



Tattenhall

Conservation Area Appraisal

adopted 5 June 2013



Tattenhall Conservation Area Appraisal

June 2013

Designations

Conservation Area	First designated in 1970, subsequent alterations in 1985 and 1996
Listed Buildings	<ul style="list-style-type: none"> • St Alban's Church (II*) • Sundial in St Albans Churchyard (II) • Tattenhall Hall (II*) • Hay barn to South of Hall (II) • Gate piers, Tattenhall (II) • Rock Bank and Rock Cottage (II) • Nat West Bank and adj. timber-frame cottage (II) • Laurel Bank (II) • Medway House (II) • St Albans and St Albans House (II) • The Cottage and the Conifers (II) • 2-4 Tattenhall Road (II) • Calypso Ltd Offices (II) • Olympus House (II) • The Mount (II) • Greengates (II) • Claremont (II) • The Rookery (II) • 1 and 3 Rose Corner (II) • War Memorial (II)
Scheduled Monuments	None
Registered Parks and Gardens	None
Archaeological Priority	None
AONB	None
SSSI	None
Article 4 directions	<p>Schedule of Properties covered by the Direction</p> <p>List of properties from which permitted development rights under Class I.1, I.2, I.3, I.4, I.5 and Class II.1, II.2, II.3 of the General Development Order 1977 are removed.</p> <p>Burwardsley Road</p> <ul style="list-style-type: none"> • Hope House • Hope Cottage • Yew Tree House • Flacca Lodge • The Red House • Home Nook and Rose Cottage • Low Ridge • Fairfield House <p>Church Bank</p> <ul style="list-style-type: none"> • 1, 2, 3, 4, 5 Church Bank (Terrace running north from Medway House) • Newstead • The Rectory

	<p>Chester Road</p> <ul style="list-style-type: none"> • Thatched Lodge to 'The Rookery' <p>High Street (North Side)</p> <ul style="list-style-type: none"> • The Firs • Rose Cottage • 1, 2 Belgrave Cottages • 1, 2, 3, 4 Rose Villas • Fairview • Sunnyview • Castle View • Hallbank and Millbrook House • The School House (ex Hamort) • 6 High Street • Corner House • Sandfield House • Wayside • The Cottage • Park View • Alpha House <p>High Street (South Side)</p> <ul style="list-style-type: none"> • Bank House, excluding wholesale shop in side wing • The Nine Houses: 9a, 9b, 9c, 9d, 9e, 9f, 9g, 9h, 9j <p>Rose Corner</p> <ul style="list-style-type: none"> • 3, 4 Rose Corner • 5, 6 Rose Corner <p>Rosemary Row</p> <ul style="list-style-type: none"> • 1, 2 Rosemary Row (facing High Street) • 3, 4, 5, 6 Rosemary Row • The Old Manse • Oak Cottage <p>Tattenhall Road</p> <ul style="list-style-type: none"> • Lion House • Oakdene • Melrose <p>List of properties from which permitted development rights under Class II.1, II.2, and II.3 of the General Development Order 1977 are removed:</p> <p>High Street (South Side)</p> <ul style="list-style-type: none"> • Calypso Ltd Offices • Olympus House • Jupiter House • Mercury House <p>List of properties from which permitted development rights under Class I.3, I.4, I.5 and Class II.1, II.2, II.3 of the General Development Order 1977 are removed:</p>
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	<p>Church Bank</p> <ul style="list-style-type: none"> • St Albans • St Albans House • The Cottage • The Conifers • Tudor Cottage <p>High Street</p> <ul style="list-style-type: none"> • Laurel Bank • The Mount • Medway House • Greengates • Claremont <p>Rose Corner</p> <ul style="list-style-type: none"> • 1, 2 Rose Corner <p>Tattenhall Road</p> <ul style="list-style-type: none"> • 2, 4 Tattenhall Road
Regulation 7 directions	None
Any other designations	
Area of Special County Value (ASCV)	None
Site of Biological Interest (SBI)	The Rookery
Site of Nature Conservation Value (SNCV)	None

