Historic Environment Assessment

GMSF Land Allocations, Trafford

GMA45 New Carrington

Appendix 3 (Built Heritage)

Client:
Trafford Council

Technical Report:
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1. Introduction

1.1 Introduction

This Appendix contains the detailed evidence base for the built heritage within and adjacent to the New Carrington land allocation (herein referred to as 'the Site').

The initial screening exercise identified a number of designated and undesignated heritage assets both within, and within 250m of the Site, which could potentially be affected by any development within the land allocation. In addition, this assessment has also taken into consideration a number of heritage assets further away, particularly those with key views to and from the Site. However, this does not preclude other heritage assets beyond 250m of the Site which may be affected and should be considered during the planning process. Due to the early stage of the project, the intention of this assessment is to inform the emerging masterplan for the Site. The significance of each heritage asset has been assessed, and, if relevant, the contribution of its setting to its significance.

1.2 Methodology

1.2.1 Introduction

Significance is determined on the basis of statutory designation, research and professional judgement. Our approach for determining significance builds upon professional experience and the guidelines contained in two main national document: the DCMS '*Principles of Selection for Listed Buildings*' (revised 2018) and in the English Heritage (now Historic England) '*Conservation Principles Policies and Guidance*' (2008). The first document states that special interest of a building is determined based on its Architectural and Historic Interest, assessed through principles of **Age and Rarity, Aesthetic Merits, Selectivity, and National Interest**. Historic England suggests that the aspects that reflect worth are the following values that people associate with a place: **Aesthetic value, Communal value, Evidential value, and Historical value**. NPPF defines heritage significance as being *'the value of a heritage asset to this and future generations because of its heritage interest. The interest may be* ***archaeological, architectural, artistic or historic***'.

1.2.2 Assessing Significance

The above Principles broadly align and so to assess the significance of the built heritage, the criteria set out in Historic England's 2008 *Conservation Principles* have been chosen for this assessment. This identifies four key values which contribute to the significance of a building:

- **Evidential Value** "*Derives from the potential of a place to yield evidence about past human activity*" (Conservation Principles, Para 35).

- **Historical Value** "*Derives from the way in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative."* (Conservation Principles, Para 39).

- **Aesthetic Value** "*Derives from the ways in which people draw sensory and intellectual stimulation from a place*" (Conservation Principles, Para 46).

- **Communal Value** "*Derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical value, but tend to have additional and specific aspects.*" (Conservation Principles, Para 54).

1.2.3 Impact Assessment, Mitigation and Opportunities for Enhancement

The possible impact that development within the land allocation may have on the identified significance takes into account the potential location and siting of any new development, as well as its form and appearance, other effects and secondary effects. These other and secondary effects can include increased traffic, noise from the new development and lighting. Measures to avoid, minimise and mitigate any potential impact in a way that meets the objectives of the NPPF have been presented as well as opportunities to better reveal or enhance significance, such as increasing understanding of any heritage assets and/or public access and interpretation. Maps have also been provided, highlighting areas of heritage sensitivity and key views and viewpoints.

This assessment is intended to be used to influence the masterplan and shape the development of the land allocation. It is the start of a process and further work may be required to understand and analyse the significance, including setting, of the heritage assets potentially affected. This assessment of built heritage should not be treated as a Heritage or Archaeology Impact Assessment to be relied upon for any current or future planning application.

1.3 List of Heritage Assets

1.3.1 Designated Heritage Assets

Four designated heritage assets, one Grade II* and three Grade II, have been identified within the Site boundary. In addition, three designated heritage assets, all Grade II listed, have been identified within 250m of the Site boundary. There are no conservation areas within the Site boundary, however consideration has been given to Warburton Conservation Area which is located *c.* 1km to the south of the Site.

Asset Name	HER Number	Designation	NHLE Number
Church of St George	*3774.1.0*	*Grade II**	*1067868*
Westwood Lodge	*3779.1.0*	*Grade II*	*1067867*
Ackers Farmhouse	*732.1.1*	*Grade II*	*1067866*
Barn to South East of Birch Farmhouse	*3771.1.2*	*Grade II*	*1101723*
Heathlands Farmhouse	3775.1.0	Grade II	1346578
Barn North East of Heathlands Farmhouse	3775.1.1	Grade II	1392565
Timber Framed Farm Building	383.1.0	Grade II	1356532
Warburton		CA	-

Table 1 Designated Heritage Assets identified within (italics) and outside the land allocation boundary

1.3.2 Undesignated Built Heritage Assets

22 undesignated buildings and structures have been identified within the Site as having a degree of heritage significance (plus four others which are associated with the Moss reclamation – see Appendix 4 for the assessment on these). These are classed as 'undesignated heritage assets', also known as 'non-designated heritage assets' and have been subject to considerations of significance and an assessment of the potential impact of any proposed development. In addition, a number of buildings that fall outside the proposed Site boundary are considered where there is a potential impact on setting, however this is not a comprehensive list of all undesignated built heritage assets which could be identified during the planning process and which could be affected by the development, for example Park Cottages and Jack Heys Gate Farm.

Theme	Name	HA Number	HECA	Date	Significance
Carrington	Windmill Inn	84	4	?Mid-18th	High Local
Carrington	Ivy House	85	4	Early 19th	Low Local
Carrington	Belmont	86	4	Late 19th	Low Local
Carrington	Bluebell Cottage	87	4	Early 19th	Low Local
Carrington	Hall Cottages	89	4	Late 19th	Low Local
Carrington	Holly Farmhouse	23	4	?Late 18th/Early 19th	Low Local
Carrington	Carrington House	90	4	?Late 18th	Low Local
Carrington	Thatched Cottage	91	4	?Late 18th	Low Local
Carrington	1-3 School Lane	93	4	Late 19th	Low Local
Dispersed Farms	Dainewell Farm	14	11	Late 18th	High Local
Dispersed Farms	Broadoak Farm	19	13	Late 18th	High Local
Dispersed Farms	Brookheys Farm	20	13	Early 19th	High Local
Dispersed Farms	Woodcote Farm	22	18	Late 19th	Low Local
Dispersed Farms	Holly Bank Farm	24	12	Late 18th	Low Local
Dispersed Farms	Swiss Cottage	44	9	Late 19th	Low Local
Dispersed Farms	Ashpodel Farm	43	9	Late 19th	Low Local
Dispersed Farms	Ash Farm	55	21	Early 20th	Negligible
Isolated Cottages	Brook House	21	13	Early 19th	High Local
Isolated Cottages	Mosslane Cottages [Birch Cottage]	25	13	Late 18th	High Local
Isolated Cottages	Pear Tree Cottage	26	13	Early 19th	High Local
Isolated Cottages	Rose Cottage	27	12	Late 19th	Negligible
Isolated Cottages	Sycamore Cottage	42	1	Mid-19th	Low Local
Other	Tramway Water Tower	96	9	Late 19th	High Local
Other	Warburton Lane Old Bridge (and associated lane)	98	10	?17th	Regional
Other	Carrington Bridge	100	-	Late 19th	Low Local
Other	Warburton Bridge (19th century cast iron bridge)	-	-	Late 19th	High Local

Table 1 List of undesignated built heritage assets, including their significance. See Chapter 9

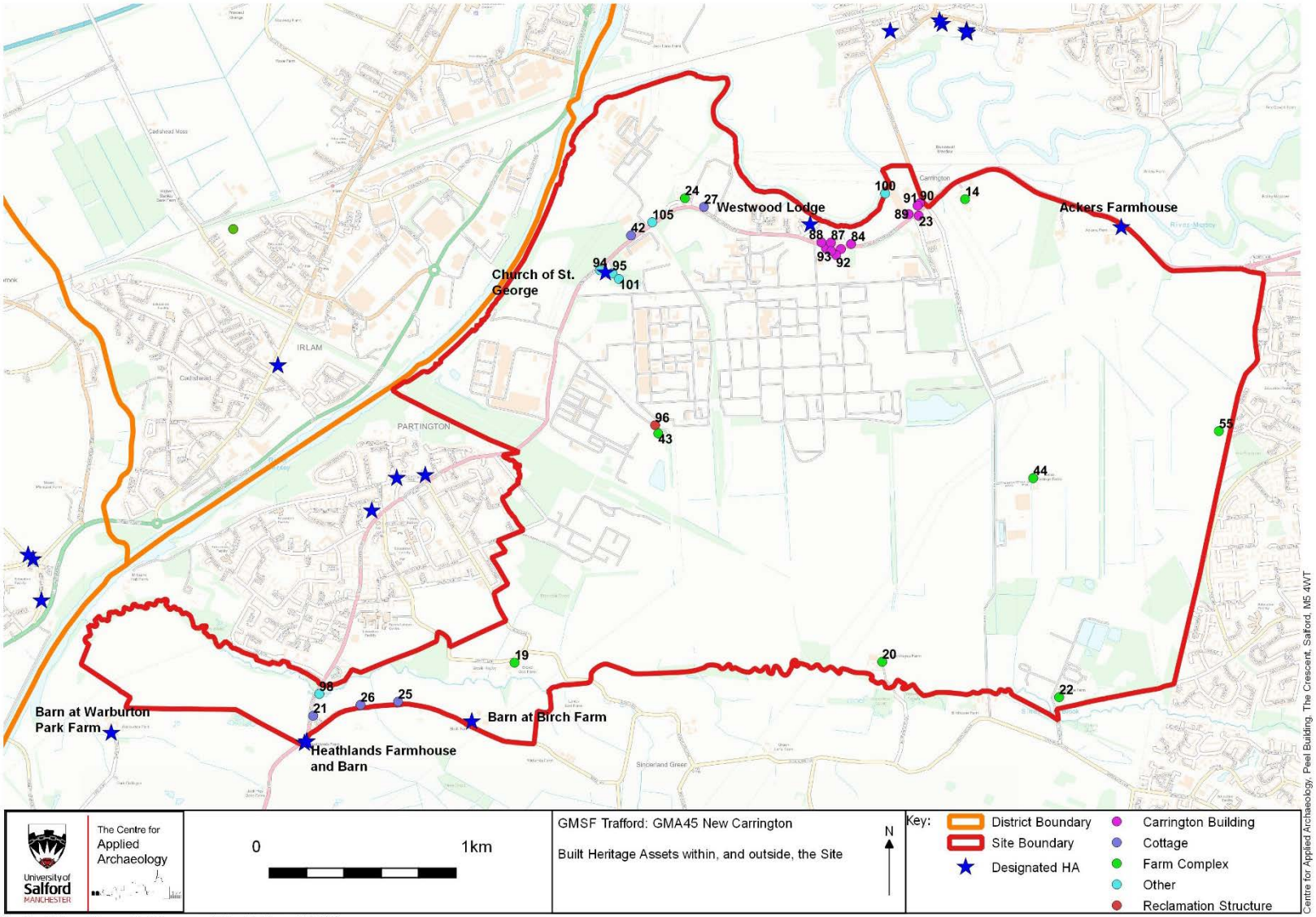

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Figure 1 Location of Built Heritage Assets within, and outside, the Site

2. Church of St George (GII*; HA1)

This assessment also includes the undesignated heritage assets of the Sunday School (HA94), the vicarage (HA95) and the former barn (HA101).

