

Vale Royal Borough Council

WEAVERHAM (VILLAGE) 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

Cheshire County Council initially designated Weaverham Conservation Area on 12 Feb'y 1974. It was extended by Vale Royal District Council on 16 April 1981. An initial 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. 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 (Village) Conservation Area lies within the Weaverham Village Policy Boundary where appropriate residential and commercial development is 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, the village of Weaverham lies in an area that was largely an agricultural landscape until the late C19th, with apple orchards a key feature of the area. It has been a well-established settlement since Saxon time and lies close to part of an important highway that has possibly existed since Roman times. It also had an affinity with Vale Royal Abbey, the River Weaver and the early salt industry

The conservation area is focused on the original village core, which developed along the old highway to Northwich, between the old 'Roman' road and the Parish Church. Its buildings generally align this highway, but the pattern has evolved and the larger village has now assumed a suburban character.

No single architectural style or building material dominates the historic properties. Development is essentially domestic in scale. Terraced property dominates the street scene with ecclesiastical and institutional buildings as more substantial structures in a traditional manner.

The local vernacular accommodates slate and tile roofing above red brickwork with some render. There is also some exposed original timber framing and good examples of thatch roofing. Despite many examples of unsympathetic alterations, original windows and interesting detailing can still be observed.

Most properties are generally well maintained, but there have been instances of neglect. Where modern development is found in the Conservation Area, it attempts to be relatively sympathetic in character, but poor quality detailing is common.

Apart from the churchyard, open spaces are essentially highway related. There are some significant trees, which together with mature hedges soften the area's urban character.

The Conservation Area provides some of the core facilities of the wider village, but there is a broader range of modern facilities close by.

Its overall character is now being subsumed within that of the commuter suburb that the wider village has become.

There is significant disturbance from through traffic and on street parking can be problematic. In some parts overhead wirescape creates clutter.

There is limited scope for further development within the conservation area without it having an adverse impact on its character. However the sympathetic restoration of many of the properties would enhance the local character. Additional planning controls may be necessary to ensure that the special character of the area is not eroded further.

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.

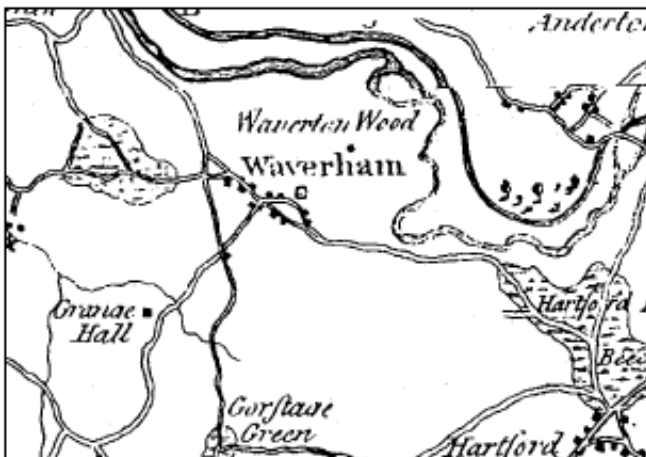
Applicants are invited to discuss any significant development proposals within the conservation area with the Council's Planning Control Service at an early stage. Telephone 01606 867715 after 1pm.

HISTORY

1. Historic evolution of the settlement

1.1 Origins and development of the settlement

- Believed to date from C7th.
- Domesday Book of 1086 recorded it as one of the most important settlements in Cheshire during Saxon times.
 - Only Chester, Nantwich and Eastham on the Wirral were recorded as been worth more.
- Village has been known by various names including Wivreham and Wevresham, all meaning 'the village on the winding river'.
- Roman road from Whitchurch to Wilderspool believed to have crossed River Weaver at, or close to, Saltersford.
 - Existence of this highway and bridging point may have contributed to subsequent development of village.
 - However, little evidence of a Roman settlement in Weaverham.
- Between C13th and C16th, Abbots of Vale Royal ruled Weaverham as Lords of the Manor, possibly from Hefferston Grange.
 - Established prison and court in village.



Extract from Burdett's map of 1777

- Burdett's map of 1777 shows similar highways to present.
 - Lines of West Road (former A49) and Wallerscote Road are shown.
 - Line of Northwich Road not shown.
- Population of Weaverham was mainly occupied in agriculture and grew gradually.

- However, like many other places in mid-Cheshire, village grew rapidly during 1920's and 30's with expansion of chemical industry, in particular Brunner Mond and ICI in Northwich.
- Final property expansion began after Second World War.
 - This more recent development has been closest to Conservation Area that is based on historic core of village.

1.2 Topographic elements that have influenced the settlement form

- Settlement developed on high land at top of steep slope leading down to River Weaver.
- Area's geology is that of glacial sand and gravels of Delamere, overlying typical Cheshire Boulder Clays.
 - Some sandstone outcrops occur, and beds of salt deposits underlie.
- Presence of a natural spring well and River Weaver crossing point may have been influential in early development.

1.3 Influences of current or previous land uses on the area

- Area was once extensively wooded and formed part of Mara and Mondrum forests, now known as Delamere Forest.
- Countryside around Weaverham was changed in 1721 by discovery of rock salt at Northwich.
 - Subsequent use of water transportation on River Weaver provided employment as "Navigation men".
 - Old references to "salt boilers" suggesting existence of a local brine conversion industry.
- Land between North of village and river is restricted to agricultural uses since salt workings have defaced and caused subsidence to landscape since C14th.
 - Legacy of subsidence continues today.
- Agriculture – main occupation in Weaverham – C18th until World War II.
 - Highly fertile soil of Weaver Valley was ideal for arable produce of mixed grain

and root crops, although dairy farming predominated.

- Orchards were common features of area, with Russet apple growing a speciality.
- Many farms were built within village in C18th.
 - Today some of these farms have disappeared and others, such as Town Farm on High Street, have become residential properties.
 - Weaverham Bank Farm remains, as a reminder of village's originally strong agricultural connections.



Weaverham Bank Farm

- Importance of highways – defined original form of development.
- Inter-war Council housing estates established village as a focus for residential development – has continued to present time.
 - North Cheshire Greenbelt totally surrounds village – significant constraint on its future development.
 - Results in pressure for infill development on any open space, including large gardens, within village.

2. Archaeological significance and potential of the area

- No significant archaeological resource within Conservation Area.
 - Fragments of a Roman road and Roman coins were found in St. Mary's churchyard.

- Also believed that part of a Roman road was discovered at junction of High Street and Church Street.

TOWNSCAPE

3. Form and structure of the settlement

3.1 Boundary of the Conservation Area

(Relating to designation dated 27 Sept 2007).