Key Features of the Conservation Area

General:	strong rural and agricultural setting, busy shopping centre with traditional shops along High Street
Topography:	generally flat except a gentle slope leading to Mill Brook and reversing to lead slowly again in front of Tattenhall Hall. Rocky Lane and Bolesworth Road located on a hill.
Streetscape:	extended main street with secondary roads crossing it
Built environment:	varied residential units built between 16th century and the present, two storeys high, pitched slate and clay tile roofs, brick walls often with Flemish bond brickwork using header and stretcher bricks of contrasting and complimentary colours, some remaining timber framed buildings, sash windows
Buildings & their setting:	varying set backs between highway and houses, often with buildings slightly elevated above street level
Boundary treatments:	significant low to medium sandstone and brick walls, sometimes with fine curved coping stones

- Historic floor surfaces:** significant cobble stone pavement along and between some properties on High Street south.
- Open spaces:** Primary School Park, Recreation Ground (south of High Street), Millbrook pond (south of High Street)
- Trees and hedgerows:** important hedgerows and mature trees along secondary lanes leading to Tattenhall (Rocky Lane, Bolesworth Road, Frog Lane, Chester Road, Burwardsley Road)
- Other:** significant residential developments built within the conservation area boundaries since the last conservation area assessment (1996)

Historic Development

Tattenhall was settled long before the Norman Conquest. A Roman coin was discovered on the site of Park Primary School and it has been suggested that the place name may be Celtic in origin. However, others incline towards a derivation from an old English personal name, Tata, and 'halh' meaning a meadow.

The village was burnt after the Conquest and mentioned in the Domesday Book of 1086. It has been estimated from that entry that it had a population of 30 to 40 at that time.

Tattenhall grew into a place of some significance in the medieval period and a church was built, occupying the site of a pre-Christian burial ground. However, the oldest parts of the present church, restored by John Douglas in the last century, date from the sixteenth century.

The economy of the district has always relied predominantly upon agriculture, especially the production of cheese. The earliest domestic buildings in Tattenhall are seventeenth century timber-framed farmhouses constructed of oak, originally infilled with wattle-and-daub. However, Tattenhall Hall is an early example of an all-brick house in Cheshire, dating from 1622.

The village must have been an isolated place for many years, as the roads of Cheshire had long enjoyed an unenviable reputation for poor surfaces and drainage, whilst the Chester-Whitchurch turnpike road passed nearby, rather than through, the village. However, the arrival of the Chester Canal in 1772 offered new markets and economic opportunities and must have acted as a major impetus to the growth of the community. Certainly, the buildings which survive from the late eighteenth and early nineteenth centuries testify to a growing prosperity, at least for the more established inhabitants. Many red-brick villas and houses remain, as well as a few urbane stuccoed houses from the Regency or Early Victorian periods.



St Albans Church

The improvement in communications was augmented by the arrival of the Chester to Crewe railway in 1840 and the construction of a branch-line from Tattenhall Road to Whitchurch in 1872, providing Tattenhall with its own dedicated station.

In 1856 the Bolesworth Estate was purchased by the Barbour family, who wasted no time in effecting improvements to the tenanted Tattenhall Hall and farm, employing the Chester Architect James Harrison for the work. In the last century, the celebrated architect of the seaside village, Portmeirion, Clough Williams Ellis, a relation of the Barbours, built estate cottages in Tattenhall and was engaged to enlarge Bolesworth Castle. Generations of the Barbours have owned the estate since 1856. The estate now includes around 150 farms, shops, houses and other properties.

The greatest growth of Tattenhall's population, prior to the present century, occurred from the late eighteenth century through to the start of the agricultural depression of the 1870s. The population rose from 1,081 in 1831 to 1,433 in 1871. Despite the new improvements in communications it was still a self-sufficient community boasting, in 1850, seven bootmakers, three tailors, three dressmakers, a staymaker, a cooper, a tinsmith, a tinplate worker, two wheelwrights, a saddler and two farriers.

