

Vale Royal Borough Council

WEAVERHAM (WEST ROAD) CONSERVATION AREA APPRAISAL

AUGUST 2007

Adopted 27th September 2007



INTRODUCTION

Conservation Areas are many and varied. They were introduced by the Civic Amenities Act of 1967, and are now an accepted part of Town and Country Planning legislation and practice. More than 9,100 have been designated in England. Local Authorities are required to identify "areas of special architectural or historic interest, the character of which it is desirable to preserve or enhance". They are also under a duty to review existing designations regularly.

It has been recognised that if the special interest, character and appearance of a conservation area is to be retained, it must be managed. The first task in this process is to define and analyse the special characteristics that justify the designation of the conservation area. This is achieved by carrying out a Conservation Area Appraisal.

The character of an area depends upon its historic background, the architectural quality and interest of its buildings, their materials and detailing, the way they relate to each other, the line of the highway, the quality of the landscape, trees and open spaces and a variety of unique features. A Conservation Area Appraisal provides a description of those elements.

An appraisal also provides the basis for development plan policies and development control decisions, both within and adjacent to the Conservation Area boundary. The appraisal will subsequently provide the background for a management plan; proposals to preserve or enhance the area and additional control regimes. It may also identify development opportunities. Therefore the Government has stated that up to date appraisals (not more than 5 years old) are considered to be essential for all existing and proposed conservation areas.

Vale Royal Borough Council understands the importance of involving the local community in the appraisal process. It has recognised that these studies are only valid if those people

who are most closely affected by the designation of the conservation area accept the content of the appraisal. As a result, a public consultation exercise has been undertaken, the considered responses from which have been incorporated into this final version of the appraisal.

The Borough Council's methodology for conducting Conservation Area Appraisals was adopted in 1997 and has been accepted as an example of Good Practice In Conservation by the Royal Town Planning Institute. However the Council has resolved to continue to revise and improve its methodology for conducting conservation area appraisals whilst striving to maintain a degree of consistency between the various completed studies. The format presently used is in bullet points under standard headings and therefore some duplication of text will occur.

The principal effects of this designation are:

1. The Council is under a duty to prepare proposals to ensure the preservation or enhancement of the area
2. In carrying out its functions under the Planning Acts, and in particular when determining applications for planning permission and conservation area consent, the Council and the Secretary of State are required to take into account the desirability of preserving or enhancing the character or appearance of the area
3. Permitted development rights are more restricted within the designated area
4. Consent must be obtained from the Council for the demolition of any building in the area (subject to certain exceptions)
5. Extra publicity must be given to planning applications for development in the area
6. Six weeks' notice must be given to the local planning authority before any works are carried out to trees within the designated area. It becomes an offence, subject to certain exceptions, to cut down, top, lop, uproot, wilfully damage or destroy any tree in the area without the prior written consent of the local planning authority.

Background

West Road Weaverham Conservation Area was initially designated by Vale Royal District Council on 16 April 1981. An appraisal was adopted on 20 December 2001.

The Government now suggests that to be up to date, appraisals should be not more than 5 years old. A review was therefore conducted in 2007 followed by a public consultation exercise. A revised conservation area title, boundary and appraisal were adopted by Vale Royal Borough Council on 27 Sept'ber 2007.

Policy Context

The purpose of the planning system is to contribute towards sustainable development. As part of this principle, national and regional policy directs new development towards defined urban areas. Part of this rational is to protect and preserve the character of the countryside and existing settlements.

The Regional Spatial Strategy proposes that the majority of development should be in a corridor between Liverpool and Manchester. Regeneration proposals should also focus on these metropolitan centres.

The Borough's Local Plan First Review Alteration, adopted June 2006, is the relevant document for the control of development.

Weaverham is situated within the North Cheshire Green Belt, where development is normally constrained. Weaverham (West Road) Conservation Area lies within the Weaverham Village Policy Boundary where conversions to residential use, sub-division of dwellings and residential replacements on a one-for-one basis may be allowed, subject to the policies contained within the Borough's Adopted Local Plan.

Planning proposals need to meet national and local requirements for sustainable development. Applications will normally be required to be fully detailed, in order that the

impact of the proposals can be assessed and most require to be accompanied by a Design and Access Statement. The highest standards of design, signage and advertising are required to protect street scene character.

Local Plan Policy BE 23 states:
The Borough Council will evaluate applications for development within and adjacent to the boundaries of designated conservation areas against those characteristics which are revealed in conservation area appraisals. Significant consideration will be given to ensuring that development proposals respect, maintain and compliment those aspects of the appraisal which define the local distinctiveness of the area, in particular these elements will include:

- The prevailing townscape of the area;
- Dominant building styles, materials and details;
- Important spaces and landscaping within the area;
- View into and out of the conservation area;
- Unique characteristics of the area.

