> century residential development, as well as nursery complexes. The setting therefore does not contribute to the significance of these buildings.



*Plate 15 8-20 Ridgeway Road*

#### **6.2.2.2 Laurel House/Branksome (HECA4; HA34)**

A late 19<sup>th</sup> century detached villa, now in use as a Masonic Lodge. It was extended during the later 20<sup>th</sup> century and a similar style symmetrical building was constructed in 1984. The original villa is constructed from machine made brick. The fenestration is modern but sympathetic in most part with paned sash windows and a doorway set within an architrave. Other architectural detailing includes the use of stone string courses (Donald Insall Associates 2019). A planning application has been lodged to demolish the existing buildings and redevelop the site (decision granted Mar 2020 – 98823/FUL/19). Local significance.

The addition of later extensions and the hard landscaping for car parking has eroded the setting. It does not have a wider historical connection with the landscape beyond its defined plot. The setting therefore does not contribute to the significance of the

building.



*Plate 16 Laurel House (the original property is to the rear)*

#### **6.2.23 South View (HECA4; HA35)**

Late 19<sup>th</sup> century terraced housing with slate roof and gable end chimneys, constructed in brick. Later 20<sup>th</sup> century extensions have been added to either side of the properties. Local significance.

The setting has been eroded with the addition of early 20<sup>th</sup> century nurseries, however this character is partly preserved through the hedgerow lined roads and tree cover. The setting does not contribute to the significance of South View.

#### **6.2.2.4 Clay Lane Cottages (HECA4; HA36)**

A row of late 19<sup>th</sup> century cottages; all but two of which have Flemish bond brick and modern porches. Single dwelling (now two cottages) at the north-west end is lower in height and is constructed in English Garden Wall bond. Fenestration across the row consists of modern sixteen-pane sash windows on the upper and lower levels, with the exception of one which has a modern bay window. Each house has a narrow lawned garden, sloping down to a low wall and most of these appear to be original. High local significance.





*Plate 17 Clay Lane Cottages*

The setting has been eroded with the addition of early 20<sup>th</sup> century nurseries and wider development of the landscape. However the preservation of the gardens and the low garden walls contributes to the significance; the wider landscape does not.

#### **6.2.2.5 2-4 Wellfield Lane (HECA4; HA37)**

Two late 19<sup>th</sup> century attached cottages with later alterations and extensions. Only the central portion seems to be original with Flemish bond brick, modern but sympathetic fenestration and awning. Extensions same height and one is also in Flemish bond. Local significance.

The wider setting has remained undeveloped and the properties are screened to an extent from the road to the east, however the landscape opens up to the west and remains undeveloped. The setting makes a positive contribution to the significance of the buildings.

#### **6.2.2.6 Cambridge House (HECA4; HA37)**

A late 19<sup>th</sup> century detached brick-built house with slate roof and gable end chimneys. Modern fenestration. Local significance.

The wider setting has remained undeveloped and the properties are screened to an

extent from the road to the east, however the landscape opens up to the west and remains undeveloped. The setting makes a positive contribution to the significance of the buildings.

#### **6.2.2.7 Oak Cottage (HECA4; HA48)**

Late 19<sup>th</sup> century cottage with significant alterations and extensions. It is built in Flemish bond brick with a slate roof and gable end chimney. The fenestration is modern but sympathetic and has multi-pane windows. There is also a small enclosed yard to the front with low garden wall and cast-iron railings. Local significance.

The wider setting has generally remained rural, although there is some development to the west and the property has open views to the south, although these are interrupted by other small residential plots further along Wellfield Lane. The views are closed on other sides and screened by vegetation cover; overall the setting makes a positive contribution.

#### *6.2.3 Potential Impact of the Proposed Land Allocation*

The built heritage within this area is generally of local significance, with the exception of the Clay Lane cottages which are high local significance. Although the setting does contribute to the significance of those properties identified along Wellfield Lane (2-4 Wellfield Lane, Cambridge House and Oak Cottage), elsewhere it does not. There are vestiges of rural character within this area but there has also been infill development from the early 20<sup>th</sup> century onwards. Provided mitigation measures are employed, the proposed allocation is not thought to impact upon the significance of the heritage assets identified.

#### *6.2.4 Measures to Reduce/Remove Harm*

- Ensure development is not visually dominant. Development overall across this area is low rise and residential in nature and surrounding development should reflect this
- Maintain hedgerows. Hedgerows form a part of the green infrastructure and should be protected.
- Considerations of plan and design. In recognition of this area as a 'transition zone' between the rural landscape and the densely developed suburb of Timperley, the design should consider the incorporation of green space, use of materials to reflect the vernacular architecture, height and boundary

treatments

## *6.3 Dispersed Farm Complexes*

### *6.3.1 Introduction*

There are several standalone farm complexes across the landscape that appear to originate from the Post-Medieval period onwards, although the built heritage appears to date from the mid-18<sup>th</sup> century onwards.