Some industries, notably a brick works and a boneyard, grew and flourished in the Victorian and Edwardian period, stimulated by access to the canal and railway network. Both survived into the present century, but, for the most part, the village economy stagnated from the final quarter of the nineteenth century until the Second World War. The population actually fell between 1871 and 1931 as inhabitants left to try their luck in major industrial cities.

However, the agricultural revival of the post-war years and an influx of commuters made possible by the growth in car ownership has brought new prosperity, considerable population growth and resultant social change. Despite the rapid suburban growth, the quality of Tattenhall's historic core has remained almost unscathed. With care, this character can be maintained into the foreseeable future

Character Of The Conservation Area

Tattenhall is one of the most attractive and intact larger villages in Cheshire West & Chester. Gradually, from the 17th century through to the early years of this century, groups of buildings have evolved along the main street, resulting in a coherent streetscape of considerable quality. Spaces of character have been defined by buildings which close views or punctuate the gently curved High Street.

Eighteenth or nineteenth century buildings predominate in the centre of the village and the warm tones of orange and red Cheshire brick give it a consistent character, relieved by urbane, early nineteenth century stucco, (which was originally intended to imitate ashlar stonework) and a number of 'black and white' timber-framed buildings, either of the early seventeenth century, or the vernacular revival of the late Victorian and Edwardian years.

Vicarage Barn, Chester Road



The texture of Flemish bond brickwork, often using header and stretcher bricks of contrasting, yet complimentary colours, is a vital component in the uniformity of the village. A further

contribution to this consistency is made by the use of Welsh slate and also clay tile roofs which grace most buildings in the conservation area.

Fortunately, most houses retain eighteenth and nineteenth century features - sash windows, doorframes, fanlights, porches, cornices and rubbed brickwork - which contribute to an architectural heritage of rich detail and high quality. Much of the Council's efforts will be directed towards ensuring the survival of those details, often small individually but vital collectively, if the existing character of the village is to be passed intact to future generations.

Tattenhall was fortunate in that its owners, the Barbour family, had a tradition as patrons engaging first-rate architects for various building projects on their properties. James Harrison restored the Hall and designed a fine model farm in the 1850s and Clough Williams Ellis built Rose Corner and Rosemary Row in the inter-war period.

Within the Conservation Area four areas of contrasting character have been identified:

1. The village centre is densely built with a near continuous street frontage with a busy shopping centre including several traditional shops and public houses. Along this section of the High Street, views are closed by buildings at the junctions of Church Bank or Tattenhall Road, or by the sweeping curves of the street. Walls and hedges also make an important contribution to the enclosure of space.
2. The extension of High Street to the west of Tattenhall Hall – the south part of the conservation area - is more open in character, ending in two "pockets" located on Bolesworth Road and Rocky Lane.

Between these two sections is the stretch of High Street crossing the shallow valley of Mill Brook, which provides a visual gap in the village.

3. The section of Chester Road to the north of Tattenhall – the northern part of the conservation area - leading to High Street, is a very open space bordered by mature trees surrounded by important civic and religious buildings such as Tattenhall Primary School Park, the Rookery, St Alban's Church, with its characteristic graveyard fronting Chester Road, and the former Rectory.
4. The section of Burwardsley Road to the east of Tattenhall - the eastern part of the conservation area - also leading to the High Street has an open character on its eastern extremity, but progressively becomes more dense approaching the High Street.



Sandfield House, Tattenhall Road

Some important developments, mainly residential, were built after the last conservation area assessment (1996), some of which transformed significantly the character and appearance of the area:

- 1-8 Hall View (1996-97)
- 1-17 Newall Close (1997-98)
- 1-7 Breen Close (1997-98)
- Barbour Square (1997)
- Old Mill Place (1998-99)
- 1-11 Cookes Court (1998-99)
- 1-83 Rean Meadow (1999)
- Old Chapel (2005-2007)

Positive Elements Within The Conservation Area

Listed buildings

The listed buildings contribute greatly to its overall character (see list above). Their style is varied, often containing a mixture of vernacular styles, stretching from early 17th century to the early 20th century. It is their setting as individual buildings as well as a group that also lends distinctiveness and coherency to the village.

