

## 5.11 T. Boughton Hall

### Character Area Assessment

#### Location

This Character Area directly corresponds with the Boughton Hall conservation area. Lying to the north of Christleton Road in Boughton the area is focused on the Grade II listed Boughton Hall and its grounds, and also includes the adjacent streets of Filkins Lane and Chapel Lane

This is a small area and it has been analysed and recorded as a single sub-area.



*Boughton Hall*

#### Historical Development

Boughton Hall has existed since at the least the early seventeenth-century. For much of its history it was owned by the Currie family. The Hall has surviving elements dating from the seventeenth century. The fireplace in the entrance is dated 1655 and possibly records the rebuilding of the Hall after a fire in 1643. Boughton Hall is now much altered and includes eighteenth and nineteenth century additions, which are also significant, and some later twentieth century alterations. Between 1945 and 1982 Boughton Hall was used as a Dr Barnado children's home. From then until 2000 it was used in partnership with Cheshire Social Services for children involved in youth justice proceedings. In 2009 the Hall opened as a luxury retirement home.



*Boughton Hall when in use as a Barnado's Home*

The Hall is located within what was previously the village of Nether Broughton. The whole village suffered the same fate as Boughton Hall during the Civil War. The Chester garrison turned the inhabitants out of their homes and razed the entire village to the ground after their buildings were used to provide cover for Parliamentary forces.

# Location Plan T. Boughton Hall

Figure 5.1.1



**Key**  
Sub Areas

CHESTER CHARACTERISATION STUDY  
Location Plan  
Scale: NTS  
Reviewed by: AC  
Job: 5363  
Drawing: CA021  
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Boughton Lodge, a largely seventeenth and eighteenth century building; and the Manor House, which is early early eighteenth century, remain today; ensuring that the ancient core of Great Boughton is still visible. Boughton Lodge, in particular, had a strong connection with the development of the community. The Rev Philip Oliver (1763-1800) retired to Boughton Lodge, which had been the residence of his widowed mother. From the parlour he started a religious movement; he prayed with his neighbours and expanded on the scriptures. As his congregation grew, he converted the coach house (no longer surviving) into a place of worship which became known as Oliver's Chapel. When the estate changed hands, it was bought by Captain Currie of Boughton Hall who became annoyed at the tolling of the bell and gave notice to quit. However, Chapel Lane provides us with this a reminder of the Reverend Oliver and his non-conformist chapel.

The 1849 Tithe Map of the township of Great Boughton roughly depicts these buildings as well as several others congregating around the junctions of Filkins lane, Chapel Lane and Christleton road, forming the core of the township.

By this time, the economy of Great Boughton had already become well established. Kelly's Directory records, in 1857, that there were twelve market gardeners in Great Boughton and this figure rises throughout the remainder of the century, peaking in 1892 at twenty-two. The first edition OS map in 1875 shows numerous cherry groves and orchards that surround the village. These past land uses are reflected in the names that still exist in and around the conservation area: Cherry Terrace, Cherry Road, Cherry Grove Road and Orchard Court.

However, by the time of the second edition OS map in 1899, only a few orchards remained. By 1911, the whole area was largely surrounded by the residential expansion of Chester, with no surviving evidence of cherry groves or orchards. The area since has experienced residential and

commercial infill, although the boundary of Boughton Hall has remained remarkably constant.