Demolition proposals within conservation areas normally require consent and need to be justified. They may not be allowed until a contract for the construction of an approved, appropriately designed replacement property has been signed.

Appraisal Summary

Situated in the Cheshire Plain close to the village of Weaverham, this area was largely an agricultural landscape until the late C19th. Apple orchards were a key feature of the area that lies alongside part of a well-established highway, which has possibly existed since Roman times.

Its buildings generally align this road, but this pattern has begun to change with recent development within the former orchards.

No single architectural style or building material dominates the historic properties. The local vernacular accommodates slate and tile roofing above red brickwork, with much render and pebbledash work. There is also some traditional timber framing and thatch.

Where modern development is found in the Conservation Area, it attempts to be relatively sympathetic in character, but can be overstated. Although there are many examples of unsympathetic alterations, properties and hedges are generally well maintained, but there have been some examples of neglect. Poor quality utility services (a crude electricity sub-station and overhead cables) mar the public realm.

The area relies on the village of Weaverham for its facilities. Its overall character is now that of a quiet commuter suburb. However there is some aural disturbance from through traffic and the adjacent bypass and railway.

There is little scope for further development within the conservation area without it having an adverse impact on its character. However the sympathetic restoration of some of the dwellings would enhance the local character.

Practical Support

Within the conservation area, the potential exists to grant aid private enhancement schemes that have a public benefit. The enhancement of the public realm may also be supported.

Detailed supplementary design guidance may be provided to assist applicants when developing their proposals.

Applicants are invited to discuss any significant development proposals within the Conservation Area with the Council's Planning Control Service at an early stage. Telephone 01606 867715 after 1pm

HISTORY

1. Historic evolution of the settlement

1.1 Origins and development of the settlement

- Originally a route.
 - Probably part of the Roman road of “Peytefinstey” or “Poitevins” Way from Warrington to Whitchurch.
- Saxon times - was called “Weaverham Yate” (“yate” meaning ‘high road’).
 - Area later known as Weaverham Gate.
 - Highway shown in 1777 Burdett’s map.
- Previous names include Back o’ Town, Grange View and New Town Lane.

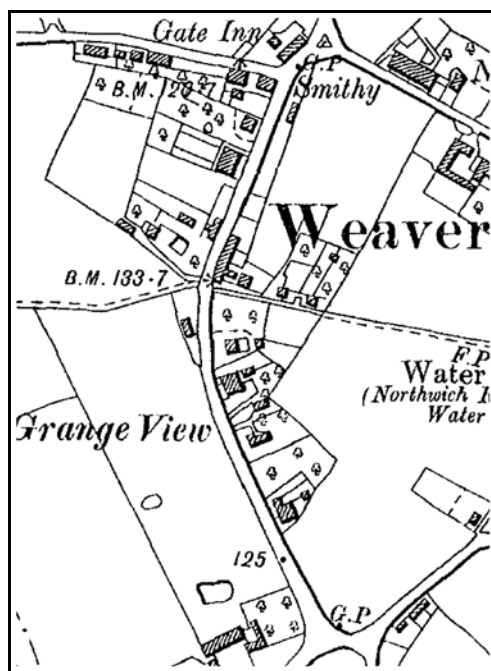


Extract from Burdett's map of 1777

- Some properties along West Road were owned by Lord Barrymore as part of The Marbury Estate of Weaverham.
- Peripheral village activities of farming and orchards have given way to residential development due to pressure for expansion of main settlement of Weaverham.

1.2 Topographic elements that have influenced the settlement form

- Development has followed a ridge – slightly elevated above adjacent land that falls slightly more steeply to West.



1898 Ordnance Survey extract

1.3 Influences of current or previous land uses on the area

- Importance of highway – former trunk road – defined and dominated form of development
- Market gardening and orchards once maintained an open character to Northwest of area – has now been eroded by more recent infill development.
- Agriculture – main occupation in Weaverham – C18th until World War II.
- Many of older properties were former farmhouses.
- Farming continues today to West of Conservation Area.
- During 1900's – various retail businesses in Nos. 9–15.
 - Through archway were shops (grocery, confectionery, cycle equipment – integrated with vehicle repairs, petrol and taxi service).

2. Archaeological significance and potential of the area

- No known/recorded archaeological significance in this area.
- Suggestion that road has Roman origins.

TOWNSCAPE

3. Form and structure of the settlement

3.1 Boundary of the Conservation Area

(Relating to designation dated 27 Sept 2007).