2.1 Description

Prior to the 18th century, Carrington was a relatively small village and had developed in a linear fashion along Manchester Road, with the mossland to the south, the river to the north and undeveloped farmland elsewhere. Both Partington and Carrington were not large enough settlements to possess their own parish church, the nearest one being located in Bowdon, however by the 18th century Carrington evidently had a sufficient population to warrant the construction of the Church of St George.

The Church was commissioned by Mary, Countess of Stamford, designed by Isaac Shaw and was built between 1757 and 1759. It is listed at Grade II* as it has only had minor alterations since construction and retains a number of original fixtures and fittings, both externally and internally. Historic England notes that "This church, which is in the care of the Churches Conservation Trust, is outstanding as a remarkably little altered mid-18th Century small church which retains so many of its original fittings intact". The Church is constructed of handmade brick, laid in Flemish bond with a graduated stone slate roof. It is a tall, single storey building, 4 x 2 bays with a round-headed arched window within each bay. All windows except one retain their original oak frames and original glazing in the upper half of the lights. The elliptical arched door has a rusticated stone surround and the original oak-boarded entrance doors retain their iron strap hinges as well. There are a number of original fixtures and fittings surviving internally as well, including box pews, plasterwork and flooring.

Plate 1: Church of St George

2.2 Significance

The Church of St George derives its significance from a number of heritage values including:

- Historical – it is associated with the Stamford family, who commissioned the Church, and the architect Isaac Shaw. It is also illustrative of past practices of worship and also the once rural and isolated nature of Carrington.
- Aesthetic – has value as a consciously designed building. The building has changed little since it was constructed and overall is a simple structure, with relatively plain features and is very functional in its design.
- Communal – it was once a place of worship and a building for social interaction and coherence. However the Church has been closed since 1990 and is no longer used for worship, so it is unclear to what extent the connection with local people to the church is currently maintained.
- Evidential – there is the potential to reveal evidence for former windows which have since been blocked as well as evidence for a former turret with cupola, which was removed in 1987. The church has a burial ground and there is also the potential for evidence to be revealed for internal burials.

2.2.1 Contribution of Setting to Significance

The Church also derives elements of historical and aesthetic significance from its immediate setting; the surrounding landscape is very closed and has changed little over time. Key to the setting of the Church is the parcel of land which incorporates the Church and churchyard (including churchyard wall), the Sunday School (HA94), Vicarage (HA95) and the former Barn (HA101). This represents a coherent and discrete group of 18th and 19th century buildings which taken together enhance the setting of each other.

The buildings are situated within a screened land parcel, which is similar to the one depicted on historic maps. The Church itself is approached via a narrow lane leading from the main road and the area is screened by trees, with a denser concentration on its eastern side and this appears to have been the only public access historically. The Church is a dominant feature within its immediate setting and there is no intentional inter-visibility with the wider landscape. There is a strong sense of tranquillity and remoteness, which is partially achieved by the trees screening the heavily industrially developed landscape around it, however this screening is broken in places, particularly on the southern side and there is inter-visibility with new industrial units currently under construction. It is concluded that the immediate setting makes a **positive** contribution to the significance of the Church of St George; this setting is a clearly defined parcel of land, which includes the adjacent non-designate heritage assets the former Sunday School, Vicarage and barn. There is no significance attached to the wider landscape setting, due to erosion of the historic landscape and later industrial development.

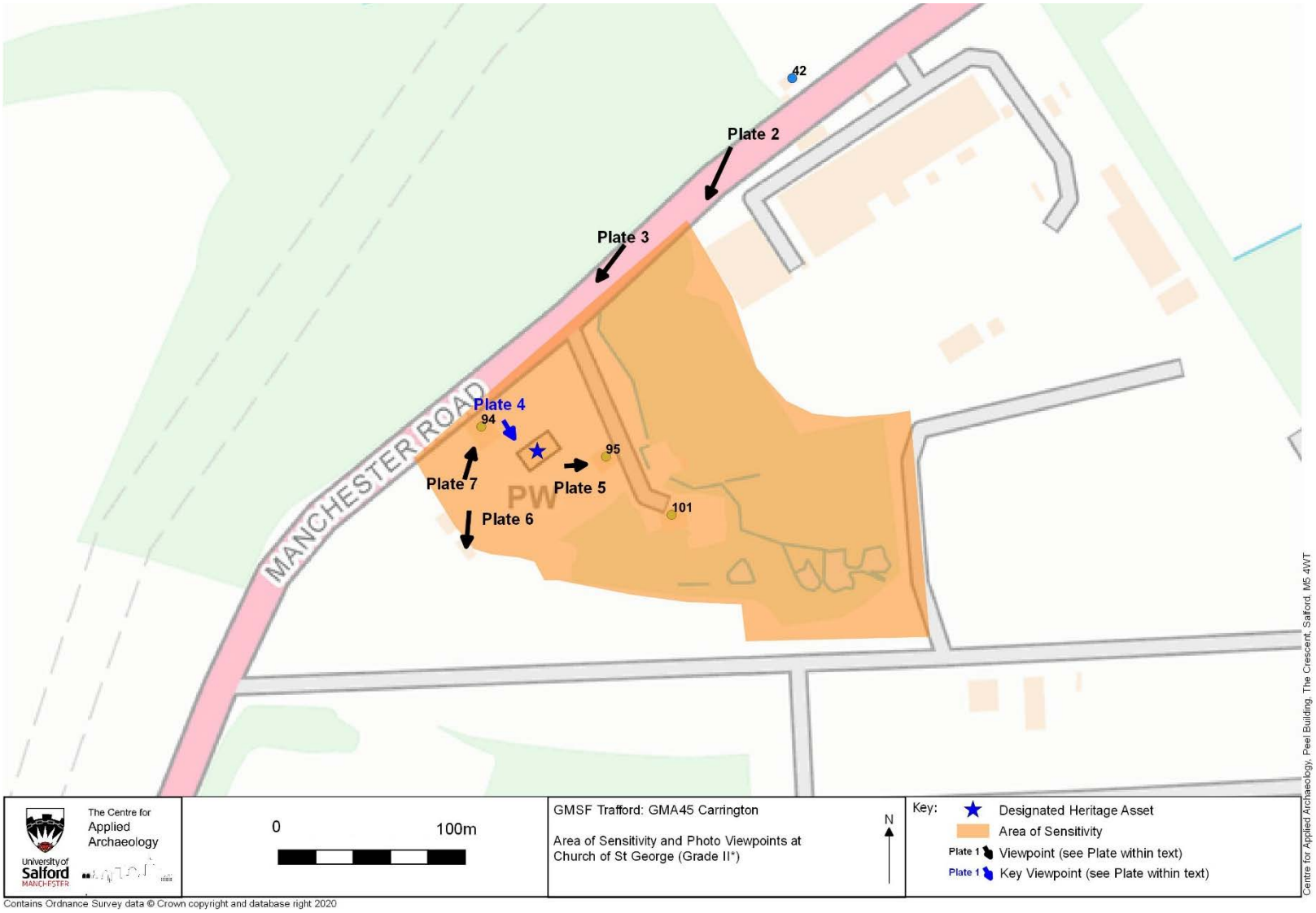

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Figure 2 Area of Sensitivity and photograph viewpoints at the Church of St George (see corresponding Plates within the text)

2.3 Potential Impact of the Proposed Land Allocation

It is known that development will consist of mixed use and an indication is already given by development to the south of the Church. This consists of a number of large warehouse units which are of considerable size and already affect the setting of the Church, due to inadequate screening (see Plate **6** Looking south towards the new Industrial development, visible through the screening). It is considered that the most sensitive area to development is the Church itself, its burial ground and its immediate surroundings which also incorporate the Vicarage and the Sunday School. The area of sensitivity is shown on Figure **2** and the areas beyond that are considered to be less sensitive due to the lack of visual relationships with the Church and the development that has already taken place here which has eroded the wider setting.

Development beyond the area of identified sensitivity could still cause temporary harm to the significance of the Church, mainly through increased noise and dust caused by vehicles and construction works during the construction phase of development.

2.3.1 Measures to Reduce/Remove Harm

It is recommended that the protection of the Church of St George and its immediate surroundings is enshrined within policy/masterplan. The following specific mitigation measures are proposed:

- No development should take place within the above described land parcel, which is specifically highlighted as the 'Area of Sensitivity' on Figure 2, above.
- There are currently lines of hedgerows and mature trees which provide a level of screening around this area, however this screening should be enhanced to create a more effective barrier, especially on the south-west side.
- Ensure any development within the immediate vicinity of the protected land parcel is not visually dominant through height.

2.3.2 Opportunities

- Restore and reopen the Church as a community asset to benefit the new inflow of residents to the area following development of the land allocation.
- Carry out research on the Church and the School, particularly on those buried there and attendees of the School.
- Work to re-reveal ledger stones and carry out repair work, including repair and maintenance of the boundary wall. Although generally well kept, the majority of burials lie under flat stones and a number have these have sunk and are damaged through subsidence; some of the stones are illegible and are overgrown. Some of this research and conservation could be carried out by local members of the community, to re-establish the church as a centre of the community for future Carrington residents.
- Interpretation boards and heritage trails could incorporate any research and link it to the wider history and archaeology of the Carrington area.