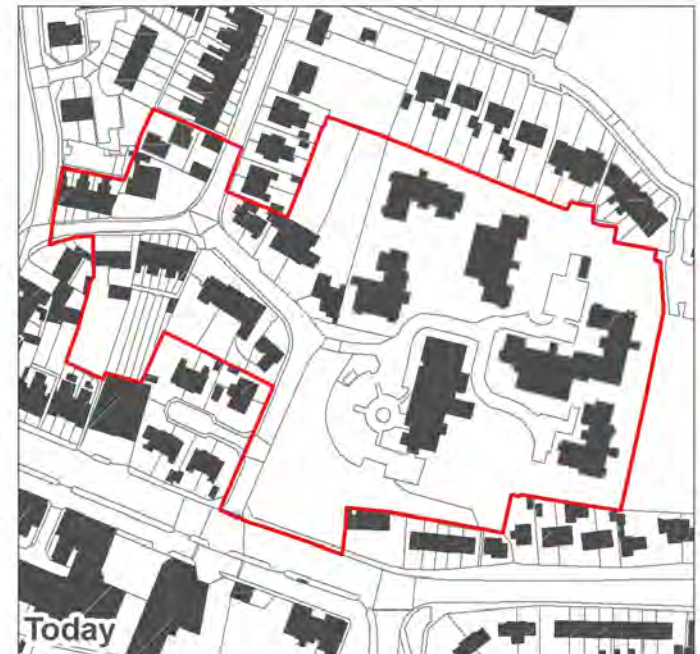
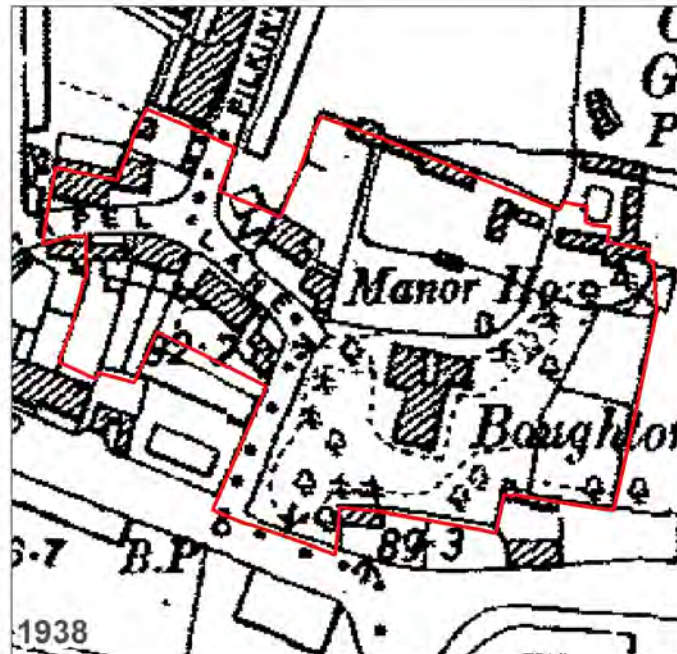
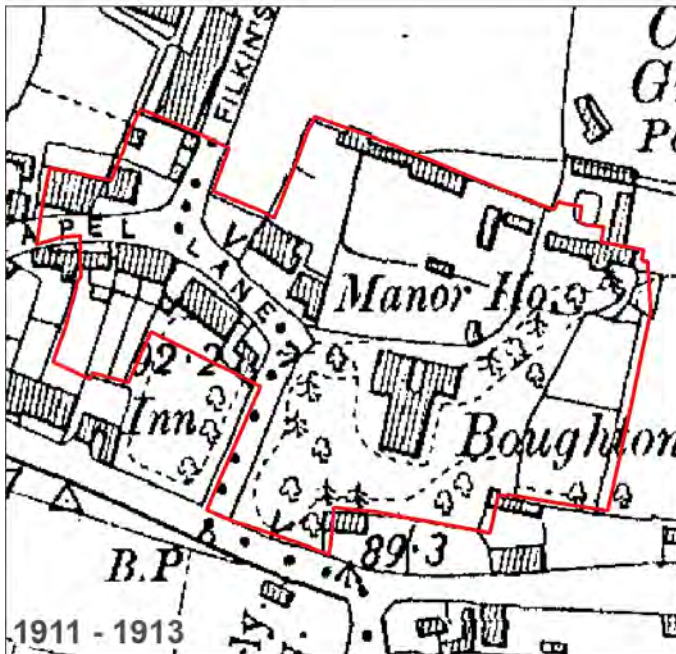
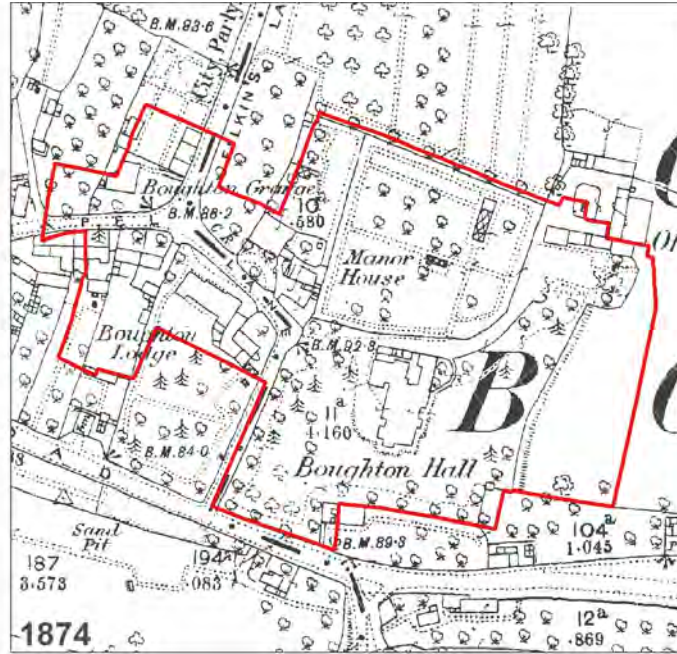