Building proposed for listing

It is proposed that The Righi, south of Rocky Lane, should be recommended for listing.

Unlisted buildings of merit

The buildings already subject to Article 4 Directions within the conservation area contribute greatly to its overall character (see list above). The character and appearance of the conservation area would be significantly undermined by inappropriate alterations to these properties, particularly in respect of alterations to windows, doors, exterior hard standing and landscape in general.

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



The Righi, Rocky Lane

Those buildings without Article 4 Directions generally relate to post-direction extensions to the conservation area. Therefore, a review of Article 4 coverage within the area is necessary. To achieve more effective built environment protection, it may be appropriate to consider further Article 4 Directions and also the use of a local list for Tattenhall's unlisted buildings of merit.

Topography, Streetscape and Landscape

Topography

The land is generally flat, except for the gentle slope starting at the crossing of Chester Road and High Street, leading down High Street to Mill Brook stream. On the other side of Mill Brook, the slope reverses, leading slowly up again to flat land in front of Tattenhall Hall.

The Bolesworth Road / Rocky Lane fork slopes up from Frog Lane towards the southern edge of the conservation area.

Streetscape and landscape

Entering the east end of the conservation area:

Burwardsley Road is straight, bordered on its south side by hedges and mature trees with views of the open countryside. The character of the north side gives way to substantial front gardens, often bordered by brick or sandstone dwarf walls, hedges and mature trees. The small lane leading to Longmeadow is particularly worth mentioning for the quality of its hedges and open space.



Burwardsley Road

At the south end of the conservation area:

Bolesworth Road is fairly similar to Burwardsley Road; more open and rural, characterised by mature hedgerows and trees, framing the open countryside. This gives way to more regular hedging and ornamental planting as Bolesworth Road nears the junction with Rocky Lane.



Bolesworth Road

Rocky Lane is characterised by high hedges beyond which lies open countryside. After the bend at The Righi, the road starts to narrow and hedges become higher (aided by a layer of sandstone), focusing views.



Rocky Lane

Towards the junction with Frog Lane, the open countryside gives way to an increasing density of development.



From the west along Frog Lane:

As with other approaches to the conservation area, Frog Lane is flanked by high hedge and mature tree field boundaries. At the final curve in the road, the first views of the village are revealed and, on the northern side, the natural hedge gives way to more suburban Leylandii hedging and grass verges.

Frog Lane

Approaching the conservation area from the northwest on Chester Road: From higher ground, the Chester Road curves down between high hedgerows and mature trees, providing views across the surrounding countryside, until the hedges become more sparse and rear elevations of the houses on Ravensholme Lane and Rookery Drive come into view.



Chester Road



From the northeast on Tattenhall Road: Keys Brook forms a natural boundary to the Village and, from this low point, Tattenhall Road rises up to the conservation area, flanked by post-war residential development. Suburban grass verges contribute to the width and spaciousness of this approach, which is maintained on arrival at the Village park and the start of the conservation area.

Tattenhall Road



Within the Village core:

Tattenhall High Street curves gently for most of its length and the buildings lining it, whether by accident or design, have resulted in pleasant informal groupings and attractive enclosures of space. There are various focal points along the High Street chiefly at the two junctions, with Tattenhall Road and Church Bank, which punctuate the centre of the village.

Entering the east end of the conservation area, High Street curves to the left. Local red brick is the predominant building material and is well represented by two excellent classical houses, Claremont and Greengates. Brick and sandstone boundary walls, hedges and trees do much to define the street line and enclose space.

Following the curve of the High Street, the heart of the village comes within sight. The contrast between buildings set beside the pavement and others set back behind gardens is important, sometimes widening, sometimes constricting the curving street, but always adding interest. Lime washed brickwork has occasionally acted as an effective foil to the overall colour and texture of neighbouring brick buildings, an appropriate balance having been achieved and further painting should therefore be avoided.