- From centre-line of West Road, Western boundary follows curtilage of No.40 (Scots Craig) to West then North – then runs West along Southern boundary of Nos.38 and 36 – then turns Northwest along extensive rear gardens of properties on Western side of West Road – enclosing former orchard now No.1 Court Lane.
- Where boundary meets public footpath it turns East following its centre-line – then turns Northwards along rear curtilage of No.22a then Northwest, North and East around curtilages of Rose Cottage and Pear View to Western end of separate rear garden of No.12 West Road.
- Boundary then runs North, then East along the Northern boundary of No.8, then North to Eastern end of new boundary wall of No.4 (Crantock), which it follows round – West, then North, then East, across to centre-line of West Road, then turns South.
- Adjacent to Northern boundary of curtilage of Ivy House it turns East then South then West to enclose its curtilage garden before turning South along rear garden curtilage of No.1 (Tudor Cottage) then turns East again along Southern boundary of No.25 Fieldway.
- It then turns North, East and South – enclosing curtilage gardens of Nos.1–7 Tower Lane - then turns West and follows centre-line of Tower Lane until opposite rear boundary between New House and No.37 Longmeadow where it turns South, crossing new private access driveway and continues around Westerly then Southerly curtilage boundaries of No.37 Longmeadow.
- Then turns Southerly along rear garden curtilage boundaries of Nos.35–19 Longmeadow – turning Southeast mid-way along rear garden curtilage of No. 29 Longmeadow – thereby enclosing rear gardens of remaining properties on East side of West Road.

- It continues Southwesterly to enclose perimeter curtilage of No.31 (The Hayes) – then follows road centre-line North – reaching starting point in line with Southern boundary of No.40 West Road.



New development at the rear of No.4 (Crantock) is excluded from the Conservation Area

3.2 Views within, into and out of the area

- Only limited views within Conservation Area – constrained by linear development along highway.
- View to South – along line of West Road – one long continuously changing view of properties as road sweeps to left.



West Road sweeps to the left – looking South

- View to North – an echo – sweeps to right.
 - In each case – as highway curves – views focus on No.24 (Thatched Cottage).



Looking North – West Road sweeps to the right

- From South – unattractive electricity pylon – conspicuous behind No.24.
- Between Nos.16 and 18, pale slate roof of new dwelling in Orchard gardens is visible and incongruous.
- Two-way limited views along Tower Lane – to and from play area on adjacent housing estate.
- Through archway between Nos.9 and 11 – limited view to private gardens.



Archway to rear space between Nos.9 and 11

- Viewed from Station Road looking Southeast – Western edge of Conservation Area seen as tree dominated enclosure against foreground of grazing land.
 - New back-land development has moderate impact.

- Out from Southern end of West Road – views to West – across former orchards – to Hefferston Grange and adjacent new housing development set amongst trees.
 - A49 by-pass dominates middle ground.
- Southern view down West Road – terminated by large evergreen trees outside Conservation Area – as West Road curves West towards junction with Grange Lane.
- From West Road looking Southeast across rear garden of No.31 (The Hayes) – bland rear elevations of houses on Long Meadow estate.
- Views to West – a limited view of open countryside from Court Lane.
 - Countryside and electricity pylon at rear of No.22a.
- From public footpath on Western boundary of Conservation Area – panoramic view out across relatively flat countryside.



View to West from Public Footpath

- Railway line – gantries and footbridge – prominent.
- Station Road seen to Northwest.
- Near horizon – dominated by large electricity pylon and wires above tree-lined horizon.
 - Frodsham Hill – seen in far distance.
- Limited view out between Nos.16 and 18 – now lost due to development at rear.
- View to North – out of area – linear – more open – grass verges then crossroads.
 - Hanging Gate with back-cloth of tall trees – Weaverham Conservation Area lies mainly to East.

3.3 *The importance of spaces within the Conservation Area*

- This is a linear Conservation Area.
- Key space is highway – especially so at Northern end of Conservation Area – urban terraces stand directly to rear of pavements.
- In South of Conservation Area – linear space becomes more amorphous – flowing into large gardens – which are settings for majority of properties.
 - Notable example – gardens South of No.21a and North of No.23.
 - To lesser extent – North of No.19.
- Garden to North of No.1 (Tudor Cottage) – punctuates Northeastern part of Conservation Area – relates to wide grass verge fronting suburban bungalows to North.