*Original seventeenth century entrance of Boughton Hall*



# Historical Development T. Boughton Hall

Figure 5.1.2





## Land-uses

The function of the area is almost wholly residential, including the retirement community at Boughton Hall and the houses on surrounding streets. The only exception is 33 Filkins Lane (possibly a former outbuilding of the Hall), which is now in use as a health and fitness studio.

## Urban Form

The urban form today is a survival of the original village form, with irregular winding streets and an organic, piecemeal built form resulting from development over several centuries. This is distinct from the surrounding development of later eras and plays a large role in defining this area as one with a distinct and historic character.

The natural focus of this street form is the Y-shaped junction of Filkin's Lane and Chapel Lane, which is marked by a cast iron sewer vent from the late nineteenth century. This structure is Grade II listed, it is nine metres high and topped with an ornate weather vane.



*Junction of Filkin's Lane and Chapel Lane with listed sewer vent*

Within this street framework the character is marked by a variety of building forms. These include Victorian terraced cottages that are built in short runs in a linear form to larger Georgian and earlier houses set back from the road within their own plots and Boughton Hall itself that sits within generous grounds. All of these buildings are two storeys. The only exception to this is a series of new apartment blocks that have recently been constructed in the grounds of Boughton Hall. These are three storeys in height but otherwise attempt to replicate the plan form of Boughton Hall.



*The same junction seen from the west (and Boughton Lodge)*

The road layout, comprising short straight sections with oblique turns, gives rise to several interesting views. These include the aforementioned sewer vent, which is seen from three directions; and the interesting Art Deco building on Christleton Road housing Bonham's auction house, seen looking south from Filkins Lane. This building was originally designed as a cinema but never opened for this use.

**Urban Form**  
**T. Boughton Hall**

Figure 5.1.3



**Key**  
Sub Areas

## Setting of Boughton Hall

The setting of the Hall has changed considerably over the years. Historically an important part of the character has been the positioning of the single large, dominant building within its own landscaped grounds. This character has changed now that six large apartment blocks have been constructed within the grounds (at the time of writing three are complete and three are on site). Each of these new buildings is taller than Boughton Hall so that it is no longer the dominant building on the site.



*New apartment blocks adjacent to Boughton Hall*

Nonetheless, the view from the entrance of the grounds to the Hall is unobstructed. The boundary wall is also retained and the entrance to the grounds itself retains their integrity. The landscaped gardens in front of the Hall have been recently improved and are attractive. The provision of car parking here has been sensitively designed and does not dominate the setting.