Plate 2 Looking south-westwards towards the church which is screened from the surrounding industrial development

Plate 3 Looking south-westwards towards the church. The upper part of it is just visible from the main road. Note the Sunday school in the middle distance

Plate 4 Looking south-east along the public access towards the church. Note the closed views towards the church

Plate 5 Looking south-east towards the vicarage which has a strong visual connection with the church. The original entrance for the priest to access the church is heavily overgrown (arrowed)

Plate 6 Looking south towards the new Industrial development, visible through the screening

Plate 7 Looking north-east towards the Sunday school. The original boundary and access to the graveyard is in a poor state of repair

3. Westwood Lodge (GII; HA2)

3.1 Description

Westwood Lodge (formerly known as Dambank Farm) is a Grade ll listed building erected in the mid-18th century in a neo classical style. The residential property utilises a typical Georgian, double depth central staircase plan. The principal elevation faces Crampton Lane and is separated by a spacious garden with mature planting, 5 bar gate and vehicular access. Symmetrical in design, the building is enlivened with classical detailing such as a projecting plinth, modillion eaves cornice, keystones, elliptical arches and slightly advanced central-bay. The 1841 tithe map identifies the owner of the farm as Isaac Collins and he owned a large area of adjacent land.

Plate 8 Westwood Lodge photographed in 2001, prior to rendering © IoE Mr Barrie S. Dixon (Historic England Archive)

3.2 Significance

Westwood Lodge derives its significance from a number of heritage values including:

- Historical – the building has **illustrative** value as one of the oldest surviving buildings within the Carrington village
- Aesthetic – the building has designed **aesthetic** value as a consciously designed building

The building has no known communal or evidential value.

3.2.1 Contribution of Setting to Significance

Historically, the farmhouse was surrounded by agricultural lane which remained undeveloped until the 20th century. The rural nature of the site contributes strongly to the understanding of its agricultural past. The setting has been compromised to some degree by the construction of housing to the south. Nevertheless, the area to the north of Crampton Lane retains its rural character of open fields bounded by hedging and trees, providing an historic, verdant setting which contributes to the significance of Westwood Lodge. The building lies at the historic junction between Manchester Road and what was Crampton Lane (now a public footpath), which retains historic materials. This contributes to the setting of Westwood Lodge and, along with the vestiges of agricultural land to the north-west, imparts a sense of historic rural character of the former farmhouse.

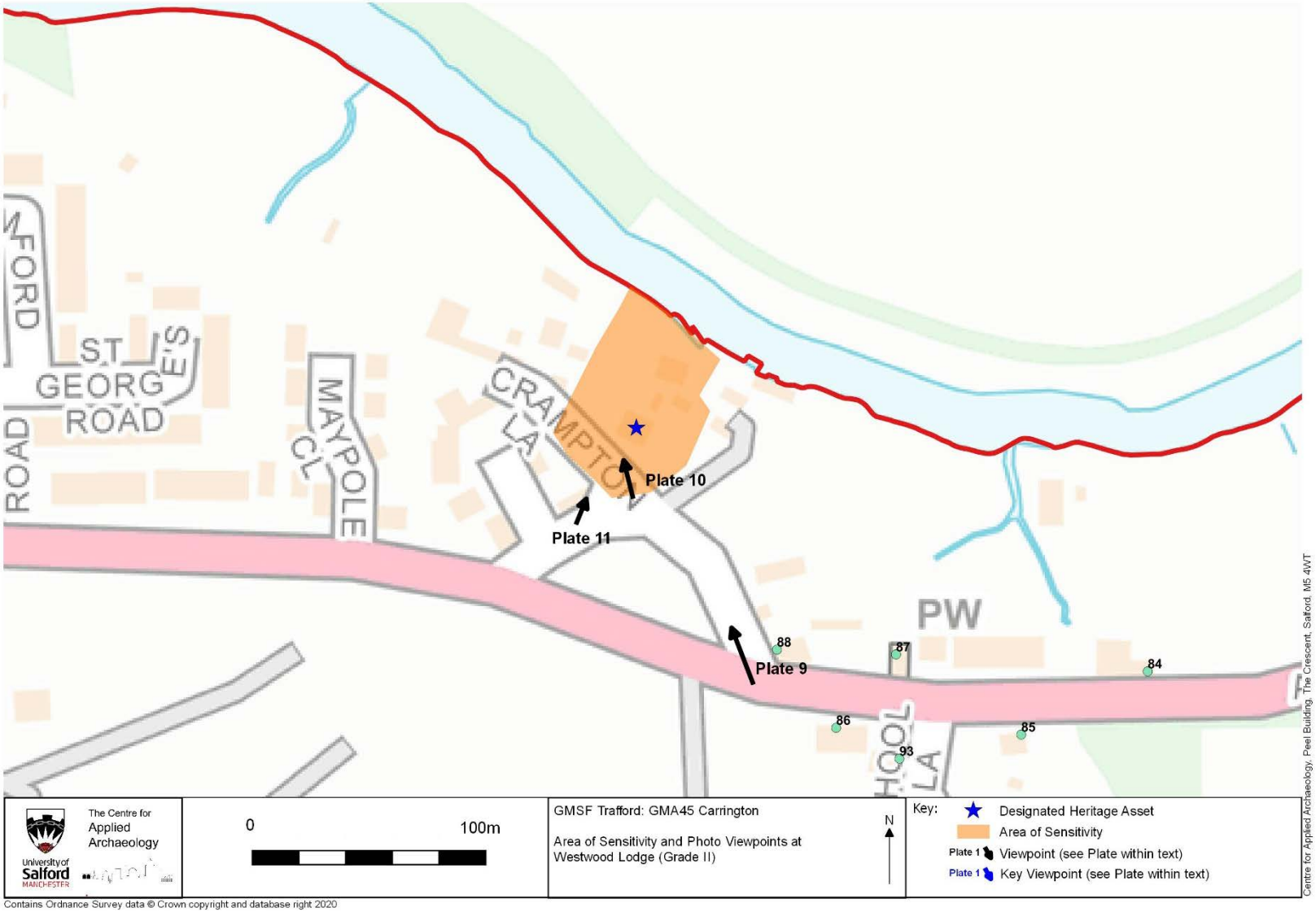

Figure 3 Area of Sensitivity and photograph viewpoints at Westwood Lodge (see corresponding Plates within the text)

3.3 Potential Impact of the Proposed Land Allocation

It is considered that the residential plot and the road immediately outside it is most sensitive to development. There is a line of trees further south which help to provide a level of screening from further away. However consideration should still be given to the contribution the building makes to the historic street pattern along Crampton Lane as well as enhancing its immediate setting.

Beyond the area of sensitivity identified in Figure 3, above, development to the north-west of the building may have some impact on setting, as this relatively small portion of agricultural land to the north-west helps to maintain the rural character of the immediate area.

Development beyond the area of identified sensitivity could still cause temporary harm to the significance of the building, particularly through increased noise and dust caused by vehicles, and construction works during the construction phase of development.

3.3.1 Measures to Reduce/Remove Harm

It is recommended that the protection of Westwood Lodge is enshrined within policy/masterplan. In recognition of its significance and the contribution of its setting to this, mitigation measures are proposed to reduce the effect of any proposed development. These include:

- Considerations of overall design. Any proposed development around Carrington should respect the density and massing of the village and consideration should be given to the height and massing of any buildings. Consider a landscape buffer zone to the north and west and retain Crampton Lane, as well as the rural landscape.
- Enhancement of immediate setting. Westwood Lodge lies at the junction of two historic routes, one of which is a public footpath however the Site Visit showed that this has become overgrown and is currently inaccessible. Measures should be taken to reinstate this footpath back into use to also allow visual appreciation of the building by opening up access again.

3.4 Plates

Plate 9 Looking north-west from Manchester Road towards Westwood Lodge.

Plate 10 Looking north-west towards Westwood Lodge. Note the survival of the cobbled road and the former Crampton Lane

Plate 11 Looking north-east towards Westwood Lodge. Views are partially blocked by trees and later housing

4. Ackers Farmhouse (GII; HA3)

4.1 Description

Ackers Farmhouse was built between 1840 and 1870 (not 1830 as stated on the National Heritage List) and is constructed of handmade brick in Flemish bond with a graduated slate roof. It is two storeys, built on a double-depth staircase plan with a wing to the rear. It has a symmetrical elevation with a central 6-panel door, 3 bays and a stone plinth. At the time of listing in 1987, a number of original features had been retained including a dogleg stair with rosewood handrail, 6-panel doors and fireplaces.

Plate 12 Ackers Farmhouse

4.2 Significance

Ackers Farmhouse derives its significance from a number of heritage values including:

- Historical – the building has illustrative value as one of the oldest surviving buildings within Carrington village and also has associations with what was once a predominantly agricultural landscape
- Aesthetic – the building has designed aesthetic value as a consciously designed building and has a number of attractive architectural features such as the door with its side columns and decorative fanlight

The Farmhouse has little communal or evidential value however it does have group value with the barn situated to the west, which is also considered to be curtilage. This is a multi-period building and archaeological survey prior to conversion revealed that part of the timber framing dated back to the late 16th/early 17th century (UMAU 2003a). This is now in separate ownership and has been converted into multiple residential units, however there is still a strong

visual connection as well as a discernible courtyard plan to the overall farm and is therefore considered to be curtilage.