- Northeastern boundary generally follows low sandstone wall surrounding churchyard of Church of St. Mary the Virgin – however, Eastern boundary is actually along line of adjacent fencing of concrete post and panel or wire mesh, some 4 metres to East – then follows Southern wall to West.
- South of churchyard, boundary follows fence-line along Eastern curtilage of No.17 Church Lane, across to centre-line of Church Lane, where it runs Northwest for about 85 metres, then runs Southwest along boundary hedge-line of St. Mary's Church House round to Eastern boundary of No.5 Moss Street.
- Follows this general Southwesterly alignment along immediate rear garden curtilage of No.12 Moss Street, then across to and around curtilage of No.12 Woodward Street known as, Little Acre and runs Northwest to meet that of No.10 Woodward Street, which it then follows, past that of No.8.
- It follows round Southern curtilage of garden associated with No.2 Woodward Street, before running Southwest along rear boundaries of Nos.12 (Dentist) and 10 Church Street (which have no special interest) and that of No.6 Church Street, which it follows round to rear curtilage of public conveniences, then reflects line of petrol station canopy and crosses to centre-line of Northwich Road where it turns Southeast for approx 30 metres.
- Boundary runs Southwest and then Northwest around rear curtilages of Nos.24 and 26 Fernway, Poplar Cottage (Nos. 1 and 2) and Nos.1, 3 and 5 High Street, then runs Southerly along rear boundaries of Nos.1 to 9

Forest Street and West to centre-line of Forest Street, where it turns South.

- At junction with Fern Way it runs East for approximately 25 metres along its centre-line and then South, enclosing Barrymore Institute, then East, to follow rear boundaries of Nos.2, 4 and 6 Fern Way, then South again, along front elevation of more recent Primary School building, to Southern curtilage of school complex, where it runs West back to Forest Street.

- Follows centre-line South, then runs West around immediate rear garden curtilage of Nos.16 and 14 then to North across gardens of Nos.12, 10a and 10 to Northern boundary of No.10 which it follows generally to West, then follows Northern boundary of property known as “Brambles”.

- Boundary then runs Northwards along centre-line of public footpath to High Street, then Westerly along and including, front garden boundaries of Nos.25 to 37 to No.39 where it turns South.

- At rear boundaries of properties on Bank Side it turns West and follows curtilage of Weaverham Bank Farm along to rear curtilage of No.38 Fieldway where it runs North until reaching turning-head at end of Fieldway where it turns West along centre-line.

- On meeting curtilage of No.67 High Street, it follows it South then West across Southern curtilage of Elston, West Road, continuing westwards across West Road and then along centre-line of Station Road until in line with rear boundary of Hanging Gate Inn, where it turns Northwesterly.

- Boundary then follows curtilage of Hanging Gate Inn, Northerly – then Easterly to centre-line of Sandy Lane where it runs South briefly, then East, then South at junction with Shady Brook Lane, where it meets rear garden boundary between Nos.31 and 29.

- Then follows rear garden curtilages of Nos.29 to 25 Shady Brook Lane to point where it meets boundary of No.66 High Street at back of pavement and follows this boundary to Northeast and then runs Southeast along rear curtilages between properties of High Street and Longacre

(including new dwelling Ash House, at rear of No.46 High Street) to the Eastern end of that of No.14 Longacre, then Northeast along the Eastern garden curtilages of No.15 Longacre and Stable Court, Leigh Way.

- At rear boundary of No.24 Leigh Way it runs Southeast along rear boundaries of Nos.26 and 28 Leigh Way and follows curtilage around No.5 Smiths Lane, then runs Northeast along Western edge of Smiths Lane and short public footpath to back of pavement of Leigh Way.

- Then follows rear Northeastern curtilage of No.4 Smiths Lane and joint boundaries between No.6 Smiths Lane and Nos.34 to 40 Leigh Way, continuing this line down to North side back of pavement of Church Street, then Northeast to follow front boundaries of Nos.5 and 7 Church Street and across to centre-line of Leigh Way.

- It runs North until opposite Northern curtilage of No.61 Leigh Way which it follows to East then round to South and along Eastern boundary of No.13 Church Street (thereby enclosing former curtilage of No.11 Church Street (Raintub Cottage), to centre-line of Church Street.

- Boundary runs East, past Well Lane, then turns North opposite Western boundary of No.1 Pinfold Way, then turns East to follow back of pavement at both entrance splays to Pinfold Way, then follows rear garden curtilage of Vicarage around to East until it meets Western stone wall boundary of churchyard.

3.2 Views within, into and out of the area

- Views within Conservation Area tend to be limited and terminal within their immediate surroundings.

- Few views of interest along High Street.

- Western half – visually open – development generally set back from road – grass verge to South side.

- New and mature tree planting along road sides lead to terminal view – just fails to focus on Hanging Gate Inn.



High Street terminal view to the Hanging Gate

- Incomplete – poorly detailed archway between Nos.46 and 48 presents disappointing view to back-land parking.
- Looking East – changing urban form and road alignment coincide.
 - Visual pinch point created with focus on group of listed buildings each side of road – the Wheatsheaf is prominent.



Visual pinch point by The Wheatsheaf

- Church Street – curved alignment – restricted but continually changing view presented – marred by parked cars.
- St. Mary's Church stands on higher land at end of Church Street – tower is focal point to East of Conservation Area.
- Terminal view at Southwestern end of Church Street – to small group of historic properties, including three restored timber-framed listed buildings, on High Street.
- Off High Street and Church Street – residential culs-de-sac of Chapel Street, Smith's Lane, Woodward Street and Moss Street.

- Alignment of each prevents it from being viewed as a whole from adjacent highway.
- Views along them evolve quickly, adding to their varied and interesting character.
- North along Forest Street – front elevation of The Wheatsheaf Hotel adds interest to an incomplete terminal view.

- Approaching Conservation Area from East along Northwich Road – first the shopping precinct and then petrol filling station present unwelcome distractions of commercialised clutter.

- Contrasts with initial view of High Street at edge of Conservation Area.
 - The Wheatsheaf Hotel – fronted by mature weeping willow with group of listed timber-framed thatched cottages diagonally opposite – presents picturesque closed view.
 - Curved alignment of High Street then leads eye to West.



High Street approach from the East

- Tower of St. Mary's Church – landmark from various locations on North side of Weaver Valley, including towpath of Trent and Mersey Canal.
- Few of views out of Conservation Area are of any interest.
 - At junction between High Street and old A49 – view along Sandy Lane towards North is of a hedge and tree-lined downhill curve.
 - Through hedging – especially perimeter of Hanging Gate Inn car park

- Merebank and Mere House Farm can be seen amongst open agricultural landscape.
- From this junction – view to South into West Road.
 - Visual foreground visual clutter due to car showroom – beyond – curving alignment of highway emphasises visual interest of Weaverham (West Road) Conservation Area.