Boughton Hall itself has been much altered and much of the building is now a modern extension. This extension has been designed in a plain

Georgian-pastiche style and is separate from the listed building by a glazed link. Significantly, the plan form of the building is now different to its historic form. However, the most important element - the seventeenth century entrance block, remains and the important Georgian frontage also survives in good order.



*Landscaping in front of Boughton Hall*

Finding new uses for large listed buildings such as Boughton Hall is difficult. New extensions and enabling development is often required in order to ensure the long-term future of the significant heritage assets.



## Townscape Character

The buildings in the area generally represent domestic semi-rural architecture from a variety of eras (with the obvious exception of the manor house style of Boughton Hall). This principally comprises the styles of housing as set out below.

Victorian workers cottages, in terrace form, provide the dominant housing form in the western part of the area - on Chapel Lane. This is typical two-storey brick terraced accommodation with traditionally pitched slate roofs. Some of these houses have hexagonal bays with slate roofs. They also have a distinctive brick string course and indented cornice. The straight linear frontage of these terraces forms an interesting relationship with the curving street form and allows for planting to the street frontage.

In the central part of the area the two listed buildings: Manor House and Boughton Lodge represent an older and more impressive form of development. They are principally Georgian in appearance but have elements dating from the early eighteenth (Manor House) and seventeenth and even sixteenth centuries (Boughton Lodge). These buildings are now sub-divided into smaller units and sit within their own plots, set back from the street. Both buildings are in white render and have multi-paned sash windows and other details, typically painted black. These two buildings, directly opposite one another, play an important role in defining the character of the area. Boughton Hall, as described earlier, dates from the seventeenth century and has important survivals from this period alongside a more extensive Georgian frontage. No. 33 Filkins Lane is probably a nineteenth century building that was associated with the Hall, possibly a gatehouse. It has had some modern alterations and now half painted in cream but it does retain an original and distinctive lantern tower.

There are a number of other Georgian style buildings in the area. 179 Christleton Road, lying adjacent to Boughton Hall is an attractive building with an interesting detailed timber porch and typical Georgian features. The house, and its garden, are currently in poor condition but it has recently been spot-listed. 36 Chapel Lane is a modest-sized typical Georgian house in good condition. 56 Filkins Lane appears to be a Georgian house with later alterations. Its higher boundary treatment contrasts with the openness of the adjacent Victorian terraces.