4.2.1 Contribution of Setting to Significance

Ackers Farmhouse is situated within a flat landscape, on the main A6144 road and now sits within a residential garden plot with what appears to be an original low garden wall fronting the pavement. The barn is located to the west within its own plot but a visual link between the two is still maintained and a number of 20th century farm buildings are to the south, which are now mostly part of an Equestrian Centre. There are a small number of trees which provides some screening to the north and east and beyond the barn to the west is a small piece of land still in agricultural use. Beyond the farm to the south are a number of rugby and football pitches, partitioned by high evergreen hedges. The farmhouse was not designed to be prominent in the landscape and does not have long range views to the south or along the A6144. There is intentional visibility between the house and the barn, which has been maintained despite separate ownership. The construction of sports pitches has eroded the wider setting and the high hedges that have been put in place interrupt any potential long range views and the later 20th century buildings also do not form part of the setting. However the visual link with the barn and the agricultural land to the west which was once within the farm's ownership make a **positive** contribution to the significance of Acker's Farmhouse.

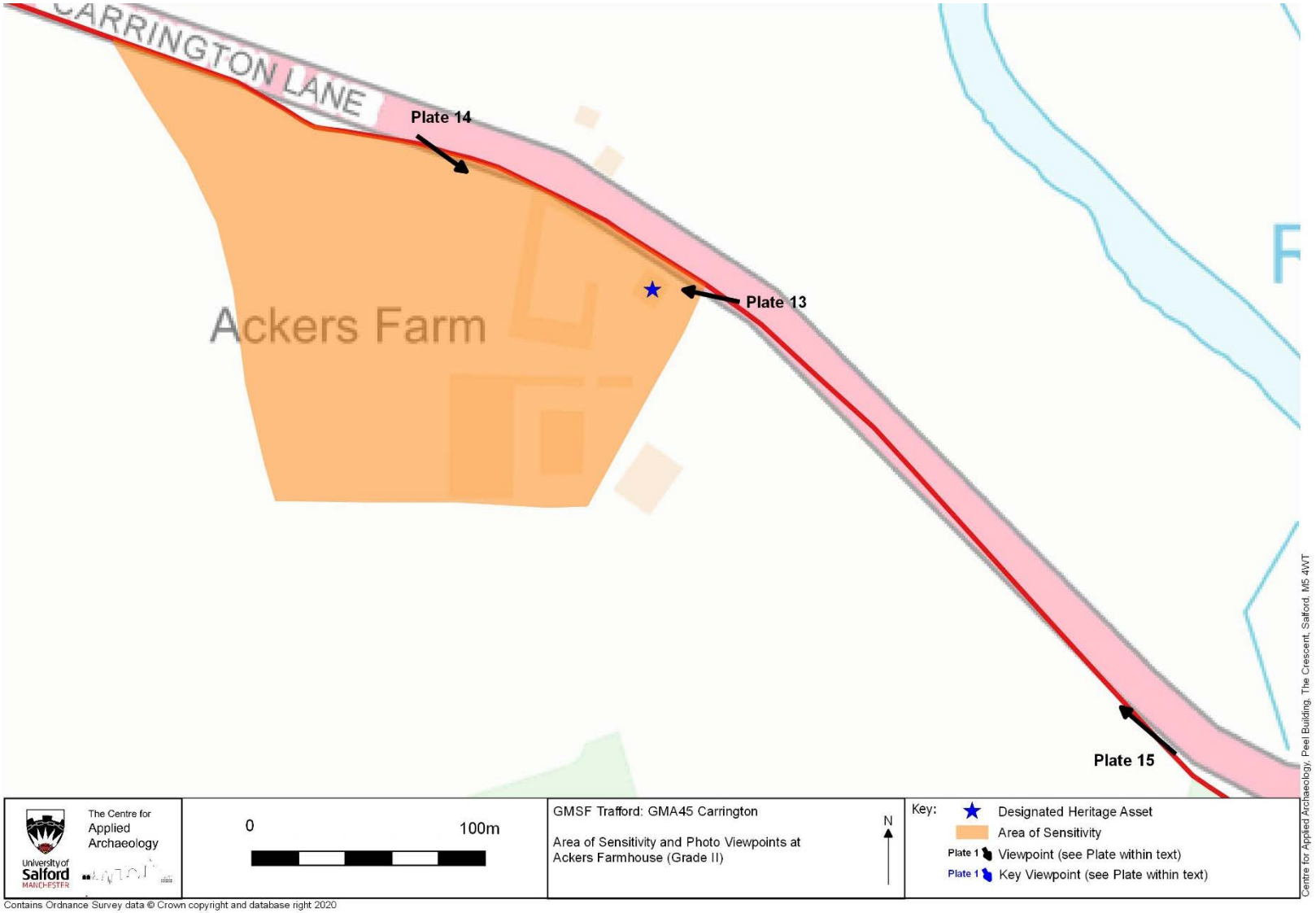

Figure 4 Area of Sensitivity and photograph viewpoints at Ackers Farmhouse (see corresponding Plates within the text)

4.3 Potential Impact of the Proposed Land Allocation

It is considered that the farmhouse, its garden plot, the barn and agricultural land to the west is most sensitive to development. Any development proposed immediately beyond this could also affect the setting however there are no key views due to the erosion of the agricultural landscape to the south.

Development beyond the area of sensitivity could still cause harm to the significance of the farmhouse, particularly through increased noise of the development itself and any increase in traffic.

4.3.1 Measures to Reduce/Remove Harm

It is recommended that the protection of Ackers Farmhouse is enshrined within policy/masterplan. In recognition of its significance and the contribution of its setting to this, mitigation measures are proposed to reduce the effect of any proposed development. These include:

- Enhancement of screening around the Farmhouse
- There is also an opportunity to enhance the setting by removing the 20th century buildings to the south

4.4 Plates

Plate 13 Looking west from Manchester Road. Only the upper part of the farmhouse is in view

Plate 14 Looking south-east towards the barn at Ackers Farm. This blocks any views towards the farmhouse

Plate 15 Looking across the rugby training pitches towards Ackers Farmhouse, which is not visible from this distance

5. Barn to south-east of Birch Farmhouse (GII; HA4)

5.1 Description

The barn at Birch Farm is part of a larger, well preserved, historic farmstead and it is mostly 18th century in construction, however it incorporates cruck timber framing which could be 17th century or earlier. It is constructed of handmade brick in English Garden Wall bond and has a slate roof. The two storey wing to the south includes a shippon and hayloft and there are diamond shaped honeycomb breathers. The cruck frames stand either side of the former threshing floor and have collar yokes and tie beams. The farmhouse is probably late 18th century in date (though this may have earlier origins, with evidence for older timbers inside) however a second barn to the rear appears to be earlier, with evidence for timber framing and is thought to be 17th century in date. Attached to this is what appears to be a single storey pig sty as well as other late 19th century outbuildings to the north of the farmhouse. There are a number of 20th century farm buildings which were added to the north and east side of the farmstead. The Grade II listed barn has been converted into residential use and is in separate ownership to the rest of the farm, however there is still a discernible dispersed plan and close visual connection between the historic farm buildings. Therefore the farmhouse, a second barn, pig sty and 'shant' are considered to be curtilage.

Plate 16 The barn at Birch Farm

5.2 Significance

Birch Farm derives its significance from a number of heritage values including:

- Historical – the farm has illustrative value as one of the oldest surviving farmsteads in the area and also its association with the surrounding agricultural landscape.
- Evidential – the farm has potential to reveal evidence for its date of construction as well as its evolution
- Aesthetic – the barn forms an attractive building with traditional materials and has a strong visual link with the other historic farm buildings. The farmstead as a whole has fortuitous aesthetic value, having evolved over several centuries to reflect changing farming methods as well as the introduction of new ones (with the construction of the pig sty, for example).

5.2.1 Contribution of Setting to Significance

The farmstead sits within a relatively flat, agricultural landscape although there is a gentle descent towards Red Brook to the north. The landscape is characterised by large fields, defined by long standing field boundaries (of at least early 19th century date) which also run along Moss Lane, forming an open landscape, interrupted by small plantations and areas of tree cover. There is very little surrounding development, with other farms and cottages strung along Moss Lane at some distance from each other, either side of the road. The historic farm complex dates to *c.*17th – late 19th century although a group of later 20th century agricultural sheds are located to the north-east. Much of the surrounding land was farmed by the occupant of Birch Farm during the early 19th century and stretched as far as Warburton Lane to the west and Lands End Farm to the east.

Although not designed as a prominent building in the landscape, the barn is visible particularly from the west part of the agricultural land, as is the rest of the historic farmstead. It is not visible from a distance along Moss Lane but does come into view when approaching the Barn. Views from the north are restricted due to the descending topography and increasing tree cover in this direction, however the complex as a whole is visible as a whole from the public footpath at Red Brook (see Plate **20**). There is a strong association with the surrounding agricultural landscape and the built heritage which consists of medieval-19th century farmsteads as well as early 19th century cottages. This includes Moss Lane Farm to the south, which is 17th century in date, Pear Tree Cottage and Mosslane/Birch Cottage. There is a sense of remoteness because of the lack of development, though Moss Lane is a main road across the area which interrupts this. The former barn is given a sense of privacy through the low hedgerow which surrounds it, as well as a small number of trees.

Overall, the setting makes a **positive** contribution to the significance of the Barn, though the later 20th century agricultural buildings do not contribute to the setting, blocking any visibility with the agricultural land over to the north and east.