3.4 *Enclosure within the settlement*

- Virtually every property lies within well-defined private boundaries fronting highway footpaths.
 - Exception – No.19 – low stone blocks (bases for metal railings now removed).
 - Stone bases also at No.17 (in front of timber fence) with stub remains of metal posts visible.
 - Also – Nos. 6-12 - open frontages created to allow on site parking.
- Front property enclosures are of varying heights – mainly hedged by privet, holly, hawthorn and beech.
 - Property boundaries in Southern and central parts of Conservation Area – mostly defined by mature hedges.
 - Some tall hedging – mostly on Western side.
- Also assorted sections of wooden fencing, brick and concrete block walls and small section of wrought iron railings.
 - Frontage to No.23 recently replaced by wall of bricks of inappropriate appearance – includes overstated, new swept access between large conifers, in same bricks.

3.5 *Urban form*

- Essentially – linear development along curved alignment – No.17 (The Laurels) as apex of arc.

- Tower Lane acts as lateral axis for limited amount of older development.
- Some recent back-land infill development in old orchards in West and Northwest of area affects established pattern.
- Conservation Area generally – North-South orientation – property frontages facing highway alignment.
- Properties entirely residential.
- Central to Southern part of conservation Area mainly containing large and interestingly designed large late Victorian houses standing in spacious well landscaped gardens.
- Northern end of Conservation Area – more urbanised – terraced dwellings built directly off back of pavement.



The Northern Aspect

3.6 *Road pattern*

- West Road - formerly busy A49(T) prior to construction of A49 by-pass during 1990's.
 - Now carries reduced amount of passing traffic – impact on area remains – heavy goods traffic from Northwich to bypass – still a problem.
- No other main or secondary routes within Conservation Area.
 - West Road runs from Grange Lane (A49)/Forest Street roundabout lying South of Conservation Area – Northwards – to wide road junction – Station Road, Sandy Lane and High Street.
- Public footpath runs East-West across Conservation Area.
 - Begins from play area – edge of Tower Lane and crosses West Road, continuing into open countryside.

- Wide hard surfaced path on Tower Lane provides vehicle access to cottages.



Tower Lane – public footpath with vehicular access

- On Western side of West Road – access to public footpath is narrow and sign is missing – discouraging use.
 - Hedge is tall and usually well-maintained but can easily become overgrown discouraging access.
- Followed to West – footpath lies between metal fencing sections – that to North apparently erected to protect recently developed paddock.
- Four examples of new back-land developments to rear of properties on West side of West Road, each served by new or extended culs-de-sac drives.



New access to development in former orchards

4. BUILDINGS

4.1 Age profile

- Properties range from Tudor and Georgian periods but are predominantly late Victorian.
- Some pre and post World War II buildings – including very recent constructions.

4.2 Dominant architectural styles and types

- There is a mixture of detached, semi-detached and terraced housing.
- Dominant style is domestic Victorian.
 - Prosperity of original owners can be seen in individual detailing.
 - Victorian houses have rear outbuildings and garages, often of interest.
- Many of older properties are former farmhouses.
- No.17 (The Laurels) still has original outbuildings.
- No. 24a – very large uncompromising, modern brick property, dominantly sited close to road frontage, adjacent to No.24 (Thatched Cottage).
- Modern styled housing erected in former orchards on Western part of Conservation Area – generally inconspicuous – has no special character.
- New House and Tanglewood – most recent dwellings fronting West Road – have adopted classical style elevations – latter is overstated with some poor proportions.



New House – classically simple at the front



Tanglewood – overstated – some poor proportions

4.3 Building materials - texture and colours

- Majority of houses are constructed in red brick to Flemish bond.
 - Terraced properties are generally of brindled red, with smooth red on later detached properties – often these also have terracotta work.
- Some properties are rendered – there is some pebbledash.
 - Painted examples of all materials can be found, usually in white, cream or grey.
- There are two late mediaeval timber framed dwellings – Nos.1 and 24 – both of which have been extensively renovated.
 - Early C20th timber framing - found in some gable details (Nos. 30–34) – also evident in some outbuildings.
 - Timberwork to porches also common.



Nos. 30–34 – traditional sub-urban style dwellings

- Roofing materials – mainly large grey slates – some plain clay and concrete tiles.
 - Red plain tiles to Ivy House, also used as tile hanging on its gable elevation.
 - Occasional roof of heavily profiled interlock concrete tiles (No.11) looks decidedly out of character.
 - Pale slate roof to new development in Orchard gardens is incongruous.
 - Decorated red clay ridge tiles - a recurring theme.
 - Thatch on No.24 (Thatched Cottage).
- Brickwork chimneystacks are the norm.
 - Usually topped by round red terracotta chimney pots.
 - Some square chimney pots and some in cream (No.17, The Laurels).
- Stone lintels and sills common.
- No.23 (Little Grange) has painted stone quoins.
- Metal casements with leaded lights at No.1 (Tudor Cottage).
- Some original timber vertical sash windows remain.
 - Many windows replaced by PVCu frames – unsympathetic– not always to original size.
 - Some doors and frames also in PVCu.
- Incongruous black shutters to No.20.