3.3 *The importance of spaces within the Conservation Area*

- Key areas of open space are found at central, western and eastern parts of conservation area.
 - Each evolves from a combination of road junction, car park and grass verge elements.
- Primary space lies at heart of Conservation Area. Very busy area where landscaped car park to rear of The Wheatsheaf Hotel – accessed from Church Street – an adjacent grassed verge on High Street and junction of these two busy historic streets, combine.
 - Sense of space heightened by garage forecourt – lies adjacent but mostly outside Conservation Area.



Open green space at Church St/High St junction

- Visual quality of development surrounding space is generally poor.
- At High Street/West Road/Sandy Lane intersection – series of small, grassed areas associated with road junction.

- Whilst not visually linked, openness of adjacent Hanging Gate Inn car park and grassed play area (framed by large trees) is apparent and contributes to sense of space.



Open area at West Road/High Street junction

- Areas of grass verge and green space with trees combine with open access and car park to front of St. Mary's Church where Church Street intersects with Church Lane.
 - Space effectively extends past line of railings into churchyard beyond – a related but separate and self-contained space.
 - Has sense of infinite – low scale of adjacent residential properties allows sense of space to extend at higher level – above and beyond it.
- Other than grass verges – other areas of publicly available open space are few.
- Former orchard/paddock to Northwest side of Weaverham Bank Farm and open garden spaces around Nos.46 to 54 High Street are important aspects of settings of these significant properties.

3.4 *Enclosure within the settlement*

- Low sandstone walls and hedges enclose many of properties within Conservation Area – creates visual unity.
 - Majority of properties to Eastern end of High Street and on Eastern sides of Church Street and Forest Street – including unadopted culs-de-sac – front directly onto street.

- In central part of High Street – many properties are completely enclosed by high hedges – with some barely visible from road.
 - Perimeter brick wall enclosing frontage of Weaverham Bank Farm stands approximately 2.00m high – rebuilt in modern bricks.
- Modern suburban developments adjacent to Conservation Area favour ‘open plan’ design as seen in Church Street, Orchard Court off Smith’s Lane and Leigh Way.

3.5 Urban Form

- Throughout Conservation Area – development has been built – mainly in terraced form – to an alignment reflecting that of highway serving it.
 - Mainly on an East – West axis between Church of St. Mary and Hanging Gate Inn – with slightly obtuse realignment by The Wheatsheaf Hotel.
- Fulcrum and core of Conservation Area is area around The Wheatsheaf Hotel and adjacent junctions of three main roads – High Street, Church Street, and Forest Street.
 - Area once contained many traditional terraced properties – some cleared for road widening.
 - Today – a healthy mix of development housing local amenities.
 - Two storey domestic properties – some now house commercial uses – mainly built close to back of pavement.



Collection of listed buildings on High Street

- Some more substantial commercial properties, mainly on North side of High Street – set back from highway.
- Character of these main roads gradually alters towards edge of Conservation Area as development form becoming less dense.
- North side of High Street contains some large, traditional properties set within well-enclosed gardens.
- Eastern half of South side of High Street has properties close to back of footpath.
- New Brickley Court development well set back from frontage – lacks any presence – compounded by forecourt parking area.



Brickley Court – no real contribution to streetscene

- A large section of South side is of modern properties – excluded from Conservation Area.
 - However – open nature of these properties, together with that of Weaverham Bank Farm and wide grass verge frontage along South side of High Street – relates well with those opposite – creates more open character to street scene.
- Modern terraced row – Nos.51 to 65 High Street – stands slightly elevated and set back from rear of pavement with a lay-by in front of it.
 - Elevations – rather fussy and artificially articulated in comparison with uncomplicated row of cottages standing opposite.
 - However these two development styles do complement each other.
- Hanging Gate Inn stands conspicuous yet isolated at important road junction between

High Street, Station Road and West Road – where character is open.

- Properties on Church Street are a mixture of traditional and modern, mainly residential, buildings fronting highway.
 - Older properties generally terraced – more recent units are detached or semi-detached, with little heed paid to character of their neighbours.
 - A more open character is found closer to Church – where modern houses, both within and adjacent to Conservation Area – are set back from road frontage.
 - Also true of Church Lane.
- Church of St. Mary the Virgin – situated at Eastern end of original village.
 - In traditional manner it stands on slightly higher ground, surrounded by an extensive graveyard.
 - Adjacent are sites of a former public house and old pinfold.
- Woodward Street and Chapel Street – narrow, cobbled, unadopted culs-de-sac, containing Victorian terraced properties.



Woodward Street looking East

- In Moss Street this heritage has been diluted by modern detached properties in a neo-vernacular style.
 - Siting, design and detailing of these modern dwellings compromises integrity of original buildings.
- Within Forest Street are a notable group of institutional buildings.
 - Wesleyan Methodist Church, Church Hall, Barrymore Institute and Weaverham Forest County Primary School – all substantial properties with interesting

detailing – set well behind back of footpath.

- More recent residential properties opposite school are excluded from boundary of Conservation Area.
 - However their garden frontages of tall hedges are included.
- Modern houses have been built as infill on virtually every thoroughfare throughout Conservation Area.
 - Recent developments of Wyncroft Court and Orchard Court (Smith's Lane) – together with properties on Well Lane and Leigh Way (adjacent to Conservation Area) – all principally suburban in character, built in modern designs and materials to “open plan” layouts.



Wyncroft Court

3.6 Road Pattern

- High Street, B5153, is primary road through Conservation Area.
 - It generally runs East/West through village centre, serving traffic between Northwich and A49 to West.
- West Road/Sandy Lane, former A49, runs North/South through Western end of Conservation Area.
- At Eastern end of High Street, Forest Street runs one-way almost due South.
- Almost opposite – Church Street curves Northeast and round to East, giving access to some recent residential estates and Parish Church.
 - Minor roads within Conservation Area, serving these estates, lie perpendicular to these secondary routes.

- At St. Mary's church car park, Church Lane runs Southeast out of Conservation Area, to rejoin main Northwich Road.
- In contrast to these noisy and busy thoroughfares are a number of quiet, short culs-de-sac, which do not have footpaths.
- There are two public footpaths off High Street.
 - Both seem to be unlit, narrow and poorly maintained.
 - Overgrown hedgerow boundaries present a forbidding character.
 - One incorporates a cycle track, and runs South, out of Conservation Area, towards Field Way.
 - Other lies to west of Town Farm and runs North to Long Acre.
 - Unsigned and almost undetected, again often due to overgrown hedging.