High Street is at its widest at the junction with Tattenhall Road, accentuated by the siting of the Nine Houses, set back on a grass bank behind a retaining wall. The terrace opposite, curving as it turns the corner into Tattenhall Road, adds much to the character of the space. It is significant that the street building line narrows, or the road curves, on all three routes radiating from this junction, ensuring a sense of enclosure. This contrasts with the immediate sense of spaciousness which occurs at the junction of Chester and Tattenhall Roads. Here the Church of St Albans and its rectory are set well back from the road behind mature planting and trees.



The Nine Houses, High Street



The Barbour Institute

The High Street continues south and, on the south side, the built frontage ends with the Barbour Institute and opens out with Mill Brook pond and the grounds of Tattenhall Hall. This open aspect provides the backdrop to the tall and elegant Tattenhall Wall Memorial. At the entrance to Tattenhall Hall, the road turns sharply westwards. Here the wing walls gently curve away from the road providing a green space before the drive to the Hall passes between tall gate piers. It is at this point High Street becomes Frog Lane as the road leads out of the village.

Buildings and their setting in the landscape

In addition to the agricultural setting, the detailed character of the area is defined by the architectural quality of properties and their setting in the landscape.

Apart from St Alban's Church and the Primary School, most of the buildings are two storeys high with pitched slate roofs giving a sense of unity in the conservation area.

The texture of Flemish bond brickwork, often with header and stretcher bricks of contrasting and complimentary colours, is also a vital component in the uniformity of the village and a strong contribution to its local distinctiveness.

The setting of the buildings in the landscape reflects a great diversity which also adds to the distinctiveness of Tattenhall's conservation area: the contrast between buildings set beside the pavement and others set behind gardens is important, sometimes widening, sometimes constricting High Street. The other more distant sub-areas mentioned above also contain different scales of set back: i.e. the important St Alban's Church and the Rookery frontages, the sumptuous entrances to Rose Corner, Greengates and Long Meadow, or the more domestic set-backs of Rosemary Row and Laurel Bank.

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:

- Glimpses between Nine Houses and Pluto House (Post Office), Pluto House and the Bear and Ragged Staff public house, as well as the Pharmacy and Jupiter House on High Street looking south. All these passage ways contribute to give a particular rhythm to High Street, but also link the back courtyards.
- Sequential views stretching from eastern entrance of the conservation area (Burwardsley Road) to Tattenhall Hall (end of High Street), showing the variety of setbacks, wall materials and different architectural styles.
- Boundary edge separating cottages on one side of the small lane leading to Longmeadow from the other side bordered by hedgerows.
- Boundary edge separating Tattenhall Park Primary School from houses located south of Tattenhall Road.



Sportsman's Arms Public House, Burwardsley Road

Townscape and landscape details

Local townscape details contribute to the sense of local distinctiveness and may be unique to a particular conservation area. They can range from specific building detailing and characteristic building elements to boundary treatments and the quality of the streetscape. Individually and collectively they contribute to the overall character of Tattenhall as well as enhancing individual character zones within the settlement.

Historic floor surfaces

Historic floor surfaces are important elements in the townscape of an area, particularly street surfaces, private driveways, yards and gardens. If well designed, they will contribute to the townscape qualities of an area by providing a backdrop to the surrounding built fabric. The pedestrian passageways between Nine Houses and Pluto House (Post Office), Pluto House and Bear and Ragged Staff public house, Pharmacy and Jupiter House are notable for their cobblestone surface as well as the York stone pedestrian pathway leading to St Alban's Church from Church Bank; the cobblestone pavement in front of the Sportsman Arms public house is of interest too. The recently designed pedestrian path leading to Brook Mill Pond from Tattenhall War Memorial is a great improvement to the site.

The private driveways of some properties are gravelled or covered with a dressing surface, but in most instances hard standing around all properties is modern tarmac or concrete pavement, of varying degrees of success.

Boundary treatments

Boundary treatments 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.