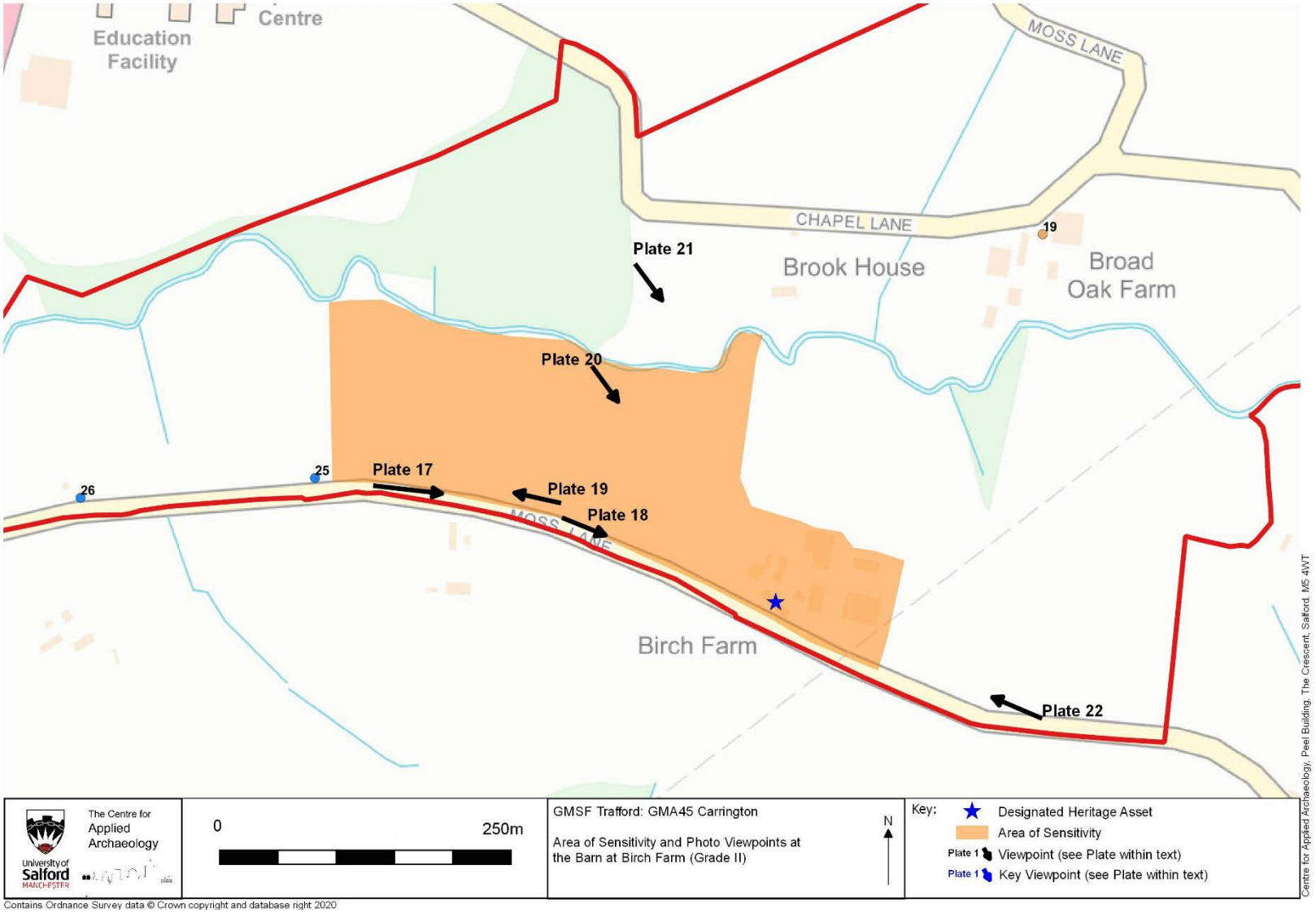

Figure 5 Area of Sensitivity and photograph viewpoints at Birch Farm Barn (see corresponding Plates within the text)

5.3 Potential Impact of the Proposed Land Allocation

It is considered that the area west of the barn and curtilage-listed farmstead is most sensitive to development; the later 20th century agricultural buildings offer a level of screening to the north and east. Any development to the west of the barn will affect the setting as this has always been an open, agricultural landscape and has remained largely unchanged.

5.3.1 Measures to Reduce/Remove Harm

It is recommended that the protection of the barn at Birch Farm is enshrined within policy/masterplan as well as the farmhouse and outbuildings which form an integral part of the Barn's setting as well as providing high group value. Mitigation measures are proposed to reduce the effect of any proposed development. These include:

- Ensure development overall is not visually dominant. The types of buildings associated with employment use are not recommended within this area as they would be out of scale and character to the area.
- Considerations of plan and design. As this is an open, agricultural landscape, any design should reflect this and consider incorporation of green space, use of materials to reflect the local vernacular architecture, density of development, the height and boundary treatments. This should also consider the transition from the open landscape to the edge of any developments
- Incorporation of an extensive landscape buffer zone. The farmstead can be appreciated in views, particularly along the footpath towards Red Brook and Moss Lane. It is recommended preserve the agricultural setting and continue to allow visual appreciation of the buildings.
- Maintain hedgerows. Hedgerows form a part of the green infrastructure and should be protected.

5.4 Plates

Plate 17 Looking east towards Birch Farm. The barn and farmstead just comes into view along the lane here (arrowed)

Plate 18 Looking east across the agricultural land towards the barn

Plate 19 Looking west across the agricultural land that is and was historically associated with Birch Farm

Plate 20 Looking from Red Brook towards Birch Farm. The barn is only just partly visible to the right of the farmhouse, however the whole farmstead can be appreciated in kinetic views along this footpath

Plate 21 Looking south-eastwards towards Birch Farm from the agricultural land north of Red Brook. The farm complex is still visible although it is difficult to discern the historic elements

Plate 22 Looking north-west from Moss Lane towards Birch Farm. The current screening means that only the barn is partially visible from this direction (arrowed)

6. Heathlands Farmhouse and Barn (GII; HA5; HA6

6.1 Description

Both of these buildings are Grade II listed and are situated outside the land allocation boundary. However, the buildings' settings may potentially be affected by the proposed development. The barn is the earlier of the two structures and originated as a cruck framed building, possibly of 15th-16th century date. The main building is 18th century in date and constructed of handmade brick, a slate roof (though was probably originally thatched) with three bays, with a later extension for pig sties. The farmhouse is mid-late 18th century date, constructed in Flemish bond handmade brick, with a slate roof. It has a double-depth central entrance plan, of 2 storeys, with four symmetrically placed windows with segmented brick arch heads. The building was originally known as Mossend Farm, as it marked the western edge of Warburton Moss and historically, the area to the east was farmed by the occupants here.

Plate 23 Heathlands Farmhouse (right) and Heathlands Barn (left)

6.2 Significance

The farmhouse and barn derives its significance from a number of heritage values including:

- Historical – the barn has illustrative value as one of the oldest surviving buildings in the area and also the association of both the farmhouse and barn with the agricultural landscape. It has significant late medieval elements with two complete cruck trusses. It may represent the earliest stages of the gradual expansion of agricultural activity within the area after the disimparkation of Warburton Deer Park to the west

- Evidential – has potential to reveal evidence for its date of construction as well as its evolution as an agricultural building
- Aesthetic – it is a rare example of a multi-functional cowhouse and hayloft and demonstrates a development of function during the 18th and 19th centuries through its materials and layout. It also has a strong visual link with the nearby listed farmhouse and is a similar vernacular.

6.2.1 Contribution of Setting to Significance

The farmhouse and barn sit within a relatively flat, agricultural landscape which consists of large fields, defined by long standing field boundaries which also run along Warburton Lane and forms an open landscape, interrupted by small plantations and areas of tree cover. There is very little surrounding development, with other farms and cottages dispersed along the roads at some distance from each other and developed from the late medieval period onwards. However there is a small residential development to the north, at the corner of Moss Lane and Warburton Lane. The farm complex consists of the barn, the farmhouse and a later 20th century outbuilding to the south-east. During the early 19th century, the land to the east of the farm was cultivated and managed by the occupier however the principal elevation faces west. Heathlands Farm has a strong visual connection with the east-west thoroughfare leading from Moss Lane and running towards the River Mersey.

Although not designed as a prominent building in the landscape, the farm complex is visible from all directions though the views are not particularly long ranging along the roads due to trees and hedgerows. There is an association with the surrounding agricultural landscape, though there is a known historical connection only with the land immediately east of the farmstead. There is also an association with the built heritage which consists of medieval-19th century farmsteads as well as early 19th century cottages, which includes Brook House and Jack Hey Gate Farm (at least early 19th century but rebuilt during the late 19th century). These can be visually appreciated from Heathlands Farm and contribute to the agricultural setting. There is a sense of remoteness because of the lack of development, though Warburton Lane is a main road across the area which interrupts this. The farm complex is given a sense of privacy through the low hedgerow which surrounds it, as well as a few trees.

Overall, the setting makes a **positive** contribution to the significance of the Heathlands Farm complex, though the later residential development to the north has had a negative effect on the setting.