Entrance to public footpath – North off High Street

- Pathway between High Street and Fieldway runs below first floor link of No.59 High Street.
- A short public footpath at end of Smith's Lane leads out of Conservation Area into Leigh Way.
 - May have been part of original route to well (since demolished) in Well Lane.

4. Buildings

4.1 Age Profile

- Conservation Area has a wealth of historic buildings.

- Buildings date from St. Mary's Church (C15th) through early Tudor timber-framed cottages, Georgian, Victorian, then almost continuously to C21st.

4.2 Dominant architectural styles and types

- Conservation Area has a mixture of traditional and modern buildings within its suburbanised landscape.
- Although there is not one dominant style – Georgian and Victorian small domestic terraces – some built with ornate brickwork detailing – are most common forms.
 - Also individual examples of larger properties from these periods, as well as a number of timber-framed, former farm buildings, many with thatched roofs, now converted into dwellings.
 - In Forest Street there is a collection of four, large, individually detailed institutional buildings.
- Modern dwellings are generally built of brick with shallow roof pitches to neo-vernacular or mock Georgian styling within an open plan layout.

4.3 Building materials - texture and colours

- Majority of older buildings within Conservation Area are constructed of red/brown Cheshire brick in Flemish bond.
 - Where common stock bricks are main building material – special smooth red bricks are often used to enhance detailing.
 - In High Street – polychrome brickwork on Nos.9 to 11A and No.54 (Ivy Lea).
 - Also examples of relief pattern brickwork to Nos.19 to 23 and verges of various roof gables in that vicinity.
 - Nos.51-65 High Street constructed of alien facing bricks.
 - Former traditional shop front to No.11 High Street now removed and elevation sympathetically rebuilt in materials and detail to match balance of terrace.
- Blackened timbers to framed buildings also common.

- Roofs are generally pitched with their ridgelines running parallel to highway frontage.
 - They are mainly finished in blue slate with blue, ridge tiles.
 - Also examples of traditional plain tiles and less appropriate modern machine-made concrete interlock roof tiles.
 - Thatch and corrugated metal and asbestos sheets also found.
 - Red clay ridge tiles can be found on Forest Street School and Church House.
- There are examples of stone – used as dressings to door and window openings and also as quoins.
 - Heavily weathered stone blocks are also seen as a plinth to older properties such as No.12 High Street.



No.12 High Street – Grade II listed

- There are a variety of window types in Weaverham, including classical vertical sliding sashes on grander buildings.
 - No.62 High Street has surviving Georgian sashes to first and ground floor windows – should be retained.
 - Most common are small paned casements, often of metal within timber sub-frames.
 - Particularly fine – the gothic style arched metal tracery to Nos.21 and 23 High Street – also worthy of retention.
 - As in many areas – numerous examples of inappropriate replacement of traditional windows – often having an adverse effect on character of building.
 - No.19 High Street – first floor window has been extended in a

manner that completely destroys character of small terrace.

- PVCu replacements are evident on grade II listed Ivy House, Smith's Lane.
 - Introduced before it was listed.
- At No.1 Church Lane, a PVCu door and windows detract from qualities of adjoining listed 17th Century cottage, Nos.3 to 5, which has wooden frames.
- Renders of various types, whitewashed or painted structures are common.
 - Not always appropriate – such as trowel texture type.
 - On some premises, render disguises building's original structure.
 - Much altered No.13 High Street has been rendered over timber framing.
 - No.20 High Street – timber-framed origins – rendered – poorly expressed false framing pattern externally.
 - Also thatched under corrugated asbestos roofing sheets.
- Weaverham Forest Primary School on Forest Street – an example of contrasting brickwork texture and colours, combined with stone dressings to window openings.
- Cream coloured chimney pots above detailed chimneystacks – as on Nos. 9, 11, 19, 21 and 23 (Estilo Hair Salon) High Street – add extra interest to roofscape.



High Street chimney pots and tracery windows

- Modern residential properties mainly built in decorative facing brick with machine made interlock roof tiles and PVCu windows.
 - Some effort was made to incorporate new houses at West end of High Street into character of Conservation Area –

gabled dormer windows along frontage, some render, timber windows but concrete interlock roof tiles less successful.

- Recent Brickley Court scheme has better vernacular materials – character bricks, slates, timber work and vernacular detail references.
- Sandstone walls surround many properties in Conservation Area, acting as a unifying element.

4.4 Key Buildings- listed and unlisted

- Grade I listed Church of St. Mary the Virgin stands on site of a Saxon church recorded in Domesday Book.
 - Its tower dates from mid-C15th.
 - However, body of church is late sixteenth century, and coincides with destruction of Vale Royal Abbey in 1546.
 - It is possible that stone from Abbey was reused in construction of church.
 - Small extension by South porch added in 1999.
 - Churchyard wall – a Locally Important Building.



St. Mary's Church – Grade I listed

- Poplar Cottage and The Wheatsheaf Hotel (both Grade II) are both visually prominent.
 - Stand at fulcrum of Conservation Area and together with their timber framed neighbours, Nos.3 and 5 and No.12 High Street (all Grade II), form core of Conservation Area.



Poplar Cottage & Wheatsheaf – both Grade II listed

- To Western end of village, un-listed, cream painted early C18th Hanging Gate Inn, is another key building, both visually and historically.
 - Originally known as Gate Inn, ('Gate' meaning Highway).
 - A Locally Important Building.
- Important group of secondary key buildings found in Forest Street.
 - Wesleyan Methodist Church (Grade II) and Church Hall, Barrymore Institute and Weaverham Forest Primary School stand in close proximity.
- Other secondary key buildings include Ivy House (Grade II) at end of Smith's Lane, Raintub Cottage (Grade II) on Church Street at its junction with Leigh Way and both Weaverham Bank Farm and The Walnuts (Nos.48/48a) on High Street.
 - Weaverham Bank Farm has wedge (flat gauged) brick arches and broad bases to ridge chimneys.
 - The following properties on High Street – recorded as Locally Important Buildings.
 - No.20.
 - Old Town Farm (No.44).
 - The Walnuts (Nos.48/48a).
 - The Limes (No.50).
- No.7 High Street – once the Star Inn – now subdivided – deeds date back to 1720.

4.5 Interesting and unusual details

- Interesting brickwork detailing, such as on decorated gable eaves and chimneystacks, is common.

- A good example is found to rear of a block of terraces on High Street and can be seen from Forest Street – but spoilt by infill of poor brick and window choice between original gables.



Typical brickwork detailing that adds character

- Another good example is on Weaverham Forest Primary School.
 - An extension, set back from main building, and a gable on Forest Street, both display detailed brickwork eaves.



Weaverham Forest School

- There are square stone labels over windows, joined by a row of purple tiles as a creasing course.
- All stone on school is painted black, including a plaque of County's three wheatsheafs dated 1907.
- A wooden canopy on gallows brackets houses school's bell, set on a decorated brickwork boiler flue, rising above roofline.



