



BARTON

CONSERVATION AREA APPRAISAL JANUARY 2008



Maps can be seen on the following link: www.chester.gov.uk/conservationareareview

BARTON CONSERVATION AREA APPRAISAL - JANUARY 2008

DESIGNATIONS

Conservation Area	First designated in 1973, alterations in 1996.
Listed Buildings	<ul style="list-style-type: none"> • <i>Barton Farmhouse (II), Barton Road (north side)</i> • <i>Higher Farmhouse (II), Barton Road (north side)</i> • <i>Millhey Farmhouse (II), Barton Road (north side)</i> • <i>Rose Farm (II), Barton Road (south side)</i> • <i>Rock Farmhouse (II), Barton Road (south side)</i> • <i>Stocks (II), Barton road (south side)</i> • <i>Cock of Barton Inn (II), Barton Road (south side)</i> • <i>Former farm building/cottage at Cock of Barton Inn (II), Barton Road (south side)</i>
Scheduled Monuments	None
Registered Parks and Gardens	None
Archaeological Priority	None
SSSI	None
Article 4 directions	None
Regulation 7 directions	None
Any other designations	
Area of Special County Value (ASCV)	None
Site of Biological Interest (SBI)	None
Site of Nature Conservation Value (SNCV)	None
Area of Nature Conservation Value (ANCV)	None
Other	None

HISTORIC DEVELOPMENT

Barton would mean “barley farm” in old English¹, as bertūn, bærtūn; tūn meaning initially enclosed piece of land, later enclosed settlement. Initially spelt *Berton*(1318) and *Barton* in 1597.

Barton is a small farming settlement of medieval origin that did not appear in the Domesday survey. Post Norman Conquest, it formed part of the Barton estate, most probably extinguished in the late 14th century².

It is built at the end of a sandstone spur, at the crossing of two important roads : the main Roman road joining Malpas to Chester and the former salt trail linking Nantwich

to Wales, a dog-leg lane linked both until a straight by-pass joined them in the late 1960's – i.e. the current A534.

Map evidence³ shows us that the core of the village has evolved mainly along the former north-south Roman road between the Cock-O'-Barton Inn down towards the northern edge of the conservation area. A smaller part developed around the eastern side of the spur, parallel to the Roman road and joining the former east-west salt route.

The development of Barton into the recognisable character of today occurred during the late 16th century and continued until the 20th century.

¹ J.Mc.N. Dodgson, *The place names of Cheshire*, part IV, p. 68, University Press, Cambridge, 1972.

² *The County Palatine of Chester*, Vol II part II, London, 1810, p.657

³ Burdett Map (1777), Tithe Map (1842), Ordnance Survey Map (1875, 1910, 1970), Cheshire Record Office, 9 Duke Street, Chester



Rock Farm frontage, Barton Road

KEY FEATURES OF THE CONSERVATION AREA

General:	strong rural influence
Topography:	built on a sloped sandstone spur 15 metres above the general level
Streetscape:	two main roads: one north-south Barton Road with a dog-leg lane extension of Barton road, on the eastern side, both joining A534 on the southern side of the conservation area and east-west section of A534
Settlement layout:	built along Barton road and its dog leg lane extension
Built environment re: residential units:	Detached and semi detached houses two storey high, pitched slated roofs, timber framed construction and brick built dating from late 16 th century until end of 20 th century
Building setting:	Detached and semi detached houses of varied dimensions, and varied set backs
Boundary treatment:	significant low to medium height dry sandstone walls and some brick walls bordering properties

Trees and hedgerows: High hedgerows bordering some properties along A534 and Barton road dog leg lane, some mature trees fronting properties, presence of verges on the eastern side of the conservation area

Historic floor surface: none

Open spaces: none

Other distinctive feature: important presence of sandstone outcrop within the conservation area

Change of conservation area boundaries: none

CHARACTER OF THE CONSERVATION AREA

Barton is a hamlet, built in a prominent position, at the end of a sandstone spur facing north and rising 15 metres above the general ground level. It is located 12 miles south of Chester and enjoys a strong rural character supported by its buildings and activities.

The limits of the village are well defined by the built form, providing definite points of entry. It is a compact village, yet not densely developed and the contrast between open areas and buildings is an important feature in defining the character of the village.

Its layout evolves along two sides: the former north-south roman road on the western side, i.e. Barton Road, leading to Coddington and a dog-leg lane extension of Barton road on the eastern side. Both join A534 on the southern side of the conservation area.