4.4 Key buildings - listed and unlisted

- Conservation Area has one listed building with grade II status.



No.24 – Thatched Cottage

- No.24 (Thatched Cottage) – early mid-C17th timber-framed cottage – example of

a “laithe house” – type of building where barn and byre were joined onto house.

- No.1 – also C17th Tudor building – originally built to three bay baffle entry plan.
 - Although extensively restored and altered – building retains its original timber framed North gable and East walls.



No.1 – Tudor Cottage

- Large symmetrical pair of semi-detached Edwardian villas, Nos.14 and 16, elevationally unaltered, compared with adjacent row of Victorian terraced dwellings to North – though No.14 has PVCu windows.
- No.31 (The Hayes) – large, well detailed, smooth faced red brick detached residence with terracotta panels and detailing.
 - Stands in its own grounds – built at turn of 20th century by local entrepreneur Jabez Thompson.
- No.4 (Crantock) – retains some original detailing and character despite PVCu windows.

4.5 Interesting and unusual details

- Exterior features of No.31 (The Hayes) illustrate its original owner and builder’s wealth and sophistication – was a brickmaker amongst his other interests.
 - Originally constructed with a Dutch gable – since removed – probably around 1898 when a major extension was constructed to North of original.
 - Front entrance door has Norman style architrave, and modest labels appear above some smaller windows.



No.31 – The Hayes

- Decorative terracotta panels below first floor front and side bay windows and ground floor feature plaque on tall South facing chimneystack.
- Terracotta stringcourse and terracotta detailing evident on all chimneystacks.
- No.17 (The Laurels) – ornamented with cream chimney pots, terracotta and brick dentil course detailing under eaves.
 - Gables, including front, have decorated timber bargeboards and lancet arch to front gable upper window head.
 - Four-centred arch to lobby and front door openings.
 - Renovation work to No.17 is currently underway – hopefully without adverse impact on its special details.



Detailing on No.17 – The Laurels (under repair)

- No.4 (Crantock) has terracotta dentil mouldings and arched window heads with prominent white springers.

- Also semi-circular, coloured, leaded fanlight over door; ribbed rainwater gutters and decorated bargeboards.



Detailing to No.4 – Crantock

- Rendered No.23 (Little Grange) has modillion cornices (projecting paired brackets) to roof and bay eaves.



Modillion brackets to No.23 – Little Grange



No.40 – Scots Craig

- Unusual decorative wooden porch with large canopy to No.40 (Scots Craig) – Edwardian design.

- Mid-terraced cottage No.27, built in 1830, retains what may be an original porch.
 - More interesting porch on gable of No.29 includes stained glass.
 - Birdhouse on wall to outbuilding to rear of no.29 – white, half octagon – leaded roof.
 - Interesting balustraded front door canopy/ bay window roof detail, repeated to both Nos.14 and 16 but impact reduced by PVCu windows of unsympathetic design to No.14.



Balustraded canopy to No. 16 – No. 14 has similar

- Open timber galleried porch to No.28 (Hazeldene).
 - Also has timber framed outbuilding.
- A straw pheasant adorns the ridge of No.24 (Thatched Cottage).
- Georgian terrace of cottages to South of No.1 – punctuated by central archway that offers access to space at rear of buildings.
- New dwelling – Tanglewood – has projecting rendered dressing architraves – not traditional local feature.
- Bay windows, both ground floor and two-storey, are common features throughout, on non terraced properties.

5. Street Scene

5.1 Street furniture, wirescape, water pumps/troughs

- No public seats, bus shelters or litter bins provided in Conservation Area.
- Standard, tall, galvanised metal street lighting columns, with modern luminaries,

have little regard to character of West Road, but simple enough to have minimal impact.

- Single small modern lamp post on Tower Lane – Ineffective – screened by adjacent tall conifer.
- Private - converted gas lamp post in front garden of No.5 Tower Lane.
- Directional road signage is limited and has little impact.
- Finger-sign to public footpath on West Road, opposite Tower Lane, is missing – post and frame remain – almost invisible due to overgrown vegetation.



Missing Fingerpost Sign

- At each end and throughout Conservation Area – proliferation of timber poles supporting overhead wires, creating clutter and visual distraction.
- Problem particularly acute on West side of road and along Tower Lane.



Wirescape near public footpath

- Looking North along West Road – a large pylon and associated overhead cables is particularly intrusive – because of its size – although standing outside Conservation Area.