County crest



Bell tower

- Gothic façade of Wesleyan Methodist Church features same blend of smooth special detail and common stock red brickwork as nearby school.
 - It also displays marvellously detailed terracotta features.



Methodist Church – Forest Street

- Adjacent is Church Hall, without terracotta detailing, but built in similar contrasting red brickwork.
 - Decorative iron railings front street.
- The Walnuts, (Nos.48/48A) High Street has unusual detailing.
 - Interesting brick diagonal dog tooth corbel details to eaves and gables.
 - Above window openings of No.48 are both brick arches and continuous stone lintels across front elevation.
 - Although property is believed to be older, it has a date-stone of 1865.
 - Once owned by Burgess family – their initials are found as carved logos above capitals over square brick columns of former shop front.
 - An agricultural engineering business once operated from adjacent corrugated metal clad shed.

- Winch door above No.22 High Street – now ‘The Pagoda Chinese’ restaurant – was probably originally used to haul commercial goods into or out of top floor above a shop.
- Ivy House in Smith’s Lane has a rather grand, added, front porch of Edwardian style, including terracotta ball finials and stone dressings to its openings.
 - To its West stands a former coach house, with a small shaped gable incorporating an altered bulls eye window.
- Good quality fretted detail to galleried ground floor canopy to No.52 High Street (Roxburgh).
- Nos.28-32 Church Street display late Georgian door casings – best preserved at No.30 – others are patch repaired.
- Wilbraham family tomb in churchyard – dates of 1852-1996 – large stone structure on stepped plinth – has Wolf’s Head family crest.



Wilbraham family tomb in churchyard

5. Street Scene

5.1 Street furniture, wirescape, water pumps/troughs

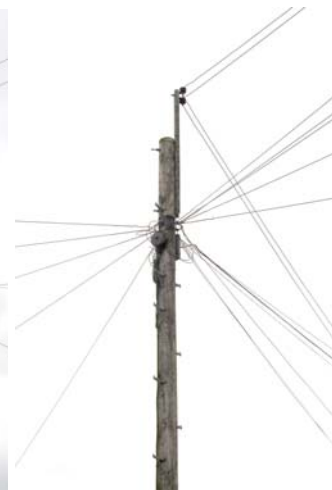
- Street furniture within Conservation Area is markedly limited, generally in poor condition and lacking in imagination.
- A cluster of items of street furniture lies at West Road junction.
 - 2no. litter bins; a wooden bench; a welded metal bench; a road sign; 1977 Silver Jubilee commemorative village sign; 2no. green utility cabinets; a utilitarian wooden bus shelter incorporating a seat,

and a number of wooden barriers are sited amongst small grassed areas.

- Road traffic furniture and a tree with a commemoration plaque stand in a small, grassed island at centre of road junction.
- In vicinity of The Wheatsheaf Hotel – three litterbins of inconsistent design styles.
- Green fibreglass litterbin in Forest Street, is inappropriate for conservation area.
- Bright yellow height restriction barriers to car park are basic and excessively prominent.
- In many parts of Conservation Area, wirescape is a visibly obtrusive problem.
 - Clutter from wires focuses on timber poles - a particular problem at entrance to Well Lane, on Church Street, in Church Lane and Forest Street and at rear of Nos. 36 to 42 High Street.



Pole, Lamp and wirescape in Forest Street



Pole and wirescape in Church Street

- Concrete and metal posts generally support street lighting.
 - Metal poles are mainly confined to High Street.
 - In other streets, some lamps bracketed from timber electricity supply poles.
 - Some mock Victorian styled lampposts stand in car park of St. Mary’s Church.
- Pedestrian crossing beacons on High Street are unattractive and in poor condition, detracting from character of area.
- Pinfold was an interesting historical feature, which had stood on grassed site near to St. Mary’s Church since mid-C17th.
 - Today, only stone gate piers remain.



Remnants of the Pinfold on Church Lane

- Piers have been repositioned to back of pavement on Church Lane, in front of their original site.
- Unfortunately visually affected by other items of utilitarian street furniture.



Characterless shops on High Street

- Examples of traditional signage, which enhance character of area, include that to both public houses and Wine Bar.
 - Latter would be improved by removal of some garish coloured lights, which are not in harmony with character of area.
- Most of modern signage is relatively discrete and unobtrusive, despite many examples in gloss plastic.

- Minshall's Butchers, Church Street, has interesting fret cut white lettering on unobtrusive black plastic fascias.
- Plastic fascia on No.18 High Street (Weaver Finance)(faded) is particularly obtrusive and unsympathetic to its setting due to size and colour.
- Quartz hair salon on Forest Street is particularly incompatible with area.
 - Inappropriateness of its prefabricated concrete panel structure and corrugated asbestos roof is not disguised by frontage.
 - A proscenium arch of rustic bricks – barely acceptable in colour and texture – streaked by mortar runs from concrete coping above – frames recently installed uncompromising shop front.
 - Its stepped entrance of quarry tiles is difficult to access.

- Notice board of Wesleyan Methodist Church is basic, difficult to read and not really sympathetic to setting of Church.
- Most significant advertising impact on Conservation Area lies just outside boundary.
 - Canopy, fascias, pole sign and assorted free-standing forecourt signs of petrol station to East of High Street and Church Street junction are very obtrusive.

5.2 Shop fronts, advertisements

- Some traditional shop-fronts remain in Conservation Area and should be preserved.
 - That on No.12 High Street (listed and now two dwellings) is a fine example.
 - Another good example exists on Minshall's Butchers in Church Street.



Traditional – Minshall's butchers – Church Street

- No.1 High Street (former Cohens but currently vacant) has traditional sash-like effect shop window.
- Poor quality modern shop front detailing is a very common feature of Conservation Area.
- Opposite The Wheatsheaf Hotel – shops (former Star Inn) with poor quality ground floor frontages, shop fronts and fascias.

- Bright red colours and glossy plastic finishes heightens their impact.



Petrol filling station

- At Western end of High Street – traditional style pole sign of Hanging Gate and nearby road sign are concealed by vegetation.

5.3 Landmarks and focal points with historic connection or visual interest

- Grade I listed church of St. Mary stands on highest point of Conservation Area – tower can just be seen from edge of Owley Wood.
 - Stone memorial cross in front of tower is dedicated to servicemen who died in two World Wars.
 - Two of church bells were cast by James Bilbie of Chewstoke in Somerset and are believed to be only Bilbie bells in Cheshire.
- The Walnuts (No.48/48A) in High Street is a key residential and commercial property dating from early 1800's, from where Burgess Bros., Agricultural Engineers, developed.
 - Today it is partially occupied by an architectural practice.
 - Residential element is densely covered in ivy – hides detailing of building and is also potentially damaging to structure.
- At Western end of Conservation Area – cream painted Hanging Gate Inn standing on crossroads, acts as a prominent landmark.
- At Eastern end of Conservation Area – white rendered and Grade II listed Poplar Cottage and attached former joiners and undertakers workshop is prominent.