Burwardsley Road, High Street, Church Bank and Frog Lane are characterised by numerous kinds of dwarf sandstone walls fronting residential properties, built in sandstone or brick, often with fine curved coping stones, sometimes with hedges or young trees behind contributing to Tattenhall's particular character. The majority of the houses located on High Street and Burwardsley Road are slightly elevated above street level (two or three feet high. The dwarf walls in this case also act as retaining walls giving shape to a space that contributes to the atmosphere of the area.)



The Rookery Stables, Ravensholme Lane

Trees and hedgerows

Trees and hedgerows have significant amenity value and are almost always a positive contributor to the character and appearance of the conservation area.

Given the strong rural history of Tattenhall, mature hedgerows and trees are an important component of the character of the countryside along the lanes and road of Tattenhall's conservation area, particularly Bolesworth Road, Rocky Lane, Frog Lane, Burwardsley Road, Chester and Tattenhall Road, but also High Street and the small lane leading to Longmeadow, north of Burwardsley Road.

Open Spaces

The space between buildings and the landscape within which the settlement has evolved, is as important as the built environment in defining its character. The rural character of the area is established by the fields which surround the village and which are exposed along all of the approaches. This is further enhanced by the fields and large open spaces which surround a number of properties. For example, the field between the Rookery and St Albans Church which is visible over low hedgerows on the south side of Chester Road and the Park linked to the Primary School on the north side.



Finally two important open spaces worth mentioning are the Recreation Ground and Millbrook pond, both located south of High Street. Their dimensions, layout and public accessibility contribute strongly to the distinctiveness of the area.



1 - 2 Rose Corner, Frog Lane

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, and future enhancement. It may be that simple maintenance works could remedy the situation or in some cases there may be the opportunity to redevelop a particular site. The negative features in Tattenhall, largely the result of insensitive and inappropriate landscape design and failing also to respect its traditional palette of building materials, were built after the last Conservation Area extension (1996), and detracted from the character of the area: the footprints of these buildings and their massing, materials and general layout did not fit with the existing grain. Those elements considered negative features have been removed from the designated area.

Those neutral elements and enhancement opportunities within the conservation area are listed below:

Neutral Elements

- Flacca Court, houses for elderly people, north of Field Lane
- Hall View, development opposite Institute, north of High Street

Enhancement opportunities

Landscape improvements in the following Conservation Area Management Plan for Tattenhall would improve its character and appearance:

As mentioned above, modern tarmac or concrete is frequently used for driveways or parking in residential properties with varying degrees of success. In some cases where these materials are used for important parking areas, such as parking for Public Houses or the Barbour Institute, the effect is seriously detrimental for the character of the area, irrespective of the value of the buildings.

For those reasons, a comprehensive parking landscape scheme would help to improve the character of the area in the following sites:

- Barbour Square parking, south of High Street
- Old Mill Place parking, south of High Street
- Bear and Ragged Staff Public House parking, south of High Street
- Sportsman Arms Public House parking, south of Burwardsley Road
- Resurface Church Bank using the existing cobble stones currently beneath the tarmac, including a design of the street surface

Street Furniture and Public Realm

Whilst some examples of traditional street furniture (eg signposts, streetlamps, etc) remain, in some parts of the conservation area, late 20th century standardised lighting, road name signs, waste bins, telephone kiosks, etc. detract from Tattenhall's local distinctiveness. As and when such items are scheduled for replacement, village-specific, sympathetic design should be encouraged and the use of standardised designs discouraged.

Existing pavements are currently largely surfaced in tarmac with concrete kerbs. As these become due for replacement, materials appropriate to their context should be used (as identified within the Village Design Statement).



Unsympathetic street lamp in a prominent location at Rose Corner, Frog Lane

Traditional materials and design details

To highlight the character and appearance of the area, rather than modern treatments, such as asphalt, in driveways or yards, it is recommended that floorscapes should utilise natural materials.

Opportunities for the re-introduction of traditional design details, such as doors and fenestration, would also be of benefit to the conservation area.