Each section enjoys a particular character:

- The western side, sloping down towards Coddington, includes the older part with a majority of farmstead, some residential houses and Cock O'Barton Inn ending Barton Road and looking down it. It is more compact, with houses abutting the road or with a small setback and performs as the settlement core. Most of the houses are raised above the road behind sandstone retaining walls of varying height and/or



sandstone outcrop.

- The eastern side, almost flat, is more spread out, with verges along the road and houses more generously set back. It contains more recent development with 2 semi-detached pre-war council houses respecting the layout of the historic core. The far eastern side includes more recent infill, with three detached houses that take into consideration Barton's typical streetscape.

Its rich historic and architectural character, recognised by the significant amount of listed buildings in the area, is most possibly due to its former strategic location at the crossing of two former important roads within the District as well as remaining in big family estates.

Most of the houses are detached, two storeys high, with pitched slated roofs. Their style is varied, containing a mixture of vernacular styles, stretching from late 16th century vernacular timber framed buildings up to 20th century suburban brick houses.

Between those two parts, along Barton road dog-leg lane, medium height dry sandstone walls borders both sides, with mature trees above the southern side with an open gap in the built environment that pleasantly highlights the rural character of the hamlet. Around the conservation area, open fields bordered by hedgerows and mature trees set the rural backdrop.

POSITIVE ELEMENTS WITHIN THE CONSERVATION AREA

Listed Buildings

The listed elements within the conservation area highlight the key features of its overall character. These include mainly farmsteads and Cock O'Barton Inn. The Public House with its predominant geographical situation at the end and highest point of the settlement as well as its distinctive timber framed structure with elaborate brickwork on the chimney stacks, on it a landmark status. Rose Farm and Millhey Farmhouse are early 17th century timber framed buildings. Rock, Higher and Barton Farmhouses are graced with Georgian brick built features, all of which are distinguished by brown Flemish brick bond work with pale headers. Their distinctive architectural qualities as well as their grounds and position within the conservation area confer on them landmark status, adding much to Barton's insightful layout.



NB: The stocks are currently on the southern side of A534 covered by brambles, most probably relocated when A534 by-pass was built. Possible consideration should be given to

their relocation either to their original site or in a more suitable place in the village by-pass.

Unlisted buildings of merit

Like the listed buildings, unlisted buildings of merit are varied in their detailing, use of materials and overall form. Most of them seem to date from between the early 18th and the 20th century.

When special circumstances arise and for more effective built environment protection in conservation areas, it may be appropriate to consider the provision of article 4 directions and making use of a local list for Barton's unlisted buildings of merit.

Local views

There are a number of local views that are considered important and which contribute to the character and appearance of the conservation area. It is essential that full consideration be given to the impact of development proposals upon these views. Important local views include those listed below:

- From Cock O'Barton Inn, fine views east towards the Peckforton Hills and west towards the Welsh mountains
- From the Barton Road dog-leg lane, fine views east towards the Peckforton Hills.

Topography, townscape and landscape details

The relationships between topography, local townscape and landscape details often contribute to the sense of local distinctiveness and are often unique to a particular conservation area. They can range from specific building detailing, characteristic building elements and boundary treatments, to the quality of the streetscape. Individually and collectively they contribute to the overall quality of Barton as well as enhancing individual areas of character within the settlement.

Topography

Barton is located at the end of a sloped sandstone spur facing north, raising 15 metres above the general level.

Townscape details

Local townscape details contribute to the sense of local distinctiveness and may be unique to a particular conservation area.

Barton's conservation area has no typical townscape details but more an eclectic mix of



Millhey Farmhouse, Barton Road

architectural styles of the village's older buildings. Nevertheless the following factors contribute strongly to the overall local distinctiveness:

- The prevailing walling material in the village is brick with some significant timber framed buildings.
- All roofs are pitched and most of them slated

Landscape and streetscape details

Landscape and streetscape details have a significant impact upon the setting of properties, the coherence of a group and the overall character of a conservation area. Traditional and appropriate treatments will preserve or enhance the appearance of the conservation area. They range from boundary treatments, hedgerows, trees, private driveways, historic floor surface.

Sandstone outcrops

As mentioned previously, Barton is located on a sandstone spur and many buildings are founded directly on sandstone outcrop. It is a significant feature of the area. Sandstone outcrops may be found in the brick foundations or combined with sandstone boundary treatment walls of the following houses: Cliff View, Rock Farm, Rock House, Barton Farm, Rose Farm and Rock Cottages.

