GRAPPENHALL AND THELWALL CHARACTER AND DESIGN STUDY

MARCH 2025





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GRAPPENHALL AND THELWALL PARISH COUNCIL

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Figure 3.

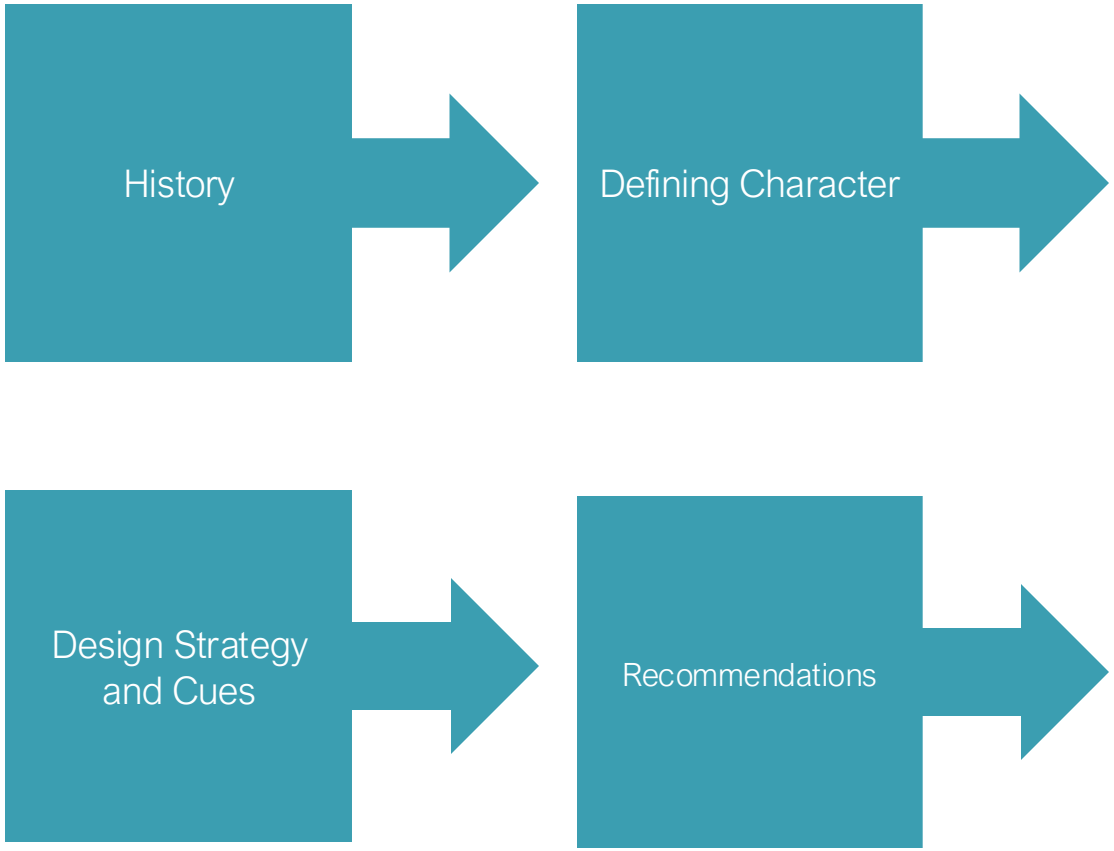
INTRODUCTION AND PURPOSE

Grappenhall & Thelwall Parish Council (GTPC) is preparing a Neighbourhood Plan for the whole Parish. It wishes to have policies in the Plan that encourage and enable high standards of design, both within the established villages and at the two major development sites in Parish.

The Study has two main purposes: to identify key design principles to shape future planning proposals across the whole area and to provide design cues for the two sites that adjoin the urban area at South East Warrington Urban Extension at Grappenhall Heys and at Thelwall Heys. It also has a third purpose: to refresh the appraisals for each of the three Conservation Areas in the Parish.

It has been prepared by specialist design consultants, ONH Planning for Good, on behalf of GTPC in autumn 2024.

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STRUCTURE

The study begins with a short summary of the history and evolution of the built-up areas of Grappenhall and Thelwall over the last 200 hundred years. It then defines the character of those areas by an analysis of their observable history and by identifying those distinctive features that define how well the areas can be understood, i.e. its legibility for those that live, work and visit.

From that analysis the study sets out a design strategy for the areas and design cues to shape future development proposals. And it identifies opportunities to improve the appearance of some locations that detract from the character of the Parish.

For the three parts of the area designated as Conservation Areas – Grappenhall Village, Thelwall Village and Victoria Road in Grappenhall (defined as 'Domestic Revival Grappenhall' here) – the study outlines the specific features that give them their special character and historic importance, concluding with statements of significance for each Area.

HISTORY - GRAPPENHALL

Grappenhall is a historic village in the borough of Warrington, Cheshire, with a history that stretches back over a thousand years. The village has retained much of its charm and character while evolving from a medieval settlement into a modern suburban area.