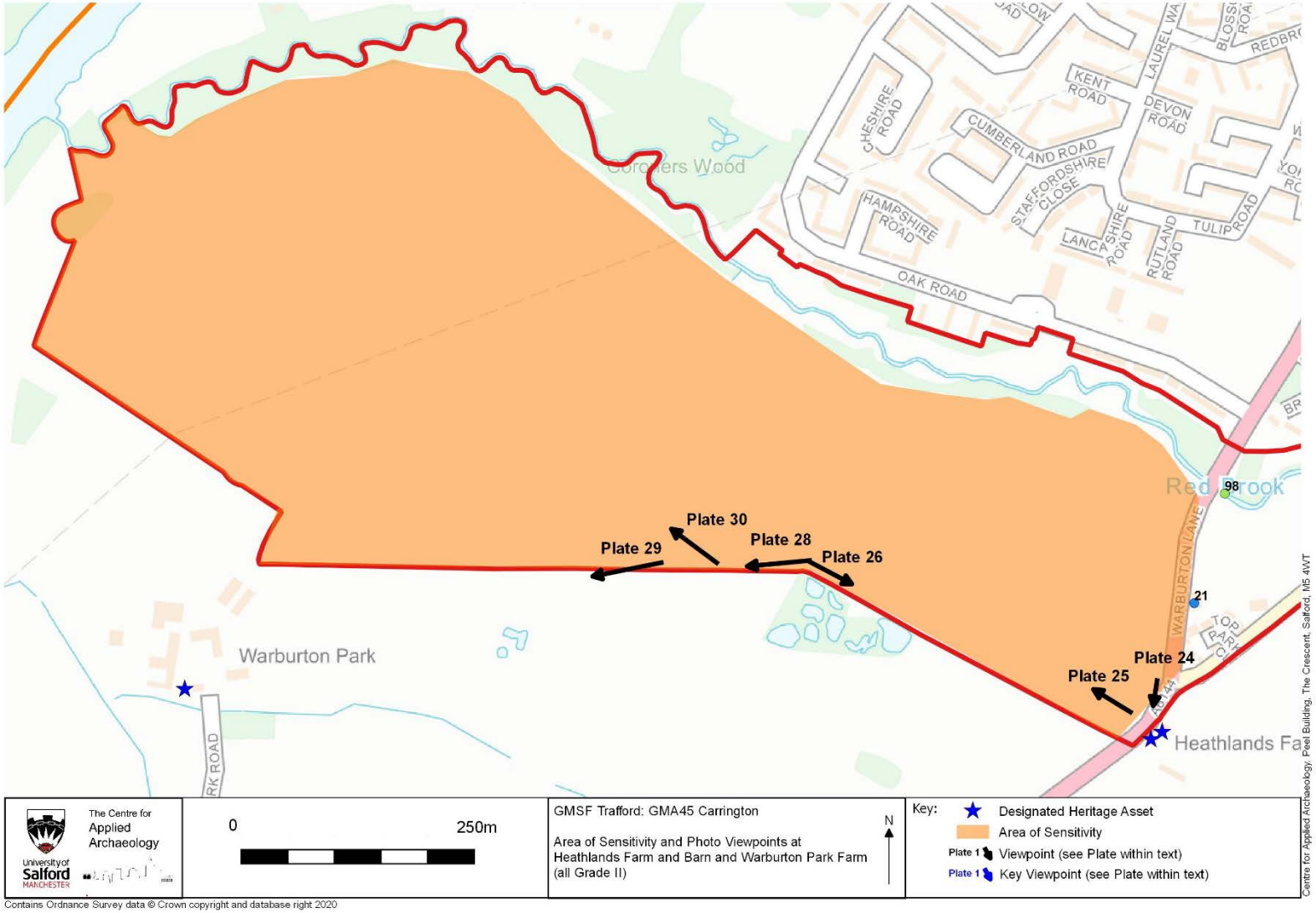

Figure 6 Area of Sensitivity and photograph viewpoints at Heathlands Farm and Barn and Warburton Park Farm (see corresponding Plates within the text). Note that the Areas of Sensitivity overlap

6.3 Potential Impact of the Proposed Land Allocation

It is considered that the area west of Heathlands Farmhouse and Barn is most sensitive to development and this overlaps with Warburton Park Farm; the area to the east is also sensitive but is not considered here as it is not within the proposed allocation. Due to the later residential development, lack of visibility and historical connection, the area over to the north of Moss Lane is not considered to form part of the setting.

6.3.1 Measures to Reduce/Remove Harm

Although Heathlands Farmhouse and Barn do not fall within the Site, its significance and the contribution of its setting to this is recognised and mitigation measures are proposed to reduce the effect of any proposed development. These include:

- Ensure development overall is not visually dominant. The types of buildings associated with employment use are not recommended within this area as they would be out of scale and character of the area.
- Considerations of plan and design. As this is an open, agricultural landscape, any design should reflect this and consider incorporation of green space, use of materials to reflect the local vernacular architecture, density of development, the height and boundary treatments. This should also consider the transition from the open landscape to the edge of any developments
- Incorporation of a landscape buffer zone. In order to retain the open, rural landscape, a landscape buffer zone is recommended along the western part of Warburton Lane within the Site. This also applies to Brook House (see 9.4.2).
- Maintain form and character of existing routeways. Historic access points and the hedgerows should be maintained along Warburton Lane as they form a part of the setting and appreciation of Heathlands Farm. The footpath running west towards the River Mersey should be maintained as it forms a key view of the farmstead.
- Maintain hedgerows. Hedgerows form a part of the green infrastructure and should be protected.

6.4 Plates

Plate 24 Looking south along Warburton Lane towards Heathlands Farm and Barn

Plate 25 Looking north-west across the agricultural land that lies to the west of Warburton Lane

Plate 26 Looking south-east towards Heathlands Farm. Due to the hedgerow defining the residential plot, only the upper part is visible and becomes imperceptible from a distance (arrowed), however Brook House is also visible to the left

7. Timber Framed Building at Warburton Park Farm (GII; HA7)

7.1 Description

This building lies outside the land allocation boundary, however it is close enough to be potentially affected by any development therefore it is assessed below. The listed building at Warburton Park is a farm outbuilding, probably 17th century in date. The building is box-framed with a stone plinth, brick noggin and a slate roof and consists of two bays, which are open to the roof and has had large double doors inserted. The structure is similar in appearance to the Grade II listed Paddy's Hut at Davenport Green and therefore may have been farm labourer's accommodation originally. It is closely associated with other farm buildings which appear to date from the late 18th century onwards and are all arranged around a courtyard. The other farm buildings consist of a range of 1-1/2 storey outbuildings including a barn, possible stables and the farmhouse. In addition, there are two cottages on the approach road from the south which are late 19th century in date. There have been a number of alterations and modifications, including the addition of later 20th century agricultural buildings to the north, west and north-east of the complex. The farmstead is believed to be on the site of the original medieval Warburton manor, which once sat within the Deer Park (see Appendix 1 and 3 for more detail).

Plate 27 Timber framed building at Warburton Park Farm, taken in 2001 © IoE F. Bryan Basketter. Historic England Archive

7.2 Significance

As the farm has a long history of continued ownership the rest of the farm complex pre-dating 1948 (excluding the agricultural sheds outside the courtyard complex) is considered curtilage for listing purposes.

The farm complex as a whole derives its significance from a number of values including:

- Historical – the complex has illustrative value, representing the evolution of the landscape from enclosed Deer Park to agricultural land. The timber framed building could reflect an early indication of conversion of the Deer Park to agriculture and development of the area through the post-medieval and later periods. In addition, part of the moat still survives which illustrates its medieval origins.
- Evidential – there is the potential to reveal earlier occupation associated with the moated manor site which is thought to have been located here during the medieval period. In addition there are other buildings shown on historic mapping which are no longer standing which could survive as archaeological remains.
- Aesthetic – the farm complex as a whole has attractive elements and reflects the wider vernacular architecture. A large part of it appears to be of a late 18th/early 19th century date and reflects a wholesale renewal of the farm complex

7.2.1 Contribution of Setting to Significance

The surrounding landscape is relatively flat, open, agricultural land though it does gently descend northwards towards Red Brook and Coroner's Wood frames this landscape. The agricultural land has isolated trees dotted across it with fields defined by low hedgerows. The farm complex is isolated from the nearby settlements of Partington and Warburton and the principal elevations appear to face inwards around the courtyard, which is partially cobbled. The principal approach is from the south, which is flanked by two late 19th/early 20th century cottages either side, and is historically associated with the settlement at Warburton, however the arable land within the Site to the north of the farm was historically farmed and managed by the occupier. Prior to this, this area formed part of Warburton Deer Park (see Appendix 3) and part of the medieval moat still survives along the southern edge of the farm. Although there are a number of long standing field boundaries (at least early 19th century in date), a large number have been lost since the 19th century.

The views are limited from and to the farm because of the low height of the farm buildings, the presence of the later 20th century buildings and tree-screening, particularly along the eastern side of the farm. The farm complex is not a particularly dominant feature in the landscape and inter-visibility is with the farm cottages to the south and the conservation area and associated built heritage assets in Warburton. Nevertheless, the complex has a strong association with the agricultural land around it and there is a sense of seclusion due to the lack of development within the surrounding landscape. There is also some inter-visibility with Brook House and Heathlands Farm from the footpath to the north. The setting thus makes a **positive** contribution to the significance of the Warburton Park farm complex (see Figure **6** - the areas of sensitivity of Warburton Park Farm and Heathlands Farm and Barn are considered to overlap).

7.3 Potential Impact of the Proposed Land Allocation

It is considered that the area surrounding the farm is considered sensitive to development however only those areas within the Site boundary is considered here. Any development to the north of the complex will affect the setting as this has always been an open, agricultural landscape and has remained largely unchanged.

7.3.1 Measures to Reduce/Remove Harm

Although Warburton Park Farm does not fall within the Site, its significance and the contribution of its setting to this is recognised and mitigation measures are proposed to reduce the effect of any proposed development. These include:

- Ensure development overall is not visually dominant. The types of buildings associated with employment use are not recommended within this area as they would be out of scale and character of the area.
- Considerations of plan and design. As this is an open, agricultural landscape, any design should reflect this and consider incorporation of landscape buffer zones, green space, use of materials to reflect the local vernacular architecture, density of development and the height and boundary treatments. This should also consider the transition from the open landscape to the edge of any developments
- Maintain hedgerows. Hedgerows form a part of the green infrastructure and should be protected.

7.4 Plates

Plate 28 Looking south-west towards Park Farm. The historic buildings are almost imperceptible from here. The later 20th century buildings to the north of the complex can be seen

Plate 29 Looking south-west towards Warburton Park Farm. Note the cantilever bridge over Manchester Ship Canal in the distance (see Section 9.5.3)

Plate 30 Looking north-west across the agricultural land north of Warburton Park Farm (arrowed). Note the flat, open nature of the landscape

8. Warburton Conservation Area

8.1 Description

This lies approximately 1km south of the Site and consists of Warburton Village, a site with a history of settlement from at least the early medieval period. It is a predominantly rural village, centred around the B5159 road and has seen multiple phases of built development. The built heritage dates from 17th century (although St Werburgh's Church probably incorporates earlier fabric) and the village consists of low density, low rise predominantly residential buildings concentrated around the B5159, Paddock Lane and Wigsey Lane.

8.2. Significance

The special interest and heritage value derives from the long history of settlement at Warburton. Its architecture recalls intimate proportions of the 17th and 18th centuries which is combined with stylistic fashions of the 19th century (Trafford Council 2016, 10).

8.2.1 Contribution of Setting to Significance

Warburton is a rural village and is surrounded by agricultural land, which is characterised by dispersed hamlets, villages and isolated dwellings, set along winding country lanes. The topography is flat and the M6, 3 miles to the west, can be seen in long-range views out of Warburton (Trafford Council 2016, 11). The setting makes a **positive** contribution to the significance of the Conservation Area.