### *6.3.2 The Built Heritage Assets*

#### **6.3.2.1 Manor Farm (HECA9; HA21)**

This is a multi-phase farm complex and the earliest buildings appear to be late 18<sup>th</sup> or early 19<sup>th</sup> century in date, although the name implies earlier origins. The farmhouse may be late 18<sup>th</sup> century in origin, as old photographs appear to show mullioned windows with white painted brick with a late 19<sup>th</sup> century extension to the south, also of brick. The building appears to be heavily modified and some windows have been blocked. The Barn is also late 18<sup>th</sup>/early 19<sup>th</sup> century with a later, lower extensions to the south. The original part has ventilation holes arranged in diamond and distinctive hourglass honeycomb patterns within the northern elevation. There are also typical oculus openings and the original entrance has been blocked. High Local significance.

The farm has been divorced from a rural setting and is no longer in agricultural use. Large areas to the south and west are now used for car parking and the landscape to the south is now in use as sports pitches, although a sense of openness is still maintained across this area. The landscape is also heavily developed to the north, therefore the setting makes a minor positive contribution to the significance of Manor Farm.



*Plate 18 Manor Farm pictured in 1910. The mullion-style windows indicate an 18th century date for this building  
© Trafford Council*



*Plate 19 Barn complex at Manor Farm*

#### **6.3.2.2 Ash Farm (HECA13; HA23)**

Most of the complex is later 20<sup>th</sup> and early 21<sup>st</sup> century in date. Only one building is of historic significance and it is a possible early 19<sup>th</sup> century brick-built farmhouse with a later 20<sup>th</sup> century extension. The house still retains an original boundary wall with

railings and stone gateposts. Local significance.

The farm is surrounded on its western, southern and eastern sides by agricultural land although it is screened heavily within its immediate surroundings. There are modern agricultural sheds to the south and later buildings to the east, which appear to be used for residential purposes. The area to the north has been densely developed for housing purposes, but the rest of the landscape makes a positive contribution to the significance of the farm.

### **6.3.2.3 Clay House Farm (HECA13; HA24)**

Farm complex, which may date back to the Post-Medieval period, however only the farmhouse and accompanying barn are of historic interest. The farmhouse appears to be late 19<sup>th</sup> century in date, having replaced an earlier small building. It is of two storeys, brick built with two ridge chimneys and slate roof; it has been rendered at some stage which obscures any further architectural details. There is awning to the front and older fenestration with four pane windows, frames painted green and shutters and there is a later extension to the rear. The barn is a two-storey, long building and one bay wide. The small openings could indicate an early-mid 18<sup>th</sup> century date, however this building has also been rendered/painted in white, obscuring any further details. High Local significance.

The farm complex sits within its own land parcel which has been screened off from the surrounding landscape, which is still in agricultural use. There are a number of later 20<sup>th</sup> century buildings to the east and south of the historic elements. The setting makes a positive contribution to the significance of the farm.





*Plate 20 The barn at Clay House Farm. The small windows indicate a mid-18th century, or earlier date for this building*

#### **6.3.2.4 Roaring Gate Farm (HECA17; HA26)**

This farm complex dates back to at least the Post-Medieval period, with a phase of rebuilding documented in 1664. However only two buildings are of historic interest. The first one is a heavily modified and extended, predominantly early 19<sup>th</sup> century brick-built farmhouse with a slate roof but with few architectural embellishments. The second building is a late 19<sup>th</sup> century barn, with slate roof and which has been heavily modified. Local significance.

The farm now sits within a land parcel, which has been screened with trees from the surrounding agricultural landscape. Part of the land to the north-east has been turned into a car parking area and the buildings are no longer in agricultural use. The setting makes a minor positive contribution to the significance of the farm.

#### **6.3.2.5 Holly Tree Farm (HECA12; HA47)**

Probable early 19<sup>th</sup> century farmhouse, now rendered, obscuring any original details. A late 19<sup>th</sup> century brick barn stands to the rear however both underwent extensive renovations in 2001 (the roof, for example, was completely replaced on the cottage). A range of buildings which stood to the north-west are long demolished. Local

significance

The setting remains predominantly rural although the reorganisation of the landscape to the north to create sports pitches has reduced this legibility to an extent. There are also open views across the rural landscape to the south-west, which makes a positive contribution to the significance of the farm.

### *6.3.3 Potential Impact of the Proposed Land Allocation*

The identified farm complexes are of local to high local significance. In terms of the relationship these historic farm complexes have with their wider landscapes, only Clay House and Ash Farm incorporate working farms today. The rest appear to be converted into other uses, whether residential and/or other business related. For those that are working farms, the setting of the historic elements of these complexes have been eroded by later 20<sup>th</sup> century additions. Many sit alongside narrow country lanes, which have maintained their character and contribute to the agricultural nature of the wider landscape. Their wider agricultural setting is still well-preserved and makes a positive contribution to their significance. Any development could still have an impact on the legibility of understanding this relationship.