*Victorian terraces on Chapel Street*



*36 Chapel Street - a typical Georgian house*



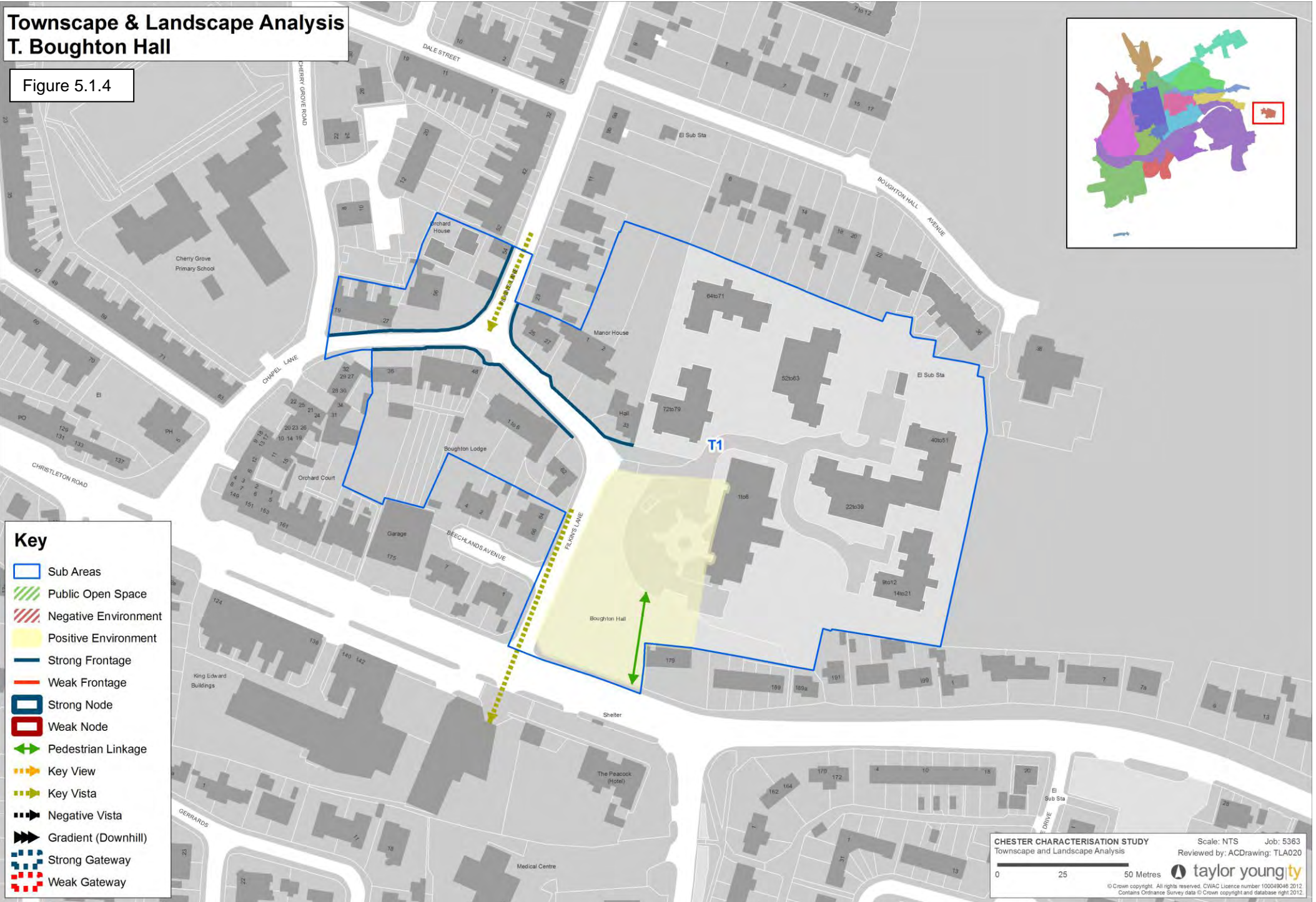
T. Boughton Hall: Typical Materials and Details





# Townscape & Landscape Analysis T. Boughton Hall

Figure 5.1.4



## Key

-  Sub Areas
-  Public Open Space
-  Negative Environment
-  Positive Environment
-  Strong Frontage
-  Weak Frontage
-  Strong Node
-  Weak Node
-  Pedestrian Linkage
-  Key View
-  Key Vista
-  Negative Vista
-  Gradient (Downhill)
-  Strong Gateway
-  Weak Gateway



## Landscape Character

Landscape is an important element of the character of this area. Most properties are set back from the street, allowing planting within the private curtilage that plays an important role in the streetscene (although much of it could be better maintained). Boundary treatments are typically low walls and hedges. The curving street form and set-back nature of development allows this planting to play an important role in defining the streetscene.



*Plentiful planting defines the streetscene*

The survival of long, thin plots behind terraces, presumably for growing food, is an important and distinctive characteristic. These are located behind the properties on Chapel Terrace and accessed by a narrow lane.

Boundary treatments are a significant and distinctive feature of the area. Most of the buildings have small to medium height walls in stone or brick, sometimes with sandstone coping stones. Stone piers are important features of several properties. Sometimes these walls may be earlier survivals than the buildings they bound, notably at 54 Filkins Lane where

a stone wall has been incorporated within the elevation of a later building.