- Almost opposite but focal point of two directional views along High Street is the Grade II listed Wheatsheaf.

5.4 Floorscape - materials, colour and texture

- Majority of thoroughfares in Conservation Area are tar macadam surfaced, as are pavements.
 - Areas of patch reinstatement where services have been maintained are prominent.
 - There are some small areas of pavement in paving slabs.
- Remnants of cobblestones are found along narrow private frontages at back of macadamised pavements along Church Street, High Street and Forest Street.
- Original narrow and worn shale stone kerbing is also found on parts of these streets and should be retained.
 - Some historically important broader stone kerbs on Church Street.



Forest Street – mixed paving materials

- Woodward Street and Moss Street are paved with cobblestones and stone setts, whilst Chapel Street is paved entirely in cobblestones.
 - These narrow roads have no pavements, and whilst unadopted and

maintained by street residents, were subject of Council lead and sponsored restoration in 1990's.

- Featured in 'Planning' journal and nominated for NW RTPI award.
- Part of public footpath to North side of High Street is cobblestone paved.
- Yard to side of Minshall's butchers on Church Street has been enhanced with settstone paving.
- A large cobbled courtyard exists at entrance to Weaverham Bank Farm.

LANDSCAPE

6. Landscape setting

- Weaverham Conservation Area is focused on historic village core.
 - Village lies Southwest of River Weaver – its subsequent expansion has created a suburban context to Conservation Area.
 - Expanded village is surrounded by arable land, which rises gradually from river and becomes comparatively level towards village.

7. Green spaces, trees and hedges

- Churchyard is largest open space in Conservation Area.



Churchyard – open space

- By its location and function, it is almost a private space, and it does not provide conventional green space amenity.

- Close by – grassed site of former Pinfold.
- There are many green spaces within Conservation Area, which exist mainly as small, grassed areas.
 - A long grass verge extends along South side of High Street to West Road, where there are large grass verges to both North and South sides of junction as well as a grassed central island.



High Street verge

- These verges are surrounded by tall mature trees, as is boundary of grassed play area to North of Hanging Gate Inn.
- There are a number of significant trees within Conservation Area.
 - At Western end of High Street – series of tall beech trees provide a dramatic gateway into Conservation Area.
 - In grassy traffic island nearby stands a young tree, planted in 1997 in memory of Princess Diana.
 - It replaces former village tree.
 - A large weeping willow beside The Wheatsheaf Hotel stands at fulcrum of High Street and appears particularly striking when floodlit at night.
 - Nearby is a beech, just outside petrol station, which it helps to screen.
 - A dominant common lime tree outside church car park entrance has been described as most commanding tree in village.



Tree on former Pinfold site

- Conservation Area contains many other mature trees and hedges, mostly enclosing properties.
 - This is particularly evident along North side of High Street.
 - Although well set back from road, No.50 is completely hidden from view by a row of tall mature trees, including horse chestnut and sycamore.
 - Succession of planting was maintained in 1995 when a series of trees were planted in South verge.
- Two mature and well-established Leylandii trees, well in excess of 15 metres high, stand in front of Wesleyan Methodist Church on Forest Street.
 - They screen views of Church but roots could eventually damage the building.



Tall leylandi outside Methodist Church

- Two other similar trees screen adjacent church hall.
- Bright green laurel hedge borders part of Wheatsheaf car park.
- Many mainly thorn hedges along High Street frontages and also along Church Lane create visual unity to area.
 - Also flank footpaths off High Street.

8. Water Features

- There are no existing water features within Weaverham Conservation Area.
 - However, history records a well with healing properties situated on Well Lane, outside Conservation Area.
 - Well noted in yard to rear of former Star Inn (No.7 High Street) may be extant.

OTHER FACTORS

9. Negative factors

- A number of buildings constructed since Conservation Area was originally designated have detracted from its character.
 - Scale, materials and design of new developments, particularly those adjacent to listed buildings, are often inappropriate for their setting.
 - Inappropriate brick choice is common.
 - Detailing is generally of poor standard.
 - Of particular note – common use of close eaves, with PVCu gutters set onto deep fascias fixed directly onto walls.



Wyncroft Court close eaves

- Creates impression that roof does not fit properly onto building, an effect accentuated by shallow roof pitches.
- Use of modern PVCu windows and doors for improvement alterations to historic properties – a serious impact on character.



Nos.22 to 34 High Street

- Adverse effects of uncoordinated change seen on Nos.24 to 42 High Street.
 - Virtually every property in row has a different window design.
- Many original window openings widened.
 - Where present window frames now extend beyond obvious original structural window heads, this creates visual disquiet.
 - Effects of such changes can be seen in Nos.3 to 7 Forest Street.



First floor window issues – Nos.3 to 7 Forest Street

- First floor window to No.19 High Street – a particularly bad example.
- On both Church Street and Forest Street, predominantly historic character has been adversely affected by introduction of

developments of inappropriate modern materials, colour and design.

- Property No.18 Church Street/No.1 Woodward Street – radically altered.
 - Finished in white render with black quoins – former shopfront on Church Street elevation has been infilled with an area of bright red brick pointed with strong projecting cement mortar.
 - Large pane PVCu windows complete strident image.
- Considerable amount of modern residential development on North side of Church Street, very close to listed No.11 (Raintub Cottage).



No.11 (Raintub Cottage) Church Street

- Limited attempt at sympathetic modern development on Leigh Way adjacent to listed building, but subsequent bungalows outside conservation area have no character.
- Later dwelling to East of No.11 dominates because of small plot size.
- Nearby modern neo-Georgian dwellings adversely affect setting of Conservation Area in this vicinity.
- On Church Street, Nos.12 and 10, (Dentist's Surgery and adjacent bungalow) are distinctly inappropriate in scale, design, materials and overall character.



Characterless – Nos.12 and 10 Church Street

- Nos.6 to 8 Forest Street are bungalows with flat roofed dormer windows and not of appropriate character, sited adjacent to shop of low design quality described in section 5.2.
- Use of modern, concrete, interlock roof tiles detracts from interesting façade of Wesleyan Methodist Church.
- Nos.20/20A High Street – mock timber frame elevation, with a boarded-up added bay shop front under an asbestos roof.
 - Requires comprehensive restoration – shop front could be demolished.
- Much of No.18 High Street (Weaverham Finance) has been rebuilt.



