



## ALDERSEY GREEN

CONSERVATION AREA APPRAISAL  
JANUARY 2008



Maps can be seen on the following link: [www.chester.gov.uk/conservationareareview](http://www.chester.gov.uk/conservationareareview)

# ALDERSEY GREEN CONSERVATION AREA APPRAISAL - JANUARY 2008

## DESIGNATIONS

<b>Conservation Area</b>	First designated in 1973, alterations in 1996.
<b>Listed Buildings</b>	<ul style="list-style-type: none"> <li>• <i>The Green Farm (listed as Green Farmhouse)(II), Aldersey Lane</i></li> <li>• <i>Manor Cottage (listed as Songer) (II), Aldersey Lane</i></li> <li>• <i>Aldersey Manor (listed as Manor Farmhouse) (II), Aldersey Lane</i></li> <li>• <i>Building housing swimming pool in garden of Aldersey Manor (II), Aldersey Lane</i></li> <li>• <i>Gate piers at Aldersey Lodge (II), Aldersey Lane</i></li> <li>• <i>Manor Farm Cottage (listed as Manor Cottage) (II), Aldersey Lane</i></li> <li>• <i>Gate piers at Top Lodge (II), Aldersey Lane</i></li> <li>• <i>Pump Cottage (listed as store shed south of Estate Farm) (II), Aldersey Lane</i></li> <li>• <i>War Memorial Well House (II), Aldersey Lane</i></li> <li>• <i>Pool Farm, (listed as Pool Farmhouse) (II), Aldersey Lane</i></li> </ul>
<b>Scheduled Monuments</b>	None
<b>Registered Parks and Gardens</b>	None
<b>Archaeological Priority</b>	None
<b>SSSI</b>	None
<b>Article 4 directions</b>	None
<b>Regulation 7 directions</b>	None
<b>Any other designations</b>	
<b>Area of Special County Value (ASCV)</b>	None
<b>Site of Biological Interest (SBI)</b>	None
<b>Site of Nature Conservation Value (SNCV)</b>	<ul style="list-style-type: none"> <li>• <i>Pump Lane</i></li> </ul>
<b>Area of Nature Conservation Value (ANCV)</b>	None
<b>Other</b>	None

## HISTORIC DEVELOPMENT

There is evidence of settlement prior to the Conquest although Aldersey Green is not mentioned in the Domesday Book. The settlement's name was recorded as

“Aldrisey” in 1284, meaning “a piece of land between streams, belonging to Aldhere”<sup>1</sup>.

Aldrisey – later Aldersey - was proprietor of the Manor, assuming the local name around the 13<sup>th</sup> century. The estate has remained in the Aldersey family for centuries<sup>2</sup>.

Most probably Aldersey Green’s location away from trading routes helped to preserve its particular rural character through the centuries. Its general layout with generous grounds has not changed significantly since medieval times.

The oldest houses of this small settlement - 13 residential properties - date back to early 17<sup>th</sup> century and stretches until 20<sup>th</sup> century.

<sup>1</sup> R. Scholes, *Towns and Villages of Britain; Cheshire*, pp 14-15, Sigma Leisure, Wilmslow, 2000.

<sup>2</sup> J. H. Hanshall, *The history of the county palatine of Chester*, p 127, Chester, 1817.



Aldersey Pond - east view

## KEY FEATURES OF THE CONSERVATION AREA

<b>General:</b>	strong rural influence
<b>Topography:</b>	flat
<b>Streetscape:</b>	one main road crossing the settlement, from Southeast to Northwest i.e. Aldersey Lane. Pump Lane joins Aldersey Lane at the southern entrance of the Conservation Area
<b>Settlement layout:</b>	mainly lined along Aldersey Lane
<b>Built environment - residential units:</b>	Detached houses two storeys high, slate pitched roof, brick walls, some timber framed and rendered, dating from early 17 <sup>th</sup> century until 20 <sup>th</sup> century
<b>Building setting:</b>	large detached houses significantly spread out with uniform and important setback (approximately 75 metres)
<b>Boundary treatment:</b>	low to medium height sandstone and brick walls
<b>Trees and hedgerows:</b>	presence of low to medium hedgerows bordering properties and fields as well as mature trees.



**Particular landscape setting:** stream pond on the western side of the conservation area and a pond on the eastern side

**Historic floor surface:** none

**Open spaces:** none

**Change of conservation area boundaries:** none

## **CHARACTER OF THE CONSERVATION AREA**

Aldersey Green is a hamlet on flat land located 9 miles south east of Chester. It enjoys a strong rural character supported by its buildings and activities. It provides a unique village landscape within the Chester District, particularly with the mill pond and stream crossing the settlement.