### *6.3.4 Measures to Reduce/Remove Harm*

- Ensure development is not visually dominant. Development overall across this area is low rise and residential in nature and surrounding development should reflect this.
- Maintain hedgerows. Hedgerows form a part of the green infrastructure and should be protected.
- Considerations of plan and design. As the complexes have had their settings eroded, landscape buffer zones should be considered. Also, to preserve a sense of legibility to the rural nature of the landscape, green space should be incorporated, and consideration should be given to the overall height and density of development as well as transitions from the open landscape to the edge of development.

## *6.4 Residential Cottages*

### *6.4.1 Introduction*

There are also a small number of residential cottages scattered across the landscape, which date from the late 18<sup>th</sup>/early 19<sup>th</sup> century onwards.

## *6.4.2 The Built Heritage Assets*

### **6.4.2.1 Davenport Green Cottage (HECA11; HA28)**

Late 18<sup>th</sup>/early 19<sup>th</sup> century cottage with significant alterations and extensions. The building has been rendered, which means any architectural details are obscured, however is likely built of brick. There is a small separate cottage to the north-west which may be contemporary in date. Local significance.

Originally only this cottage and Rose Cottage stood along Shay Lane, however there has been linear development along the northern side of the road with low rise, detached properties. The wider rural landscape is still preserved and there is group value with Rose Cottage, Davenport Green Farm and the Hall. These elements form a historic core, alongside the deer park and the moated site/farm at Buttery House, therefore the setting makes a positive contribution to the significance of the Cottage.

### **6.4.2.2 Rose Cottage (HECA11; HA29)**

Late 18<sup>th</sup> century cottage, with a slate roof and small single storey contemporary extension. Photographs taken for a magazine feature in the 1960s show an original large stone-built fireplace. There are later 20<sup>th</sup> century extensions to the rear and it has modern but sympathetic fenestration. High local significance.

Originally only this and Davenport Green Cottage stood along Shay Lane, however there has been linear development along the northern side of the road with low rise, detached properties. The wider rural landscape is still preserved and there is group value with Rose Cottage, Davenport Green Farm and the Hall. These elements form a historic core, alongside the deer park and the moated site/farm at Buttery House, therefore the setting makes a positive contribution to the significance of the Cottage.



*Plate 21 Rose Cottage*

#### **6.4.2.3 Dobbinetts (HECA17; HA38)**

Late 19<sup>th</sup> century detached brick house with slate roof. Architectural details include bay window and original fascia. The building currently is currently empty and derelict.

The setting is predominantly rural, with some contemporary development to the east however there has been a large number of later 20<sup>th</sup> century, single storey shed structures to the rear of the building which detract from the significance of the house. The setting therefore makes a minor positive contribution to the significance of the building.

#### **6.4.2.4 Model Cottages (HECA10; HA39)**

Two late 19<sup>th</sup> century attached cottages with attractive architectural detailing including alternating bands of machine made red and blue engineering brick. Decorative fascia with quatrefoil detailing and stone detailing around the fenestration. Later extension to one cottage but done sympathetically with red and blue brick detailing. The history of these buildings is obscure however the name implies that they may have been built at the request of William Cunliffe Brooks. They may represent an attempt to develop the area, as had been done with detached villas

further north towards Brooklands, but with smaller affordable properties. High local significance.



*Plate 22 Model Cottages*

The setting is predominantly rural and has had very little development; the cottages face onto Brooks Drive which is well preserved here and is a prominent building within the immediate landscape. The unusual design can be appreciated from the junction of Dobbinetts Lane and Brooks Drive. The setting makes a positive contribution to the significance of the cottages.

#### **6.4.2.5 Tyleyard Cottage (HECA17; HA49)**

A small cottage to south of Roaring Gate Farm is shown in this location on late 19<sup>th</sup> century mapping onwards, however the current building appears to be early 20<sup>th</sup> century in date. The building has a slate roof, however the brickwork has been rendered obscuring any architectural details. Negligible significance.

The setting is predominantly rural, although much of the land to the east and south of the cottage is unused pasture and views are interrupted across here due to the vegetation cover. There are open views across the landscape to the west. The setting makes a positive contribution to the significance of the cottage.



#### *6.4.3 Potential Impact of the Proposed Land Allocation*

The cottages have been assessed as local to high local significance and as the settings have been eroded, the proposed land allocation is not thought to impact upon the significance of these. However mitigation measures are still proposed to ensure that any development is proportionate and appropriate. The exceptions to this are the Model Cottages, where the setting makes a positive contribution and proposed development is likely to impact upon the significance.

#### *6.4.4 Measures to Reduce/Remove Harm*

- Maintain hedgerows. Hedgerows form a part of the green infrastructure and should be protected where appropriate.
- Considerations of plan and design. As the cottages have had their settings eroded, landscape buffer zones should be considered. Also, to preserve a sense of legibility to the rural nature of the landscape, green space should be incorporated, and consideration should be given to the overall height and density of development as well as transitions from the open landscape to the edge of development.