5.2 Shop fronts, advertisements

- No shops and character of area not affected by any form of advertisement.

5.3 Landmarks and focal points with historic connection or visual interest

- No real landmarks or focal points within Conservation Area.
- Thatched Cottage (No.24) is eye-catching, viewed from both North and South.
- Hanging Gate Inn to North – a focal point.



Hanging Gate – Focal Point to North

5.4 Floorscape – materials, colour and texture

- Pavements are tarmacadamed with concrete kerbing.
- Many private paths are stone or gravel.
- Private frontage parking to Nos.10 and 12 in concrete imprinted as setts.

LANDSCAPE

6. Landscape setting

- Situated to West of Weaverham village.
- Suburban context – new housing development to East.

- Pastoral setting – adjacent to open fields – to West.
- Although on an urban fringe – does not possess negative aspects of such a setting.

7. Green spaces, trees, hedges

- No publicly accessible green spaces in Conservation Area.
 - Grass verges between hedge and footpath – found at Nos.17 and Nos.30-40.
- Areas such as fields and orchards can be seen from Western end of public footpath – midway along West Road – that provides access into open countryside.
- Most of greenery – provided by private gardens with mature trees and bushes bordering curtilages of many properties.



Tall conifers to frontage of No.23

- Tall conifers to frontage of No.23 are very prominent.
- Abundance of cherry blossom in spring.
- Some old orchard trees remain.
- There are no tree preservation orders.
 - A number of mature conifers have been removed in recent years.
- A number of boundaries fronting West Road are hedged with privet, beech, holly, hawthorn, conifer and ivy.
 - Particularly fine example of beech hedge to front of Tanglewood.

8. Water features

- No conspicuous water features within Conservation Area.
- Ponds have been lost to late C20th development.
- Ponds to rear of Nos.38 (in curtilage of No.36) and 40 should be retained.
- Well to rear of Thatched Cottage – infilled late C20th.

OTHER FACTORS

9. Negative Factors

- New developments have eroded open orchard and garden character of throughout Conservation Area.
 - New access drive to Orchard Gardens development within former orchard of Rose Cottage (No.22) resulted in loss of half a dozen mature trees.
 - Development impact reduced by retained open frontage and re-planting.
- Generally, new development within and adjacent to conservation Area – not of sympathetic massing or scale – roof pitches often too shallow.
 - Bungalows at Nos.12a and 22a – alien in scale.
 - The Court House, Court Lane – low visual mass due to sunken ground floor – emphasised by shallow concrete tile roof.
- Example of significant damage to character and setting of listed property – an out of scale and unsympathetic modern red brick house (No.24a) has been constructed adjacent to Thatched Cottage (No.24).
 - Direct impact softened in springtime by frontage blossom trees.
- High level of unsympathetic alterations within Conservation Area, particularly to terraced houses.
 - Numerous examples of PVCu windows and poorly executed patch brickwork where opening sizes have been altered.
 - Poor pointing in cement rich mortar also a problem.
 - At No.11 – oversized picture windows in PVCu, profiled interlock concrete roof tiles

and infilled doorway have adversely and significantly transformed character and original architectural style of terrace.

- At No.19 – ground floor PVCu window is oversized and surrounded by patch brickwork to detriment of character of small terrace.
- Flat roofed extensions and drastic re-elevating of No.25 (white render and small pane windows under false brick arches) have destroyed rhythm and unity of terrace.
- Nos.6–12 West Road (Rose Bank Cottages) – fenestration much altered by odd sized and patterned PVCu windows.
 - Only No.6 retains original smooth red dressing bricks to window openings.



Altered fenestration pattern and open frontages

- Also here – loss of enclosure to create garden frontage parking.
- Two pairs of dwellings, dated 1869, on Tower Lane – unsympathetically extended.
 - Mid-C19th Gate Cottage (constructed of red brick with cream coloured chimney pots) has an uncompromising modern extension of bricks of inappropriate character.
 - Traditionally semi-detached white painted cottages of Nos. 5 and 7 – both extended – losing balance and symmetry.
- A visually intrusive collection of electricity substation units sits on Tower Lane/West Road corner.
 - Token rustic fencing above original low brick wall fails to screen.



Unightly electricity sub-station units – Tower Lane

- To immediate Southwest of Conservation Area – its setting has been affected by development of three unexcitingly detailed new houses.
 - Impact heightened by crude symmetry of two of these properties but softened by maturing frontage landscaping.
- Highway frontage of No.38 (Lime Tree Cottage) is looking unkempt.
- Green open structure – stable? – and new small paddock to West of No.22 – outside Conservation Area but have intrusive impact.

