



## CODDINGTON

### CONSERVATION AREA APPRAISAL JANUARY 2008



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

# CODDINGTON 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>Parish Room (listed as Village Institute) (II), Aldersey Lane</i></li> <li>• <i>Church of St Mary (II), Aldersey Lane</i></li> <li>• <i>Sundial in Church of St Mary's Churchyard (II), Aldersey Lane</i></li> <li>• <i>Old Rectory (II), Aldersey Lane</i></li> <li>• <i>Telephone kiosk (II), Aldersey Lane</i></li> <li>• <i>Coddington Mill and Mill Dam (II), Mill Lane</i></li> </ul>
<b>Scheduled Monuments</b>	<ul style="list-style-type: none"> <li>• <i>Bowl Barrow, 120 m north of Rose Farm</i></li> </ul>
<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>	None
<b>Area of Nature Conservation Value (ANCV)</b>	None
<b>Other</b>	<ul style="list-style-type: none"> <li>• <i>Amenity green space (pond)</i></li> <li>• <i>Strategic wildlife corridor</i></li> </ul>

## HISTORIC DEVELOPMENT

Coddington is listed in Domesday as "Cotintone". Coddington is recorded as "Cotintuna" in 1100 which means "the tun (=closed settlement) of Cotta's people" and finally Coddington in 1289<sup>1</sup>.

Coddington is an agricultural settlement of medieval origin. The Domesday survey records ploughland, extensive meadows and a mill in the hamlet.



**Mill House, Mill Lane**

It is built along a lane that

surrounds a tree-covered mound, an ancient monument that some people believe to be a burial place older than the Conquest <sup>2</sup>.

Its fortune seems to have been closely bound to its agricultural use with the majority of the land formerly in estate ownership. Isolated from main passing routes, Coddington has changed very little in its layout as a hamlet since several centuries and a peaceful rural atmosphere adds positively to the bucolic character of this settlement.

<sup>1</sup> J.Mc.N. Dodgson, *The place names of Cheshire*, part IV, p. 85, University Press, Cambridge, 1972.

<sup>2</sup> R. Scholes, *Towns and Villages of Britain; Cheshire*, pp 50-51, Sigma Leisure, Wilmslow, 2000.

## KEY FEATURES OF THE CONSERVATION AREA

<b>General:</b>	strong rural influence
<b>Topography:</b>	mainly flat
<b>Streetscape:</b>	one main road curving around the mound from south to east: initially Mill lane, later on Aldersey Lane. Coddington Lane joins the crossing of Aldersey Lane and Mill Lane at the south western part of the conservation area. Beachins Lane joins Aldersey Lane at the north western part of the conservation area.
<b>Settlement layout:</b>	Clustered around Mill and Aldersey Lane at the southern part of the conservation area, lined along Aldersey Lane on the northern part of the conservation area.
<b>Built environment re residential units:</b>	Detached houses two storey high, pitched slated roofs, brick walls (white painted on the eastern side of the conservation area), dating from mid 18 <sup>th</sup> century until end of 19 <sup>th</sup> century
<b>Building setting:</b>	Detached houses of varied dimensions, significantly spread-out with varied set backs and orientations
<b>Boundary treatment:</b>	low to medium height sandstone and brick walls
<b>Trees and hedgerows:</b>	presence of verges, low to high hedgerows bordering properties, mature trees and fields.
<b>Particular landscape setting:</b>	pond on the western side of the conservation area, brooke crossing the conservation area from south to north with its sandstone bridge, tree covered mound (scheduled monument) , mill with its dam
<b>Historic floor surface:</b>	significant cobble stone surface along farmstead entrances



**Open spaces:** none

**Change of conservation area boundaries:** none

## **CHARACTER OF THE CONSERVATION AREA**

Coddington is a hamlet on a flat land located 10 miles south of Chester. It enjoys a strong rural character supported by its buildings and activities.

Coddington is essentially a farming village of open form. It is clustered around a road that surrounds the mound, an Ancient Monument that contributed to define essentially the general village layout. Coddington Brook, with its sandstone bridge, the mill and the pond are also significant distinctive feature of the conservation area.

Its strong historic character has been maintained, being away from trading routes. The limits of the village are well defined by the built form, providing definite points of entry. All residential units are detached, well spread out with generous grounds, two storeys high with slated pitched roofs. Houses enjoy a mixture of vernacular styles, stretching from 18<sup>th</sup> century to late 19<sup>th</sup> century. They are set back at varying distance and orientation, highlighting rural landscape.

Houses on the north eastern side of the conservation area (the “Crook area”) are brick painted white and those on the south western side are plain brick built.