There are number of buildings in the village centre which are suffering seriously from the effects of cement pointing. This must be considered a negative impact on the conservation area and on the buildings (some of which are listed) that are affected. It is recommended that traditional lime mortar is used instead of cement.

To implement these proposals, it is hoped that a funding mechanism may be explored within the Community.

NB: These are suggestions for improvement, but owners should note that the Planning Authority has limited powers to implement these recommendations.

Setting Of The Conservation Area

Tattenhall is an attractive historic Cheshire village, the character of which is derived from its history, its buildings, its streetscape and from its setting within the wider rural landscape.

During the latter part of the 20th century, large modern housing developments to the northeast along Tattenhall Road and to the southwest off Frog Lane have compromised the rural setting of the conservation area. Rather than approaching the village past properties which become progressively closer together (such as occurs along Burwardsley Road), new development presents an instant 'wall'. This is particularly evident along Chester Road, where modern housing on Ravensholme Lane and Rookery Drive form distinct and imposing lines.



The development of land located immediately adjacent to the conservation area should be considered with great care, in order to maintain the essential features of the setting which contribute to its special character.

Any proposals for new peripheral development on surrounding fields should, therefore, be assessed for the impact they will have on views and vistas of the conservation area; on the existing

hedgerows and trees; and on the contribution they will make to the incremental approach into the Village.

Management Tools

In order to maintain the character and appearance of conservation areas, Cheshire West and Chester Council will use appropriate legislation:

- Article 4 Directions.
These may be applied to individual buildings or groups where the local authority deems additional protection is warranted, to reduce the level of alteration which may be undertaken without the requirement for planning permission.
- Urgent Work Notice.
This notice may be served on listed buildings and buildings in conservation areas which are in a very serious state of disrepair and need to be made watertight and structurally safe.
- Tidy Land Provision Notice, section 214 of the Planning Act 1990.
This notice may be served on a building and its curtilage that is poorly maintained. It requires the property to be tidied.
- Dilapidated Building Notice, section 16 of the 1984 Building Act.
This notice may be served on a building that is in a very poor condition. It implies that the building should either be repaired or removed. The latter may not be the desired outcome for the conservation area and this notice should be used prudently. Furthermore, in a Conservation Area, such demolition would require Conservation Area Consent.

Threats

Increasing car traffic

Largely as a result of the need to commute, increasing vehicular traffic, together with its side effects such as street enlargements, road signs, tree cutting, poorly designed garages and drive ways, inappropriate traffic calming measures, etc. can seriously and irreversibly affect the character of a conservation area.

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

Inappropriate alterations

Alterations to existing buildings, such as the replacement of windows or roofs, are particularly damaging to the character of an area when carried out using inappropriate materials. Use of appropriate planning controls (as indicated above) should be considered.

Appendices

- Summary of boundary change proposals 2008-2013
- Map of the conservation area as adopted in 1996
- Map of the conservation area showing changes June 2013
- Map of the conservation area as designated 05 June 2013

Further Reading

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

Appendices

Summary Of Boundary Change Proposals 2008 - 2013

Tattenhall Conservation Area

Proposed changes to Conservation Area Appraisal, January 2008

Consulted May 2008

Further minor amendments November 2012

Background

In 2008 Tattenhall Conservation Area was one of 21 conservation areas in the former Chester City Council to be reviewed. Each conservation area was appraised in accordance with English Heritage guidance, and the subject of a comprehensive consultation exercise commencing in May 2008 and lasting for 42 days. At this stage, the following extensions were agreed:-

Area A: The field north of Burwardsley Road, edged on its north side by the small lane leading to Longmeadow and Millbank should be included in the future Conservation Area boundaries, regarding the buildings of merit surrounding the area. This area includes the following residential properties: 1 and 2 Millbank Cottages and The Hawthorns.

Area B: The two fields with the lane linking them, north of Longmeadow and Whitegates properties -eastern field includes a small one storey brick barn and a pond-(north of Burwardsley Road), , should be included in the future Conservation Area boundaries, enhancing the setting of the buildings of merit surrounding the area.

