



KELSALL

CONSERVATION AREA APPRAISAL JANUARY 2008



*Chester
City Council*

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

KELSALL CONSERVATION AREA APPRAISAL - JANUARY 2008

DESIGNATIONS

Conservation Area	First designated in 1980
Listed Buildings.	<ul style="list-style-type: none">• <i>Rookery Farmhouse (II)</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
Other	None

HISTORIC DEVELOPMENT

Kelsall is not listed in the Domesday Survey but the settlement's name in 1260 was "Kelsale". In 1297 it was known as "Keleshale". The name is probably derived from "Cenles" or "Keles halh", which is Old English for "a corner, a secret place". The first element is possibly a personal name.

Kelsall was formerly a military post of importance due to its strategic situation, commanding the main road built by the Romans, from Chester to Delamere Forest. The development and economy of Kelsall was directly linked to the development of this trade route, conveying, since medieval times, salt from the Cheshire wycches to Chester and stone from Eddisbury quarry to build Vale Royal Abbey and Beeston Castle.

As a result of Kelsall's close proximity to Cheshire Gap, the village enjoyed the ideal place to stop en route to rest and provide refreshments for traders, waggoners and quarrymen. Several alehouses were established to service the need of passing travellers and by the mid nineteenth century, Kelsall possessed almost three times as many inns and alehouses as any mid Cheshire village, contributing to the prosperity of the village and to the character and appearance of the area.

The development of Kelsall into the recognisable character of today occurred mainly in the late 18th, 19th and 20th centuries when the majority of the buildings within the Conservation Area were built.



Coach House driveway, Dog Lane

KEY FEATURES OF THE CONSERVATION AREA

General:	rural industry setting, strong influence of the former trading route crossing the village
Topography:	flat
Streetscape:	one main road crossing the settlement, from West to East, i.e. Chester Road with secondary lanes joining it, i.e. Dog Lane and Flat Lane
Built environment re: residential units:	Terraced, semi detached and houses two storeys high, slate or clay tile pitched roof, brick walls, sometimes white rendered built between the late 17 th century and the 20 th century
Building setting:	built environment with varied setbacks
Boundary treatment:	some low sandstone or brick walls along Chester Road and Dog Lane
Historic floor surface:	no significant floor surface
Trees and hedgerows:	presence of medium and high hedgerows bordering properties and fields.
Open spaces:	Public House frontage gives a sense of village centre
Change of conservation area boundaries:	none

CHARACTER OF THE CONSERVATION AREA

Kelsall is a settlement located on the eastern boundary of the district, edging Delamere Forest on its south west and south of the A54 by-pass heading to Northwich. This settlement is split into two parts: the main part about 100 meters above sea level on a steep slope, separated by a green wedge from the lower part, 40 meters below, on flat ground. The conservation area includes only the lower part and is an important point of entry to the village.

The main building is the Public House at the junction of the main two roads - Dog Lane and Chester Road - with an open area on Chester road, forming a focal and distinctive point within the conservation area. This big house with its characteristic timber framed first storey, recalls the past importance of Kelsall as a main stopping place for trading travellers on the only road joining Chester and the Wyches.

Kelsall conservation area enjoys quite a dense built environment, with several short ranges of



Rookery Farm, Chester Road

terraced houses, most probably formerly workers' houses - reflecting its legacy of rural industry - bordering Dog Lane and Chester Road. Kelsall's dwellings were mainly built during the 19th century, brick built two storeys high, with slate roofs and generally using timber windows. All those features confer a sense of unity to the overall character, even with the four late 20th century houses located at the north end of Dog Lane with a different layout. Varied dwelling set-backs also contribute to the distinctiveness of the conservation area, ranging from houses fronting directly onto the street to those set back up to 20metres.

Kelsall is surrounded by open, rural landscapes in agricultural use that contributes to its rural character. Except for Rookery farm, all the farmhouses and their major outbuildings are now in residential use. Commuting out to work is likely to be the main pattern of use today.