8.3 Potential Impact of the Proposed Land Allocation

Warburton is a modest and rural Conservation Area and there are no major landmarks. The key views are appreciated from within the village itself, though there are some longer range views afforded from the old toll bridge (Trafford Council 2016, 33-34). Long range views are afforded towards the Conservation Area from the SW part of the Site but visibility was restricted to areas outside the CA (for example, the 'white' properties of Egerton Avenue were visible). Any development could come into view through kinetic views experienced along the B5159 and Paddock Lane within the CA itself. The Site is not considered to form part of Warburton Conservation Area's visual setting however the area west of Warburton Lane is historically linked to the settlement of Warburton within the Conservation Area, as it formed park of Warburton deer park.

Plate 31 Looking south-west towards Warburton. The village is barely visible from the Site (arrowed)

8.3.1 Measures to Reduce/Remove Harm

Although the Site is not considered to form part of Warburton Conservation Area's setting, it is still recommended that any development along the SW part of the Site should not be visually dominant.

9. Undesignated Built Heritage

9.1 Introduction

This assessment has identified a number of undesignated (non-designated) buildings (see Figure **1** and Table **1**) which for the purposes of the assessment, have been split into different themes based on location and common landscape traits. These have been split under the headings: the Built Heritage of Carrington; Dispersed Farm Complexes; and Isolated Cottages. In addition, there is also the Warburton Toll Bridge which is considered here as it is a dominant feature in the landscape. As for the assessments on the designated built heritage, their significance is considered, as well as their setting and its contribution. The potential effect of any proposed development is then considered alongside any potential mitigation and opportunities for enhancement.

9.2 The Built Heritage of Carrington

9.2.1 Introduction

The historical background (Appendix 1) has shown that Carrington could potentially be of Saxon origins and had some medieval/post-medieval buildings, such as the Hall. Today its buildings are mostly of late 20th century date, built to house the workers from the nearby large industrial complexes, especially Shell Petrochemicals. Nevertheless, a number of undesignated built heritage assets have been identified across Carrington village which hold some significance.

9.2.2 The Built Heritage Assets

9.2.2.1 Windmill Inn (HECA4; HA84)

Public house, mid-late 18th century in date. The building shows signs of being heavily altered and may have been converted from cottages (CAMRA 2019). Some later 20th century extensions added to the rear and the building has been rendered. High local significance

9.2.2.2 Ivy House (HECA4; HA85)

House, probably early 19th century. Originally had outbuildings to the south although these have since been demolished. Recently rendered and refurbished, now a private residence. Low local significance

9.2.2.3 Belmont (HECA4; HA86)

2 terraced houses, originally 3, late 19th century in date. Constructed in brick with some architectural embellishments noted including segmented arched doorways and bay windows with stone lintels. Low local significance

9.2.2.4 Methodist Chapel (HECA4; HA87)

Chapel, built in 1875. Originally for Primitive Methodists and later used as an Emmanuel Church. Now in use by a Design and Print company. Attractive building with Gothic-style features including tall pointed arch windows. High local significance

Plate 32 Carrington Primitive Methodist Chapel

9.2.2.5 Bluebell Cottage (HECA4; HA88)

House, possibly early 19th century – there is a datestone but it is hard to decipher. It may say 1830, with initials above it. Appears to have once been attached to the corn mill which stood to the rear. Built of brick, but most of its exterior has been rendered. Currently unoccupied and derelict. Low local significance.

Plate 33 Bluebell Cottage

9.2.2.6 Hall Cottages (HECA4; HA89)

Row of three terraced houses, late 19th century in date. Some alterations but a number of original architectural embellishments survive including yellow brick banding and segmented arched doorways using yellow brick (one now obscured by a later brick porch). Low local significance.

9.2.2.7 Holly Farmhouse (HECA4; HA23)
Former farmhouse, possibly late 18th/early 19th century in date. The rest of the farm complex was demolished during the 20th century. Rendering has obscured many details. Low local significance.

9.2.2.8 Carrington House (HECA4; HA90)
Possibly late 18th century/early 19th century house. Rendered so details obscured. Low local significance.

9.2.2.9 Thatched Cottage (HECA4; HA91)
Possibly late 18th century/early 19th century house. Rendered so details obscured. Low local significance.

9.2.2.10 1-3 School Lane (HECA4; HA93)
Two late 19th century brick built houses, terraced. There appears to have originally been three properties. Low local significance.

9.2.2.11 School Lane Cottage (HECA4; HA92)
Cottage, possible late 18th/early 19th century in date. Low local significance

9.2.3 Assessment of Setting
Most of Carrington's historic buildings cluster around Windmill Inn and there are small vestiges of undeveloped farmland to the east, however the setting has mostly been eroded by later 20th century development including small residential estates and industrial buildings to the south. The development along the main road is still discernible, however development has been irregular and the historic buildings are interspersed with later 20th century houses. The area around School Lane to the south of Manchester Road is not as densely developed and residential garden plots are screened with trees from their surroundings. Overall, the setting does not contribute to the significance of the built heritage of Carrington, however there are smaller areas around School Lane and Westwood Lodge (see Chapter 2) which make positive contributions to the significance.

9.2.4 Potential Impact of the Proposed Land Allocation
The built heritage of Carrington also includes the Grade II listed Westwood Lodge and also the historic core of the village is still discernible around Windmill Inn, with little 20th century infill development. Any development could have an effect on the setting of the built heritage, however it has been eroded.

9.2.5 Measures to Reduce/Remove Harm
It is recommended that the identified built heritage is retained and measures to reduce/remove harm should include

- Ensure development is not visually dominant. The buildings across Carrington Village tend to be low rise and surrounding development should reflect this
- Reinforce rural character of Carrington. Despite later infill development and industrialisation of the landscape to the south, Carrington maintains a rural village character. New development should look to maintain this sense of place and reflect the local vernacular

9.2.6 Opportunities
The restoration of Bluebell Cottage should be encouraged, to enhance this historic building and provide a sense of place and history. The restoration of this building could help enhance the setting of Westwood Lodge as well, and enhance the core of historic buildings identified

within this area of Carrington. This also should include the former dam/mill pond to the west of Bluebell Cottage, which could be utilised as a green space.

Information on the historic buildings could be incorporated into heritage trails and interpretation points, along with Westwood Lodge. Windmill Inn and the Methodist Church could be considered for inclusion on a future Local Heritage List.

9.3 Dispersed Farm Complexes

9.3.1 Introduction

There are a number of standalone farm complexes across the landscape and broadly fall into two periods and locations. The first type could originate in the medieval/post-medieval period and tend to be located outside the Moss, particularly within the southern part of the Site. The other types are those located on the former Moss, built after the reclamation in the 1880s to take advantage of the productive land created. The latter are considered in detail as part of the built heritage, however they are also considered within Appendix 4: Historic Landscape.

9.3.2 The Built Heritage Assets

9.3.2.1 Dainewell Farm (HECA11; HA14)

Farm complex, probably late 18th century. Dainewell Farm has supposedly been occupied since the 14th century, although the surviving buildings appear to be late 18th century in date. It appears the farm is named after the family occupants, the Daines, rather than having a connection to the Vikings. Most of the buildings shown on the Tithe maps still survive, albeit with some alterations and a number of 20th century structures have been added to the complex. The complex has high local significance.

Plate 34 Dainewell Farm (viewed from the north)

Plate 35 Dainewell Farm, viewed from the south-west. Note the electricity pylons within the setting

9.3.2.2 Broadoak Farm (HECA13; HA19)

Farm complex, predominantly late 18th century onwards. Two buildings survive which are of historic interest; a late 18th century farmhouse, altered and extended, and a late 19th century barn. The former may have earlier origins, evidenced by asymmetrical windows. Surrounded by later 20th century agricultural buildings. Sits within a flat, open agricultural landscape with narrow country lanes with low hedgerows and some tree cover; there is also some inter-visibility with Birch Farm. Reflection of the dispersed settlement pattern in the area and the setting makes a positive contribution to the significance of the Farm. The complex has High Local significance.

Plate 36 Broadoak Farm

9.3.2.3 Brookheys Farm (HECA13; HA20)

Farmstead, early 19th century, with a main range built in the 1820s as a combined threshing barn and a mid-19th century farmhouse. The rest of the complex is mid-late 20th century in date. The farm is located within the Dunham Massey estate and was subject to an

archaeological building survey (UMAU 2008). The farm sits within a flat, agricultural landscape but only the farmhouse is visible due to its distinctive colour against the rest of the farm complex. The former Cheshire Lines railway interrupts any views further northwards and there is a large number of later 20th century buildings which make a neutral contribution to the significance. Overall the setting makes a positive contribution to the significance of the Farm and it is of high local significance

Plate 37 Brookheys Farm

9.3.2.4 Woodcote Farm (HECA18; HA22)

Farm complex, mainly late 19th century onwards in date. Although a farm is thought to have been recorded here during the Post-medieval period, the earliest extant buildings are a range of late 19th/early 20th century stables and barns. There are also a number of later 20th century farm buildings. The setting of the farm has been eroded by the Sewage Works and recycling plant, although some rural elements survive. The setting does not contribute to the significance of the farm and it is of low local significance

9.3.2.5 Holly Bank Farm (HECA12; HA24)

Farm complex, possibly late 18th century onwards. Only one building within this farm complex appears to be of historic interest; a late 18th century/early 19th century barn which sits alongside the old route of Manchester Road. The principle elevation faces northwards towards the rest of the farm and is surrounded by tree cover. Agricultural land is now developed for the Power Station, though a small vestige survives to the south of Manchester Road. The land to the north of the building consists of later 20th century agricultural buildings as well as land for equestrian purposes. This is sandwiched between the Power Station, therefore the immediate setting makes a neutral contribution to the significance of the barn but the wider landscape does not contribute to its significance. Low local significance

9.3.2.6 Swiss Cottage (HECA9; HA44)

Small farmstead, late 19th century. Farmstead created during the reclamation of the Moss in the late 19th century. Only one building of historic interest survives which is a late 19th century brick farmhouse. The rest of the buildings are of later 20th century in date. Although the land to the south has been elevated and developed as football training pitches, the land to the north remains in agricultural use. The flat, open landscape means that the farm is visible over significant distances although the high tree and hedge lines along the old Rides block visibility

from further away. The setting therefore makes a positive contribution to the significance of the farm. Low local significance