*54 Filkins Lane: note incorporated wall*

The landscaping in the grounds of Boughton Hall also plays an important role, particularly that on the Filkins Lane frontage. This includes many mature trees, which filter views to the Hall but provide a pleasant green setting to the character area. Its stone boundary wall is a distinct feature, particularly on Christleton Road where it is higher.



*Mature trees on the frontage to Boughton Hall*

## Designated Heritage Assets

All of this Character Area is within the Boughton Hall Conservation Area. There are five Grade II listed buildings, as summarised below. There are no Article 4 Directions or other heritage designations in the area.

- **Boughton Hall** (Grade II, 17th century to 20th century)



- **Boughton Lodge** (Grade II, late 16th century to early 19th century)



- **Manor House** (Grade II, early 18th century, altered c1800)



- **Sewer Vent** (Grade II, late 19th)





- **179 Christleton Road** (Grade II, 18th century) - spot listed recently



### Buildings and Structures of Townscape Merit

Four un-listed Buildings of Townscape Merit have been identified in the area.

- **T1a: 33 Filkins Lane** – altered but still historically significant building at the entrance to Boughton Hall.



- **T1b: 56 Filkins Lane** – Georgian house, altered but significant.



- **T1c: Chapel Terrace** – simple cottages from 1870, principally included for the historic long, thin garden plots to the rear.



- **T1d: 36 Chapel Lane** – a three-storey Georgian townhouse in very good condition.



### Key Detractors

No key detractors have been identified in the area.

### Summary: Character Assessment

In summary, the character assessment for the sub-areas is as follows:

- **T1. Boughton Hall: Positive**

### Character Statement

*"An interesting area within the suburban environment; the character area shows the survival of the earlier village of Nether Boughton. Focused on the former country house and its grounds but also including several important buildings dating from the 17th century. This is an area that has incorporated gradual change over the centuries and displays its rich history today."*

### Management and Policy Recommendations

The character of the area remains strong today. There have been alterations and unsympathetic development over the years but this does not detract from the overall character of the area. No Article 4 Directions have been applied but they may be worth considering to protect the Buildings of Merit described above, which remain in good order and are worth protecting. 179 Christleton Road is obviously in need of major repairs and has recently been spot-listed.

### Capacity to Accommodate Change

The area has recently accommodated significant change in the form of the new residential development at Boughton Hall. There are few opportunities for further development. There is considerable land behind the listed Manor House and 33 Filkins Lane but this could not be accessed from the front without affecting these important buildings. There is also land behind 36 Chapel Lane which is equally difficult to access. The long thin growing plots behind Chapel Terrace should be retained and protected from development. There are a few post-war houses in the area that do not contribute to character and these could be redeveloped and replaced with buildings of higher design quality. Other older buildings that are unlisted and have not been identified as buildings of townscape merit could accommodate alterations if they are sensitive to the historic character of the area.