The village is entered along winding lanes from north and south, bordered by important hedgerows. There is a tight point of entry into the main body of the village from the south as two farms abut directly onto the road providing a type of gateway.

The village preserves its medieval street which follows a linear pattern along Aldersey Lane. The views open up within the village as the road gently bends. Significant verges lining the road, sandstone walls, hedges, mature trees all contribute significantly to the local distinctiveness of the area, drawing the village together pleasantly. Most of the houses are substantially set back from the main road within large open gardens, conferring important space between houses that adds significantly to the pastoral character of the village.

All the houses are detached; two storeys high, brick built and pitch roofed. Their style is varied, containing a mixture of vernacular styles, stretching from early 17<sup>th</sup> century - i.e. Aldersey Manor (timber framed) - to the mid 20<sup>th</sup> century.

The majority of the houses are on the western side sited behind the stream. Approached over small bridges and surrounded by trees, they have a very attractive setting. The buildings themselves are relatively large, but are in scale with the layout and overall village form.

The war memorial is covered by a pleasant timber framed structure located alongside the road. Geographically centred in the settlement, it also shelters the village water pump – no longer in use.



**Smithy Farm, Aldersey Lane**

## 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 farm houses, cottages and a war memorial. Aldersey Manor – timber framed - with its barn and Manor Farm cottage were built around the beginning of 17<sup>th</sup> century, located in the village centre. Their distinctive architectural qualities as well as their grounds and position within the conservation area confer on them a landmark status, adding much to Aldersey Green's majestic landscape. The other listed buildings and structures are built between 18<sup>th</sup> century and 20<sup>th</sup> century, usually brick built with slated pitched roofs. Their scale, as well as their good architectural features, intensifies Aldersey Green's unusual and special character.

### 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 the 18<sup>th</sup> and 20<sup>th</sup> 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 Aldersey Green's unlisted buildings of merit.

### Local views

There are no local views of significant importance.

### 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 Aldersey Green as well as enhancing individual areas of character within the settlement.

#### *Topography*

Aldersey Green's topography is flat.

#### *Townscape details*

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



Aldersey Manor, Aldersey Lane

conservation area.

Aldersey Green conservation area has no typical townscape details but more an eclectic mix of 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
- All roofs are pitched and 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, to historic floor surface.

### *Boundary treatments, hedgerows and trees*

Boundary treatment is a significant feature of Aldersey Green conservation area.

The northern section of the conservation area is lined by generous verges, often 2 metres wide that soften the edge and complement the landscape setting. Almost all the properties bordering the main road enjoy characteristic low to medium height dry sandstone walls (300 mm to 900mm high), most often with medium height hedgerows (approximately 800 to 1500 mm) behind them, as well as several mature trees along the village lane. All contribute to enhance the streetscape of the area by defining the edge of the main road and highlight the general layout of the conservation area.

The triangular cut hedgerows along the village road facing Manor Farm Cottage also adds to the landscape layout.

### *Historic floor surface*

There is no significant historic floor surface

## **Open Spaces**

There is no open significant open space.

## **General layout, buildings and their setting in the landscape**

Within the conservation area, houses are generally two storeys high, spread out and lined evenly along the main road with a uniform and significant set back (approximately 75 metres set-back from the highway).



War Memorial, Aldersey Lane

Approached over small bridges, the majority of the houses of the western side are sited behind the pond stream, often bordered with mature trees screening the houses. All those features add significant distinctiveness to this settlement.

Aldersey Green's overall rural character owes also a lot to the balance between large scale well-spaced houses, linear layout, flat topography and particular landscape with pond, walls and hedges. 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**

The Alders entrance

### **Enhancement opportunities**

#### *Landscape improvement*

- Alders entrance

Alders entrance with its highly visible concrete hard standing and imposing brick boundary wall affects the special layout of the area.

This entrance would benefit from a more carefully designed layout, using traditional materials such as surface dressing, reclaimed sets, gravel or cobblestones for the hard standing, and a more sympathetic material for the boundary treatment.

#### *Building requiring attention*

- Field Farm

Field Farm, most probably an 18<sup>th</sup> century farmstead, is derelict and requires urgent attention.

It is hoped that it will be inhabited in the foreseeable future after a sensitive restoration, i.e. carefully designed with traditional materials and taking into

consideration the key features that make Aldersey Green's Conservation Area special.

**NB:** These are suggestions for improvement, but owners should note that the Planning Authority has no powers to implement these 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, in line with the latest guidance on streets published by the Department for Transport (Manual for Streets, March 2007, [www.communities.gov.uk](http://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