9.3.2.7 Ashpodel Farm (HECA9; HA43)

Small farmstead, late 19th century. Farmstead created during the reclamation of the Moss in the late 19th century. It appears to have been briefly located further south at the junction of Sinderland and Ashton roads, before being moved to its present location in 1896. The original buildings lie on the northern side of the farm complex with later 20th century buildings along the south-eastern side. One of the outbuildings is in ruins and the complex is heavily screened along all sides and the landscape to the north, west and south was all developed for the Gas and Chemical Works during the 20th century. Only its immediate setting makes a positive contribution to the significance of the farm. Low local significance

Plate 38 Ashpodel Farm

9.3.2.8 Ash Farm (HECA21; HA55)

Early 20th century farmstead, created after the reclamation of the Moss. Only the farmhouse is original with the rest of the buildings dating to the later 20th century. The farmstead sits within scrub woodland but opens out onto agricultural land to the west. The agricultural land to the west makes a positive contribution to the significance of the farm; the woodland makes a neutral contribution. Negligible significance

9.3.3 Assessment of Setting

The setting has been briefly assessed alongside each identified farm complex and most of these sit within flat, open agricultural landscapes. It has been noted where settings have been eroded, particularly at Woodcote, Ashpodel and Holly Bank Farm though the presence of electricity pylons within the setting of Dainewell Farm in particular, has had a negative effect.

9.3.4 Potential Impact of the Proposed Land Allocation

The farm complexes range in significance from negligible to high local and there are a number where proposed development is likely to have an effect on the setting.

9.3.5 Measures to Reduce/Remove Harm

It is recommended that the identified undesignated built heritage is retained and measures to reduce/remove harm should include:

- Considerations of plan and design. Where farm complexes are situated in open, agricultural landscape, any design should reflect this and consider incorporation of green space, use of materials to reflect the local vernacular architecture, density of development, the height of development and boundary treatments. This should also consider the transition from the open landscape to the edge of any developments. Landscape buffer zones should be considered for those complexes where the setting has been eroded.
- Maintain hedgerows. Hedgerows form a part of the green infrastructure and should be protected where appropriate.
- Inter-visibility between Broadoak and Birch Farms should be maintained.

9.4 Isolated Cottages

9.4.1 Introduction

There are a small number of more isolated houses and cottages, which are mostly early 19th century in date and are not known to be associated with a farm complex. There are a number along the southern part of the Site as well as some that are strung along Manchester Road leading out of Carrington village.

9.4.2 The Built Heritage Assets

9.4.2.1 Brook House (HECA13; HA21)

Possible early 19th century cottage, now rendered so many details obscured. Visible from the agricultural land to the west, across Warburton Lane however setting eroded to the south by a later residential development. Trees and hedges block views to the north and a low hedge along the front elevation offers a sense of privacy, although there is some inter-visibility with the agricultural land to the west. Its significance is enhanced through inter-visibility with the agricultural landscape, as well as the nearby listed Heathlands Farm and Barn. High local significance.

Plate 39 Brook House

9.4.2.2 Mosslane Cottages (HECA13; HA25)

Cottage, originally one of three and probably late 18th century in date. The house was renamed Birch Cottage after the rest of the houses were demolished during the mid-20th century. Rendering has obscured any detail, however the building appears to be constructed of handmade bricks. There is a later conservatory attached to the rear (east) side and a later porch. The dwelling sits within a small residential garden plot with visibility across the flat, agricultural landscape and also sits close to Moss Lane, which is narrow and winding. Its significance is enhanced through inter-visibility with the agricultural landscape, as well as the nearby Pear Tree Cottage and contributes to the overall rural character of this landscape. The setting makes a positive contribution to the significance of this heritage asset. High local significance

Plate 40 Birch Cottage

9.4.2.3 Pear Tree Cottage (HECA13; HA26)
Cottage, probably early 19th century in date. The property is constructed of handmade brick and has mullion-style windows. There are later alterations and additions, including a garage and a porch, as well as more modern roofing material. The cottage sits within a small residential garden plot with visibility across the flat, agricultural landscape and close relationship with Moss Lane, which retains its narrowness and rural character. Its significance is enhanced through inter-visibility with the agricultural landscape, as well as the nearby listed Birch Farm and Birch Cottage and contributes to the overall rural character of this landscape. . Setting makes a positive contribution to the significance of this heritage asset. High local significance.

9.4.2.4 Rose Cottage (HECA12; HA27)
Cottage, late 19th century in date. The house is brick built with a slate roof and sits within a residential garden plot, which is lined by hedgerows and trees. Carrington Power Station sits to the north and there is some inter-visibility with agricultural land to the south, however hedgerows and trees block this to an extent. Therefore the setting does not make a contribution to the significance of the heritage asset. Negligible significance.

9.4.2.5 Sycamore Cottage (HECA1; HA42)
Cottage with construction dated to 1852. The house is constructed of handmade brick and there are no notable architectural embellishments. The cottage sits within a residential garden plot lined by hedgerows and trees. Its wider setting has been eroded, except on the western side but there is no indivisibility due to tree screening. Overall, the setting does not contribute to the significance of the heritage asset. Low local significance.

9.4.3 Assessment of Setting
The setting has been briefly assessed alongside the individual heritage assets and three of them (Brook House, Pear Tree Cottage and Birch Cottage), along the southern edge of the

Site, have settings which make a positive contribution to their significance. The cottages sit within an agricultural landscape and are dispersed across it, along Moss Lane. These properties also some group value with the listed farmsteads identified in the sections above, as they reflect the dispersed nature of the agricultural landscape at that time. These properties would have housed agricultural labourers and farm servants, who would have worked on the large farms, like Birch Farm (e.g. 1881 census RG11/3508/86).

9.4.4 Impact of the Proposed Allocation

The cottages have been assessed as being of low local significance (except Rose Cottage which is negligible) and development, particularly along the southern part of the Site has the potential to affect the setting of these cottages.

9.4.5 Measures to Reduce/Remove Harm

It is recommended that the identified built heritage is retained and measures to reduce/remove harm should include

- Considerations of plan and design. Where the cottages sit in open, agricultural landscape, any design should reflect this and consider incorporation of green space, use of materials to reflect the local vernacular architecture, density of development, the height and boundary treatments. This should also consider the transition from the open landscape to the edge of any developments. Landscape buffer zones should be considered for those cottages where the setting has been eroded.
- Maintain hedgerows. Hedgerows form a part of the green infrastructure and should be protected where appropriate.
- Incorporation of landscape buffer zones. Brook House, Pear Tree Cottage and Birch Cottage have inherent group value and also contribute to the setting of nearby listed farmsteads, reflecting the isolated nature of development during the late 18th/early 19th century. This should be maintained through the implementation of landscape buffer zones to preserve a sense of the rural landscape as well as visual connections with the wider built heritage and the landscape

9.5 Other Structures

9.5.1 Tramway Water Tower (HECA9; HA96)

This is considered within its wider historical context in Appendix 4, on the infrastructure related to the Carrington Rides. This is a brick water tower, late 19th century in date. It provided water for the locomotives that transported nightsoil across the Estate when the Moss was being reclaimed. This appears to be the only standing structure related to the transportation system across the Moss. Common Lane forms part of its setting, otherwise the surrounding area does not contribute to the significance of this structure. The retention of this structure is recommended as it is the only standing remains of the former tram system. High local significance.

9.5.2 Warburton Lane Old Bridge (HECA10; HA98)

Possible 17th century stone-built bridge crossing the Red Brook, no longer used for traffic as Warburton Lane was realigned during the mid-20th century. Consists of a low stone arch, with evidence of coursed, rough stone with rough ashlar blocks on top. The bridge is tarmacked over the top and railings have been inserted either side. It sits lower than its modern counterpart and is quite secluded in nature due to the tree cover, though it does sit next to a main road. The original alignment of the Lane is also preserved either side of the bridge and climbs from the bridge to connect with the modern alignment and this forms part of its setting, contributing to the bridge's significance. It is an important remnant of historic movement through the area and is still used as a public footpath. The bridge could be incorporated into

heritage trails and interpretation points and the footpath improved and signposted. This is a rare survival of an early stone bridge and is of potential regional significance.

Plate 41 Warburton Lane Old Bridge

9.5.3 Carrington Bridge (HA100)

There has been a crossing recorded here since the 16th century and it is though that Lady Carrington commissioned its construction. A wooden footbridge was recorded here in 1558 however this was dismantled during the mid-19th century because later mapping shows a ferry operated instead. A cast iron bridge was constructed during the later 19th century (originally thought to be in 1840) however it was dismantled in the mid-20th century after becoming redundant when a new bridge and road was constructed (Dickens 2019). Part of the stanchions of the later replacement appear to survive. Due to this later realignment, and later development within Carrington, this is no longer publicly accessible, nor is there a footpath across the Flixton E'es. The stanchions are visible on Satellite imagery but there is little visibility from the river bank because of the tree cover. The history of the bridge and the connection to Flixton could be incorporated within heritage trails.

9.5.4 Warburton Bridge

This is a late 19th century cast iron cantilever bridge, built to provide a new crossing across the Manchester Ship Canal (not to be confused with the 1863 toll bridge which crosses the now silted course of the River Mersey). The cast iron bridge was opened in 1890 and constructed by Andrew Handyside and Co. The structure stands on masonry piers and the cantilevered arms were built out northwards and southwards from each tower to maintain equilibrium. A series of arches span the bridge as well. The bridge is a distinctive local landmark across the landscape and can be viewed from the south-western extreme of the Site. Due to the tree cover and presence of hedges, the bridge is experienced through kinetic views which can be appreciated across the open agricultural landscape. It is of high local significance and any development, particularly at the south-west extreme of the Site should incorporate key views towards the Bridge.

Plate 42 Warburton Bridge, as seen from the SW edge of the Site