Rebuilt No.18 High Street (Nos.14 & 16 are listed)

- Its facade, fenestration and roofline detract from adjacent listed building.
- On West gable of No.14, following closure of former ground-floor bank sub-branch, reinstated brickwork is poor match with surviving original.
- Environs of Weaverham Bank Farm on High Street, in particular outbuildings, are in a state of deterioration and require renovation.

- Between Nos.44 and 46 High Street is a green painted corrugated metal shed, faced in brickwork, part of old Burgess Bros. business.
 - Whilst interesting, this incongruent structure is in need of attention if it is not to become an eyesore in street scene.
- There are numerous examples of inappropriate, fashion styles of rendering to older properties.
 - Prominently trowel marked rendering on No.7 Church Lane – one unfortunate example within an historic buildings group.
- Some areas within Conservation Area cannot be seen directly from highways but are detrimental to character of area because of their poor standards of maintenance.
 - Some sites to rear of properties on High Street and Church Street require clearance action.
- Noise from High Street traffic can be excessive because it is a main route to Northwich despite only 'B' road status.
 - In spite of its narrowness, main road attracts many heavy goods vehicles, often at unsocial hours.
 - Road surface is uneven and creates vibrations to detriment of adjacent traditional buildings.
- Narrow Church Street suffers from traffic problems because of parking.
 - Compounded by presence of some commercial premises and because Church Street is also a busy access route to surrounding modern residential estates and St. Mary's Church.
 - Speeding cars are also an issue in both Church Street and Church Lane.
- Although Forest Street is 'one way' it is equally affected by volume of traffic from parents on twice daily 'school runs'.
 - These issues need to be addressed.
- Smith's Lane attracts parking despite being short and narrow – vehicles turning create local physical and noise nuisance.
- Petrol station at junction between High Street and Church Street has negative impact on what is centre of Conservation Area.
- Bright yellow height restriction barriers to Wheatsheaf Hotel car park are unnecessarily conspicuous.

10. Neutral areas

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

- There are recently constructed residential properties in Moss Street and Woodward Street, latter well hidden by trees.
 - They are examples of architectural designs, which do not have a detrimental impact on character of area.
- Inclusion, within Conservation Area, of public toilet block by petrol station, may seem unusual.
 - However, design is of sympathetic character.

10.2 *Areas and opportunities for development and or enhancement*

- Very few sites within Conservation Area have development potential – they are mainly in High Street.
- Probably inevitable that Weaverham Bank Farm will not remain indefinitely in agricultural use.
 - If ever developed, great care will be needed to ensure preservation of essential agricultural characteristics.
- Removal of boarded former shop front bay to No.20A would be worthwhile enhancement.
- Adjacent to No.48 High Street – an incomplete high-level brick archway needs attention, as does untidy backland visible through it.
 - Adjacent – formerly part of Burgess Bros. business, old corrugated metal shed stands in need of attention.
- On Church Lane, Church House has a rustic atmosphere of pleasing decay.
 - Appropriate maintenance works will prevent it from degenerating.
 - There is evidence of crude patch pointing, which has detracted from unity of detailing of building.
 - Prefabricated concrete exposed aggregate garage in grounds to West of hall needs to have its impact softened by screening.



Church House – Church Lane

- Various elements of street furniture such as litterbins, car park barriers, seating and lighting columns could be improved to enhance character of area.
 - However application of a co-ordinated approach would create an artificial character that should be avoided.
- There would be considerable benefits from addressing clutter of overhead wirescape, which is particularly obvious in certain areas.
 - Pedestrian crossing facility on busy High Street – visually obtrusive but also an essential element of local highway safety.
 - Improvements to public footpaths off High Street could include improved maintenance, better signposting and some form of lighting.
 - Top of Smith's Lane could be resurfaced in traditional materials to reflect its historic use for village assembly and 'Parliament'.
 - Throughout Conservation Area generally, properties would benefit from an improved maintenance regime, with better quality window design and improved pointing of brickwork as a priority.
 - Untidy backland sites also require better management.

11. Ambience/Uniqueness

11.1 *Sounds and smells*

- Within Conservation Area – a mixture of noise from busy main roads and quietness from various culs-de-sac leading off them.
- Although a busy area – clock chimes to St. Mary's church heard hourly – remnant traditional village sound.

- Reduced traffic noise in Church Street on Wednesday half-day closure of shops – particularly noticeable.
- At centre of area – High Street is especially noisy from traffic using main route into and out of village.
 - Highway is main East-West link between Northwich and A49.
- Busy Crewe to Liverpool railway line passes to South of Conservation Area –trains can frequently be heard.
- Aviation noise from various sources is increasing and can be intrusive.

11.2 Vitality and vibrance of the area

- Conservation Area is historic core of Weaverham village.
 - Contains one school, two churches and associated church halls, Barrymore Institute, shops and offices, amenity services, a restaurant, two public houses and a wine bar.
 - Focus for many community activities whilst retaining strong residential base.
 - Heavy vehicular and pedestrian traffic throughout day.

11.3 Historical associations with unusual crafts, famous people and events

- After restoration of monarchy following Civil War (1642-49) – community celebrated in 1661 by placing new set of King's Arms in church.
- Alterations to St Mary's Church made in 1855 by Slavin and later in 1877 by John Douglas (Cheshire's famous Victorian architect).
- Wilbraham (ex Delamere House) family tomb in churchyard.
- No.7 High Street – deeds date back to 1720 – was Star Inn until 1911 then became Buckley's shoe and clothes shop.
 - Low wall containing forecourt cellar (roofed over and possible site of old prison or used for bear baiting) – then small open area to projecting steps up to front door –

then wall continued to Forest Street – all since removed and paving realigned.



Star Inn No.7 High Street circa 1900's

- Adjacent timber-framed cottage lost or altered (current brick gabled bay has old beam to ground floor ceiling) and brick bay facing Forest Street now demolished.
- Much altered – now three shop units.
- No.1 Forest Street was the stable.
- Cobbled yard to rear with well (extant?)
- Wheatsheaf Hotel contains an area known as 'Knowledge Room', facing High Street.
- Area in front of No.12 High Street between Wheatsheaf's frontage and including top of Smith's Lane was used for village assembly and debating and known as 'Parliament'.
- Smith's Lane – named after Dr. Joseph William Smith (1843-1916).
 - Compassionate doctor who did not charge patients unable to afford his fees.



Ivy House – Smith's Lane – Grade II listed

- Ivy House – his home and surgery – continued as surgery until 1970's.
- Nos.14-16 High Street on corner of Smith's Lane was known as Manor House.
 - Later became Rifleman Inn, until conversion into two private cottages during last century.