Four zones can be defined, each of which enjoys a particular character:

- The north eastern entrance on the eastern side of Coddington bridge ( the “Crook area”). This part includes Crook Aldersey farmstead, two residential units well spread out in the landscape and important fields bordering both sides of Aldersey Green Lane along Coddington Brook, emphasising the rural character of the area.
- The Church, Parish Room and the Old Rectory further on Aldersey Green Lane on the western side of Coddington bridge. The important dry sandstone wall retaining the churchyard as well as mature trees bordering both sides of Aldersey Green Lane give a pleasant sense of enclosure as well as a visual and social focal point to the setting of St Mary’s Church.
- A cluster of farms around the pond on the western side of the conservation area facing the mound.



**Smithy House, Mill Lane**

This part includes 3 farmsteads with their outbuildings and Smithy House. It is the most densely built part of the hamlet and performs to some extent as the settlement core, contrasting with the large open field across the lane with its pond and mound.

- The mill and dam with its surroundings built in the mid 18<sup>th</sup> century, on the southern side of the conservation area. It is approached down a tight lane from the village with several properties abutting on to the road forming a strong grouping of buildings around the mill. Historic floor surfaces are still evident here. The dam adds pleasantly to the rural backdrop.

In between those four parts, open fields with mature trees highlight the rural character of the area as well as the arrangement, with winding lanes bordered by verges, hedges, mature trees and low dry sandstone walls. All contribute to a sympathetic form, typical of the English rural scene.

## **POSITIVE ELEMENTS WITHIN THE CONSERVATION AREA**

### **Listed Buildings**

The listed elements within the conservation area are the key features of its overall character. These include mainly a mill, a church with its adjacent parish room and the rectory. Their distinctive architectural qualities as well as their grounds and position within the conservation area confer on them a landmark status, adding much to Coddington's strong layout.

### **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 between mid 18<sup>th</sup> century and 19<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 Coddington'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



**Ivy Farm entrance, Mill Lane**

views include those listed below:

- From all over the conservation area, fine views east towards Peckforton Hills
- From the “Crook Area” (eastern side of the conservation area), fine views west towards Welsh Mountains.

## **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 Coddington as well as enhancing individual areas of character within the settlement.

### *Topography*

Coddington’s topography is mainly flat, with a gentle slope down from St Mary’s Church leading to the bridge and then reverting back mildly.

### *Townscape details*

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

Coddington’s 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, sometimes white painted
- 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.



**Rose Farm, Aldersey Lane**



### *Boundary treatments, hedgerows and trees*

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

All roads within the conservation area enjoy verges, medium to high hedgerows, mature trees that enhance the varied settlement layout.

Regarding boundary treatments, Coddington bridge sandstone parapet extends significantly along both sides of the road and with St Mary's retaining sandstone wall and mature trees highlight the secluded character of this part of the conservation area. Whitegate Farm with its low (400 mm) sandstone wall with round coping stone along Mill Lane as well as Rose Farm low sandstone wall along Coddington Lane pleasantly defines this part of the area, especially with their verges that soften the edges. Opposite the Smithy House along Mill Lane, a couple of mature trees stand majestically above a medium height retaining sandstone wall, contrasting with the small scale of Smithy House.

### *Historic floor surface*

Historic floor surfaces are important elements in the townscape of an area, particularly street surfaces, private driveways, yards and gardens. If well designed and preserved, it will contribute to the townscape qualities of an area by providing a backdrop to the surrounding built fabric. Coddington enjoys a wide range of historic floor surface.

Cobble stone floor surfaces worth mentioning include Ivy Farm entrance, Rose Farm outbuilding entrance and Smithy House frontage. The derelict barn facing the mill equally enjoys a significant cobble stone surface.

## **Open Spaces**

There is no significant open space.

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

Within the conservation area, houses are generally two storeys high, well spread out with varying set backs and orientation. With windy lanes verged, hedged, mature trees and varied features - i.e. bridge, mound, pond, mill - all add significant distinctiveness to this settlement.



**The Crook, Aldersey Green Lane**

Any further development should 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 Old Rectory fencing

### **Enhancement opportunities**

#### *Landscape improvement*

- The Old Rectory fencing

Replacement of the wooden panel fencing around the Old Rectory with more appropriate hedging would be desirable.

#### *Building requiring attention*

- The warehouse opposite the mill.

It is hoped that it will be inhabited and/or converted in a foreseeable future after a sensitive restoration, i.e. carefully designed with traditional materials and taking into consideration the key features that makes Coddington's Conservation Area special.

**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 water safe. 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](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