Boundary treatments, hedgerows and trees

Boundary treatment is a significant and distinctive feature of Barton conservation area.

Built on a sandstone ridge, most of Barton's fronting houses enjoy weathered low to medium height (0.4 to 1.2 metre) dry sandstone walls. This distinctive streetscape features along side with the significant slope in the older part unifies and enhances the sense of compactness in this section of the conservation area. Rose Farm's crenulated dry sandstone wall adds also to the character of the area as well as boundary treatments of the more recent infill across the street.

More open areas along Barton Road dog-leg lane (parallel to A 534) and A534 enjoy high hedgerows (+2.5 metres) that also enhance the variety of enclosure.

Historic floor surface

There is no significant historic floor surface

Open Spaces

There is no significant open space.



Rose Farmhouse, Lower Barton Road

General layout, buildings and their setting in the landscape

Built around Barton Road and its dogleg lane, most of the houses are detached, two storeys high with varying set backs. The village core is closer to the road, with some houses bordering the street. The most recent part is more spread out and well set back (up to 25 metres from the road).

Barton's general character owes a lot to the balance between its relative compactness and open areas, its sloping topography, varying house setbacks and its important features such as sandstone outcrop and retaining walls, both often combined together.

Any further development should seriously take into consideration those substantial key features.

Boundaries

The boundaries have been reviewed and no changes have been proposed.

NEUTRAL OR NEGATIVE ELEMENTS WITHIN THE CONSERVATION AREA AND ENHANCEMENT OPPORTUNITIES

Neutral elements represent features within the conservation area that offer no strong positive or negative influence upon the character and appearance of the area. Furthermore, negative features detract from the special character of an area and present the opportunity for change, which will enhance the character and appearance of an area. Those elements considered neutral or negative features and those elements that represent enhancement opportunities within the conservation area are listed below.

Negative elements

- Screening of the wooden fence at rear of Rose Farm as seen from the A 534
- Screening of the wooden fence at rear of Rock Farm as seen from the A 534

Enhancement opportunities

Rose Farm and Rock Farm fencing

Replacement of wooden panel fencing would be recommended along Rose Farm and Rock Farm boundaries, as seen from A534 with more appropriate hedging.

NB: These are suggestions for improvement, but owners should note that the Planning Authority has no powers to implement those recommendations.

MANAGEMENT TOOLS

In order to maintain the character and appearance of conservation areas, Chester City Council will use the appropriate pieces of legislation relevant for this task:

- Urgent Work Notice.
This notice relates to a building which is in a very serious state of disrepair and needs basically to be watertight. It should be confirmed by the Secretary of State.
- Tidy Land Provision Notice, section 214 of the Planning Act 1990.
This notice relates to a building and its curtilage that is poorly maintained. It requires a tidy up of the property.
- Dilapidated Building Notice, section 16 of the 1984 Building Act.
This Notice refers to a building that is in a poor state. It implies either repairing the building or removal of the building. In a Conservation Area, such demolition would need a Conservation Area Consent.

THREAT

Increasing car traffic - mainly due to commuting - with its side effects such as street widening, road signs, tree cutting, poorly designed garages and drive ways, inappropriate traffic calming measures, etc. often seriously and irreversibly affects the character of a conservation area.

It is therefore important to foresee and manage very carefully the design and material impact of traffic on new developments, in order to maintain the essential features that make a conservation area special, accordingly with the latest guidance on streets published by the Department for Transport (Manual for Streets, March 2007, www.communities.gov.uk).

SURROUNDINGS OF A CONSERVATION AREA

Developments on properties located in the surroundings of a conservation area should also be considered with great care, in order to maintain the essential features that make an area special.

APPENDICES

- Map of the conservation area as existing, scale 1:2,500

FURTHER READING

Chester City Council - 1997 *Living in a Conservation Area - A Guide to Householders*
Chester City Council - November 2006 *Chester District Local Plan*

Relevant Local Plan Policies

- ENV21 Protection of trees and woodland
- ENV24 Preservation of key features within the landscape and its overall character
- ENV37 Preservation or enhancement of conservation areas
- ENV38 Protection of local views
- ENV45 Preservation of the special interest of listed buildings
- ENV46 Appropriate changes of use to listed buildings
- ENV47 Protection of unlisted buildings of merit



Higher Farmhouse. Lower Barton Road