- Horner's Creamery (forerunner of Eden Vale – now found on A49 road) reputedly founded in this building.
- Until latter part of C20th – cattle were regularly driven to abattoir at end of Chapel Street.
 - Building now converted to residential.
 - Small brick building at entrance of street – former post sorting office.
- The Walnuts (No.48/48A) in High Street – key residential and commercial property from early 1800's – owned by Benjamin Burgess.
 - Ran saddlery, drapery and furniture business – later established an agricultural implements enterprise that became Burgess Bros. – well-known local agricultural engineers.
- Ivy Lea (No.54) High Street – once a Temperance Hall, where Band of Hope meetings and concerts were held.
 - Built around 1871 by the Miss Burgesses.
- Nonconformist preacher John Wesley reputedly stayed at Hanging Gate Inn.
- Barrymore Institute (1907) on Forest Street – designed by A.E.Powles for Marbury Estate (Lord Barrymore).
 - Only timber-framed building of its type in village.
 - First secular community hall in village.
 - Former uses include: library, school classrooms, Parish Council office and for various community groups.
 - Managed by trustees.
 - Suffering from timber decay.

11.4 Other characteristics which make the area unique

- Conservation Area is historic core of a thriving and expanding village.
 - Contains many historic, physical references to its agricultural past.
 - Unfortunately, many of village's thatched and timber-framed buildings were lost to road widening schemes during latter part of C20th.
- Orchards were common – Russet apples a local specialty.
 - Little evidence of them today.

- Each period of village's development is represented within its compact layout of narrow streets.
 - Despite an evolution towards a suburban character, a variety of traditional architecture styles remain, particularly off Church Street and High Street.

Listed Buildings in Conservation Area

Church of St. Mary, Church Street	Grade I
Nos.3 and 5 Church Lane	Grade II
Nos.6 and 8 Church Street	Grade II
No.11 (Raintub Cottage) Church St	Grade II
Methodist Church, Forest Street	Grade II
Poplar Cottage, High Street	Grade II
The Wheatsheaf Hotel, High Street	Grade II
Nos.3 and 5 High Street	Grade II
No.12 High Street	Grade II
No.13 High Street	Grade II
Nos.14 and 16 High Street	Grade II
Ivy House, Smith's Lane	Grade II

Locally Important Buildings in Conservation Area

The Hanging Gate, West Road.
 No.20 High Street.
 No.44 High Street (Old Town Farm).
 Nos.48/48a High Street (The Walnuts).
 No.50 High Street (The Limes).
 St. Mary's Churchyard wall.

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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.

Weaverham Conservation Area was designated by Cheshire County Council on 12 February 1974 and extended by Vale Royal District Council on 16 April 1981. It was reviewed in 2007.

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

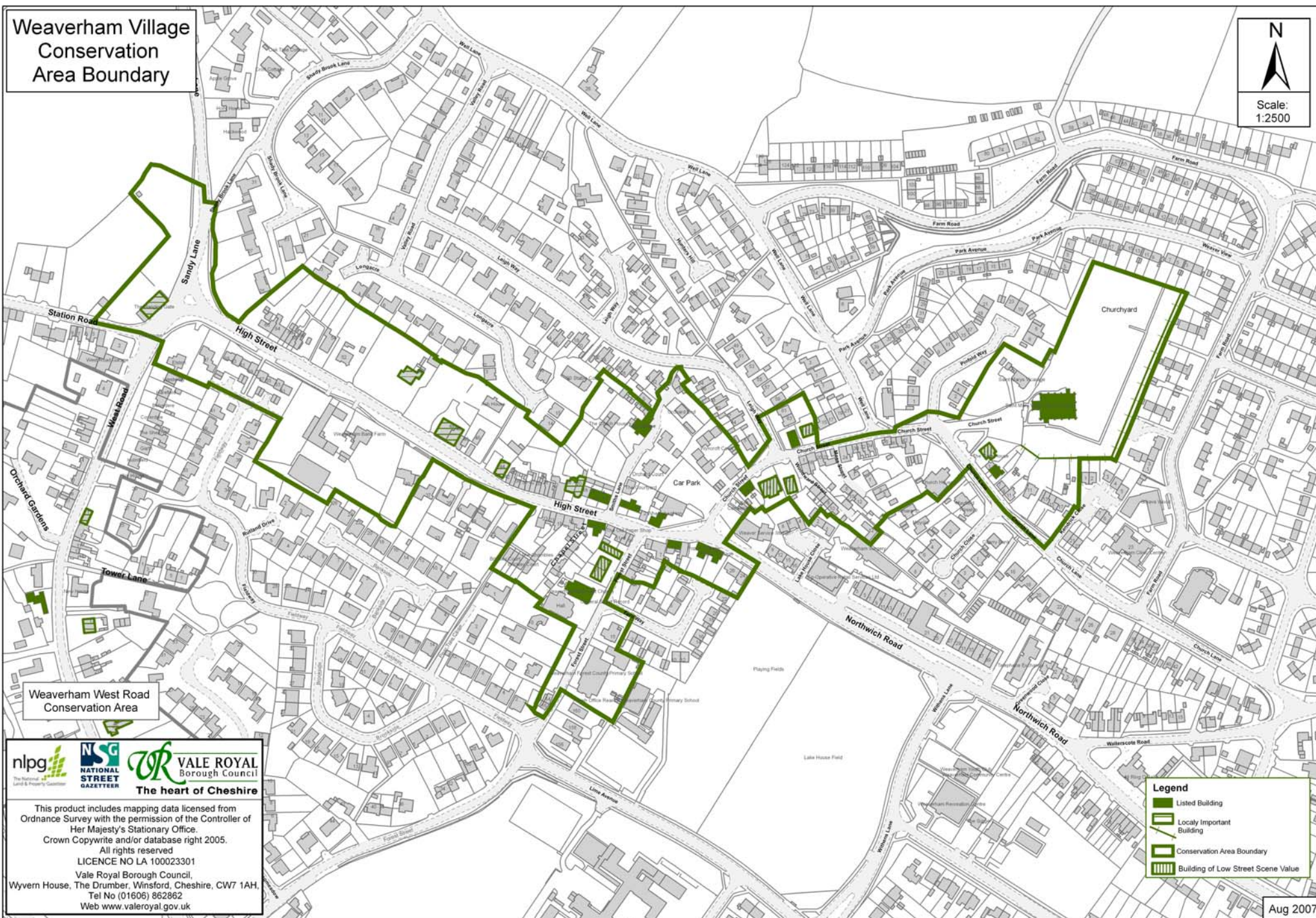
Copies of the summary of consultation comments and the responses to them are available as a separate document

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

Revised after public consultation
VRBC Cons 5/X August 2007

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Weaverham Village Conservation Area Boundary



Weaverham West Road
Conservation Area



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