Area C: The field and part of forest east of Millbrook stream and north of Bren Close (north of High Street) should be included in the future Conservation Area boundaries, recognising the buildings of merit surrounding the area.

Area D: The section of Rocky Lane stretching from Edgecroft to The Righi, should be part of future Conservation Area boundaries, due to the particular character of this stretch of road with its sandstone bedrock and the buildings of merit in the surrounding the area. It includes one residential property: The Righi.

Also proposed to be excluded were four areas identified as having a negative impact on the conservation area:-

Area (I) Rean Meadow development 1-83, south of Park Avenue

Area (II) 1-17 Newall Close and 1-7 Breen Close, north of High Street

Area (III) Worley Court 1-3, east of Bolesworth Road

Area (IV) Ravensholme Court 1-27, Surgery, Orchard House, Ravenscraft, all located in the premises of The Rookery (old people's home), south of Chester Road

A report on the public consultation of conservation area appraisal drafts for 20 of the 21 conservation areas was taken to the Executive Member for Development in January 2009 for final adoption. The one exception that did not go to Executive for adoption was Tattenhall.

The consultation exercise provided support for the extensions and exclusions. However, the Parish Council suggested further boundary changes regarding portions of the conservation area representing distinctive features and meriting inclusion, viz.,:

Area E: The area north of Park Avenue between Tattenhall Road and Keysbrook, Park avenue southern side verge near Harding Avenue junction and 2 Harding Avenue southern side rectangular plot –the latter includes historic London Plane-should be part of future Conservation Area boundaries in recognition of the buildings of merit and historic tree it contains. This area includes two Victorian semi-detached residential properties: Brierley House and The Avenue.

Area F: The Long Barn garden area along its southern side with its adjacent pond should be part of future Conservation Area boundaries due to the significant architectural merit of this building.

Area G: The new football pitch, the extended cricket pitch, the whole recreation club building as well as the adjacent field should be included in the new Conservation Area boundaries due to the particular contribution the Recreation Ground adds to the Community, socially and architecturally.

Area H: Mill house garden's northern part and eastern adjacent historic orchard should be included in the future Conservation Area boundaries, enhancing the setting of the buildings of merit surrounding the area.

Advice from the legal team at the time was that such proposed changes would necessitate a further round of public consultation. Consequently, it was decided to take to the Executive Member the 20 conservation areas that were ready (January 2009 being one of the last available meetings of the former City Council), and for the new authority to deal with Tattenhall at a later date.

The process for Tattenhall was subsequently completed after further consultation in 2013 and was then adopted.

Proposed minor amendments to the Appraisal

1. Changes to the boundary of the conservation area

It is proposed to accept the suggested further boundary changes of Tattenhall Parish Council to include:

- The area north of Park Avenue between Tattenhall Road and Keysbrook
- Recreation ground new football pitch, cricket extended pitch, the whole recreation club building as well as the adjacent field.
- Long Barn garden area along its southern side with its adjacent pond located nearby Tattenhall Hall
- The northern part of Mill House garden and the historic orchard

2. Changes to text

In addition to the above minor boundary changes, it was felt that the previous document did not provide sufficient information regarding the relationship of the conservation area to the wider landscape to accord with the English Heritage guidance for the preparation of conservation area appraisals. Given that most development pressure in Tattenhall is likely to be on surrounding land rather than sites within the conservation area, it was felt that the Appraisal needed to be more detailed with respect to setting and approaches.

The most substantial changes to the text were made in the 'Streetscape and Landscape' and 'Setting of the Conservation Area' sections, where the text has been expanded and photographs added. The latter replaces the earlier 'Surroundings of the Conservation Area'.

In 'Enhancement Opportunities' a paragraph was added about street furniture and public realm.

In 'Threats' a paragraph has been added regarding inappropriate alterations.

In 'Management Tools' a point of clarification has been added on Article 4 directions.

Other changes have been matters of grammar, typographical errors and amending Chester City Council to Cheshire West and Chester including the logo.