10. Neutral areas

10.1 Areas which neither enhance nor detract from the character or appearance of the area

- Although new developments are visible adjacent to Southeastern boundaries of Conservation Area – they have limited influence on its setting or character.
- A few large new houses have been built on former orchards to rear of properties fronting Western part of West Road.
 - These modern developments are only occasionally visible from main road
 - However – access arrangements do have significant impact on road frontage character.

10.2 Areas and opportunities for development and/or enhancement

- Large gardens and former orchards along West Road may attract applications for further new developments – should be resisted in order to preserve existing character of area.
 - Should an appropriate development site be approved – will be essential for form, scale, massing and detailing of proposal to reflect prevailing character.
 - Developments should face highway – but be set well behind back of pavement.
 - Long, low profile dwellings (including bungalows) or incorporating garages, should not be considered appropriate.
 - Substantial chimneys should articulate roof-lines.
- Two pairs of dwellings on Tower Lane, dated 1869, have potential for restoration.
- Nos. 6–12 West Road – much-altered window patterns could be restored to original.
- Siting of visually intrusive electricity substation on Tower Lane/West Road corner could be more effectively and attractively screened from vision.
- Standard of maintenance – access and signage of public footpath from West Road to open countryside needs to be improved.
- Character of area would benefit from a programme of under-grounding of overhead wires and cables.
- More sympathetic style of street lighting should be considered when present columns are scheduled for renewal.

11. Ambience/Uniqueness

11.1 Sounds and smells

- Relative tranquillity of area – frequently disturbed by noise of trains using busy West Coast main line to Southwest of area – this noise likely to increase.
- In Southwest of area – almost constant traffic hum noticed from A49 bypass – runs alongside railway lines.
 - Sounds are screened by large rear gardens of properties on West Road.
- West Road itself – generally from excessive highway noise.

11.2 Vitality and vibrance of the area

- Relative quietness of West Road – combined with spaciousness around many quality houses – retains air of prosperity – created at turn of last century.
- Since bypassed – through traffic minimal – West Road now has characteristics of residential suburb.

11.3 Historical associations with unusual crafts, famous people and events

- White painted dwelling (No.20) – former Associated Methodist Chapel – known as the Ranters' chapel.



No. 20 (also Nos.18-14)

- Court Lane – named after fact that tennis court existed in grounds of White Lodge in 1920's.
- No.24 (Thatched Cottage).
 - During C19th – used as school.
 - At turn of C19th – cottage was practice area for Salvation Army band.
 - Early C20th – Weaverham Virgins Club met here annually – then marched to church for a special annual service – club later disbanded following a drinking revelry!
 - In 1930's – stable/byre became popular cafe called "Copper Kettle" – patronised by 'wheelers' or cyclists travelling on West Road.
- No.31 The Hayes – Grange Hospital Nurses-home during World War II.

11.4 Other characteristics which make the area unique

- Rose Cottage (No.22) – built circa 1880 for Woodward family – cost £102 – market garden/orchards developed later.
- Orchards were common – Russet apples a local speciality.

Locally Important Buildings in Conservation Area

No. 1 West Road (Tudor Cottage)
No. 17 West Road (The Laurels)
No.23 West Road (Little Grange)



No. 1 West Road (Tudor Cottage)



No. 17 West Road (The Laurels) (under repair)

Listed Buildings in Conservation Area

No.24 West Road (Thatched Cottage)
grade II



No.24 West Road (Thatched Cottage)



No.23 West Road (Little Grange)

This document includes mapping data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Licence no. LA 100023301. All rights reserved.

Whilst an appraisal aims to identify the essential elements that give an area its character, it can only be a 'snapshot' in time. Comments are based upon observations that can usually be made from the public domain. Post development reflection is intended to guide future decision-making in an endeavour to avoid repeating mistakes that may have resulted in inappropriate development and is not intended to be a criticism of any party. Elements and details of an area may be important even if they are not specifically referred to in the document.

This document should be read in conjunction with "Conservation Area Appraisals", produced by Vale Royal Borough Council in July 1997.

West Road Weaverham Conservation Area was designated by Vale Royal District Council on 16 April 1981. It was reviewed in early 2007.

This appraisal relates to the revised designation in the name of Weaverham (West Road), made by Vale Royal Borough Council, following a consultation exercise, on 27 September 2007, when it was adopted as Supplementary Planning Information for the purposes of informing relevant planning control decisions.