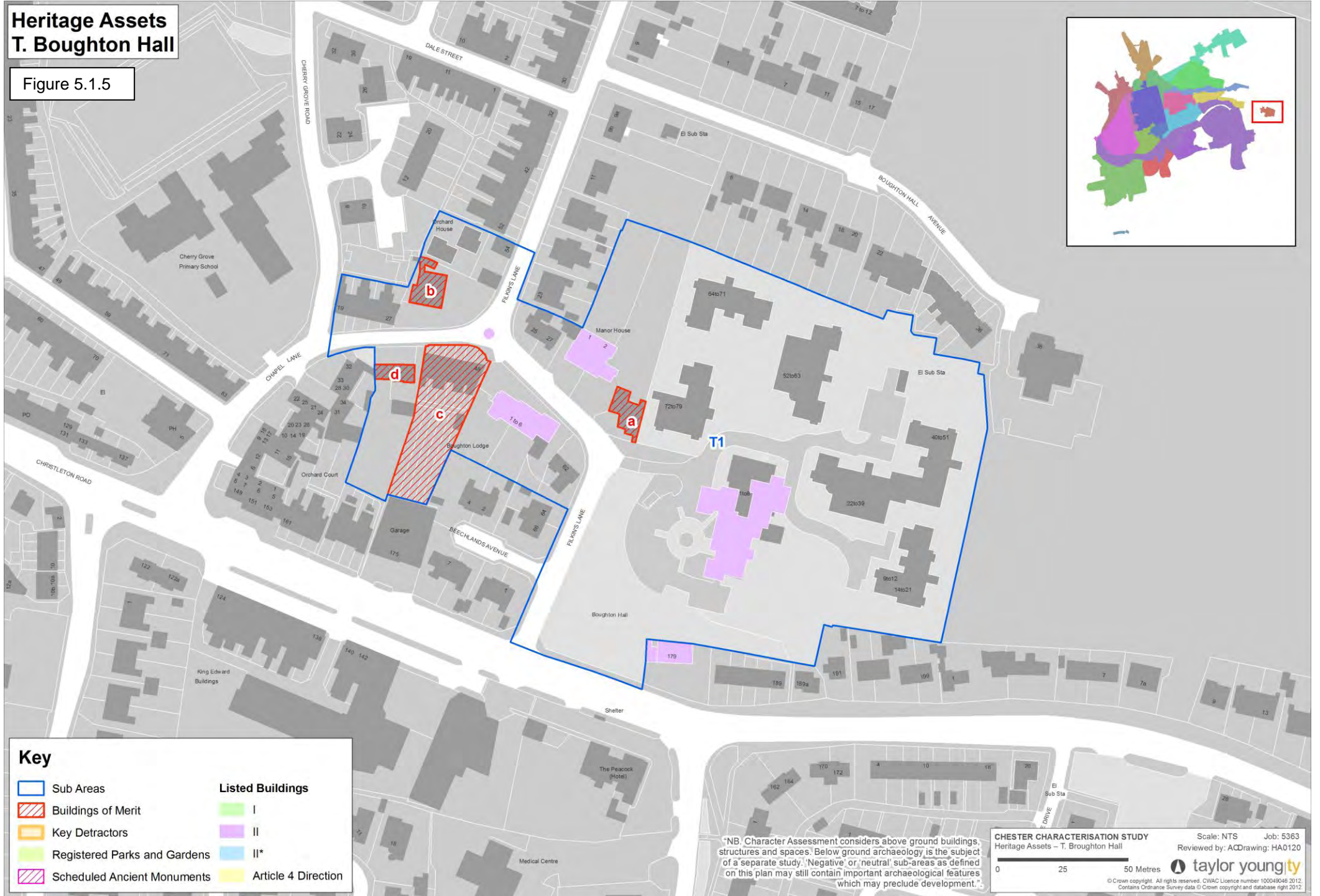
### Design Principles for New Development

If any of the rear gardens described above are developed then they should be accessed off roads other than Filkins Lane and Chapel Lane frontages within this area. Development must then be sensitive to the setting of listed buildings and the adjacent buildings of townscape merit, and of a form that would not dominate these buildings.



# Heritage Assets T. Boughton Hall

Figure 5.1.5



## Key


- |   |   |
|---|---|
|  Sub Areas                    |  I                   |
|  Buildings of Merit           |  II                  |
|  Key Detractors               |  II*                 |
|  Registered Parks and Gardens |  Article 4 Direction |
|  Scheduled Ancient Monuments  |   |

\*NB. Character Assessment considers above ground buildings, structures and spaces. Below ground archaeology is the subject of a separate study. 'Negative' or 'neutral' sub-areas as defined on this plan may still contain important archaeological features which may preclude development.

CHESTER CHARACTERISATION STUDY  
Heritage Assets – T. Boughton Hall

Scale: NTS Job: 5363  
Reviewed by: ACDrawing: HA0120

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# Character Assessment T. Boughton Hall

Figure 5.1.6