POSITIVE ELEMENTS WITHIN THE CONSERVATION AREA

Listed buildings main

The listed element within the conservation area constitutes the main features of its overall character. Kelsall conservation area includes one listed building, Rookery Farm, the only one built in the early 17th century within the conservation area, timber framed with brick and plastered.

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 late 18th century to 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 Kelsall's unlisted buildings of merit.

Local views

There are no local views of significant importance.

Townscape, topography and landscape details

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

Topography

Kelsall conservation area topography is flat.



Flat Lane entrance of Western Lodge

Townscape details

They are no significant local townscape details worth mentioning, nevertheless the following factors contribute strongly to the overall local distinctiveness:

- Built brick houses, two storeys high
- Pitched roofs with slate or clay tiles
- Casement or sash windows generally timber built.

Boundary treatments, hedgerows and trees

Boundary treatments, hedgerows and trees 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.

Kelsall's Conservation area has no local distinctive boundary treatments, except a couple of properties with low sandstone or brick walls (200 mm to 700 mm). Nevertheless the combination of varied dwelling setbacks, hedgerows, plants and good maintenance, add very significantly to the area, evoking agreeably self-contained and enclosed space.

The fairly important dry sandstone walls - around 1200 mm high - along Flat Lane and Chester Road at the eastern entrance of the conservation area soften edges to the road, and coupled with hedgerows and mature trees behind those walls, confer a particularly mild pastoral atmosphere to this part of the conservation area.

Behind the Public House, tall hedgerows (around 3000 mm high) along the eastern side of Dog Lane contrasts with the terraced houses on the other side of the street, both of same height, creating a striking edge between trees and built environment .

Open Spaces

The main open space of public importance, even though privately owned, is the open area fronting the Oak (formerly Royal) Public House on Chester road, forming a focal and distinctive point within the conservation area. Its size makes it a natural centre of the conservation area. Unfortunately ordinary hardstanding – tarmac - and poor landscape details seriously affect this basic asset of the conservation area.

Buildings and their setting in the landscape

As mentioned previously Kelsall conservation area contains a range of varied dwelling setbacks, ranging from the border of the street and stretching 20 metres behind highway boundary. This gives welcome variety in a fairly uniform village centre.

Boundaries

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



Egerton House, Chester Road

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.

Neutral elements

Dog Lane

- Kallista house
- Azamah House
- White Gates
- Holly Bank
- Bank Side
- Telephone exchange (British Telecom)

All those houses and facilities were built in the late 1960's

Chester Road

- nos.1 to 4 Egerton Court, built in the 1980's

Negative elements

- The Oak Public House frontage and car park, poorly designed and inappropriate materials (tarmac)
- Holly Bank and Bank Side houses as well as the Telephone exchange suffer from poorly designed boundary treatment and driveways with inappropriate material.- tarmac-

Enhancement opportunities

Landscape improvement

The ground treatment of the following dwellings and buildings detract from the character and appearance of the conservation area and would benefit from improvement

- Holly Bank and Bank Side houses as well as the Telephone exchange building, all located on Dog Lane, have poorly designed boundary treatment with inappropriate materials for the hard-standing – tarmac-. Careful design and traditional materials would significantly contribute to the improvement of this section of the conservation area.
- The Public House - The Oak - has frontage and car park poorly designed with inappropriate materials – tarmac. The present frontage hardstanding deserves careful design with traditional materials such as surface dressing, reclaimed sets, gravel or cobblestones, avoiding a suburban appearance. The parking area would also benefit from better care with the same traditional materials or grass paving.

Building requiring attention

No.2 Alexandra Terrace , Emerson Villa, Rowan Cottage, Hillfoot and Bank House- all situated on Chester Road -, have poorly designed doors and windows. They would benefit from the reintroduction of traditional material (i.e. timber) carefully designed and taking into consideration the key features that make Kelsall'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.

NB: Land and buildings at the Hollies, The Cott and the Escott, all located on Chester Road, received consent for alterations and rebuilding to create 5 cottages on the 28th of June 2005.

It is hoped that funding mechanism to achieve these enhancements may be explored locally in due course.

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).

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