Weaverham (West Road)
Conservation Area Appraisal
(one of a series to be produced)

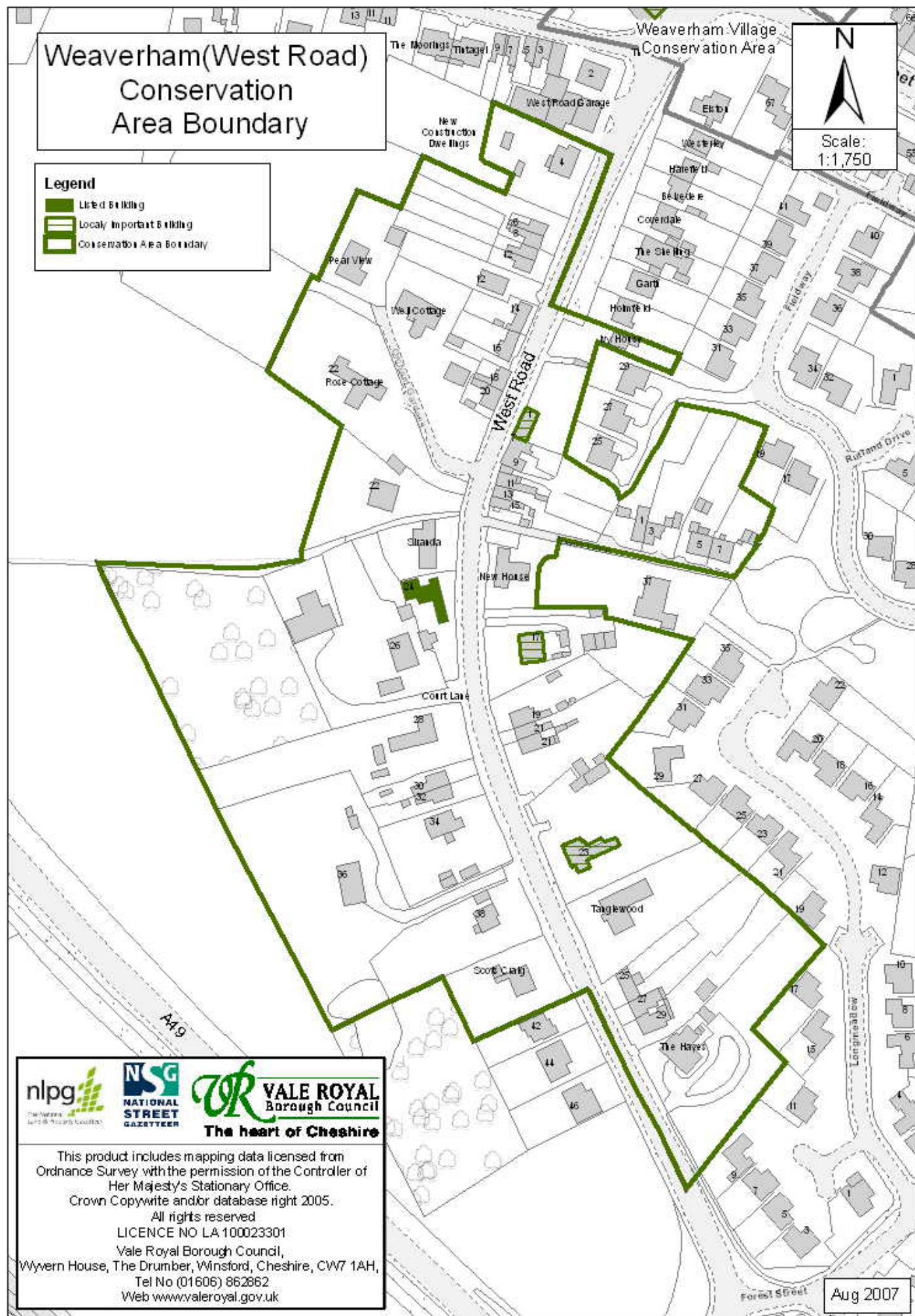
Revised after public consultation
VRBC Cons 28/X August 2007

David M Hayes
Conservation and Design Manager
Environmental Policy
Environmental & Sustainability Directorate
Vale Royal Borough Council
Wyvern House, The Drummer,
Winsford, Cheshire, CW7 1AH
Email: dhayes@valeroyal.gov.uk

Weaverham(West Road) Conservation Area Boundary

Legend

-  Listed Building
-  Locally Important Building
-  Conservation Area Boundary



This product includes mapping data licensed from
Ordnance Survey with the permission of the Controller of
Her Majesty's Stationary Office.
Crown Copyright and/or database right 2005.

All rights reserved

LICENCE NO LA 100023301

Vale Royal Borough Council,

Wyvern House, The Drumber, Winsford, Cheshire, CW7 1AH,

Tel No (01606) 862862

Web www.valeroyal.gov.uk

Aug 2007