EARLY HISTORY

The origins of Grappenhall can be traced back to at least the Domesday Book of 1086, where it was recorded as "Grapenal," a small settlement in the medieval period. The village likely developed as an agricultural community, given its location near the River Mersey and fertile Cheshire farmland.

Grappenhall's name is believed to derive from Old English, with "Grappa" being a personal name and "halh" meaning a nook or remote piece of land. This suggests that the village may have originally referred to "Grappa's nook of land."



Figure 4 Grappenhall 1947. Reproduced with the permission of the National Library of Scotland

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THE PARISH CHURCH OF ST. WILFRID

One of the village's most significant historical landmarks is the Church of St. Wilfrid, which dates back to the 12th century. The church is notable for its Norman origins, though it has undergone several alterations and restorations over the centuries, including a major Gothic Revival restoration in the 19th century. The cat carving on the tower of St. Wilfrid's is of particular interest and is thought to have inspired Lewis Carroll's Cheshire Cat in Alice's Adventures in Wonderland.

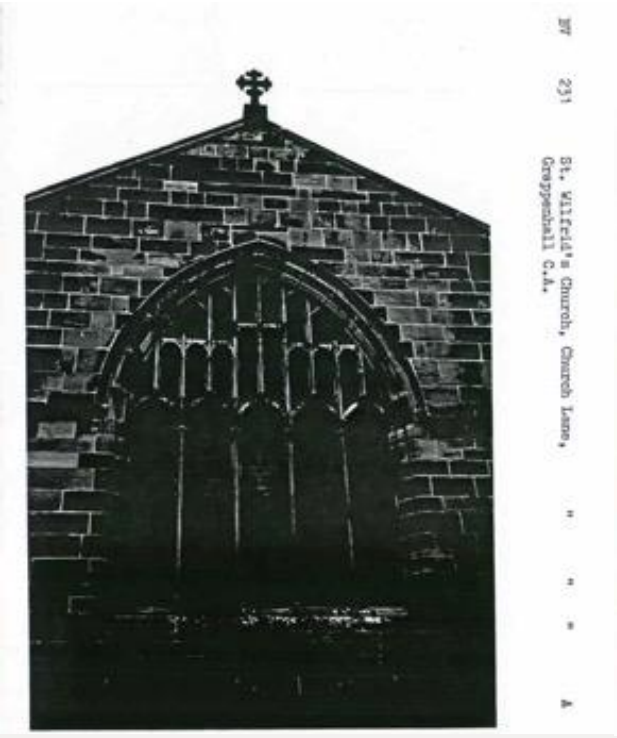


Figure 5. St Wilfrid's Church

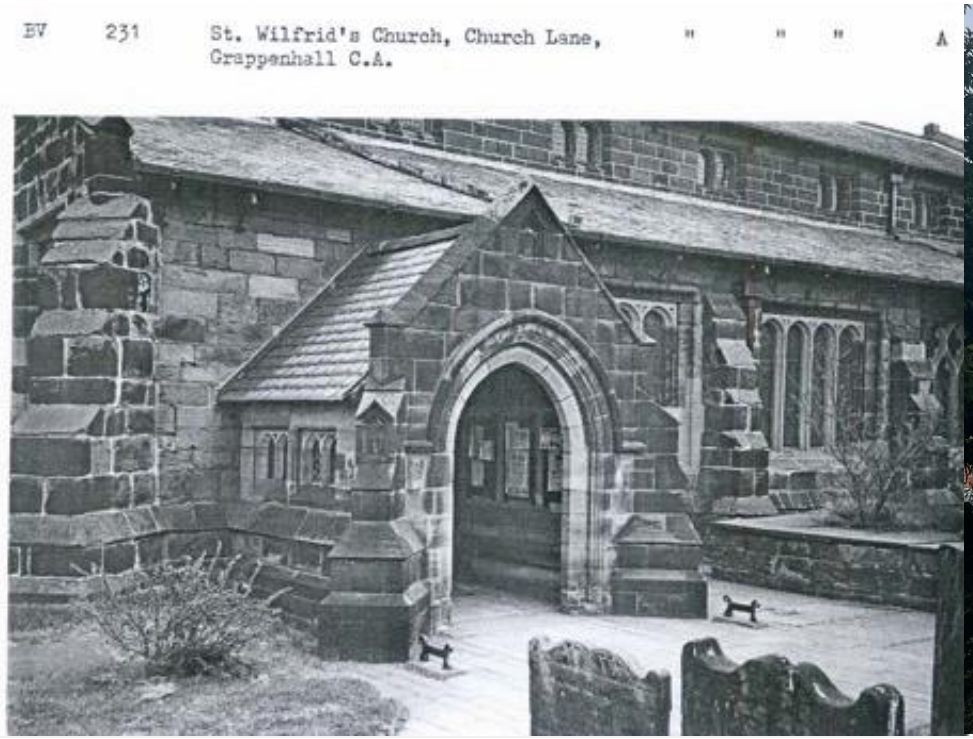


Figure 6. St Wilfrid's Church entrance



Figure 7. St Wilfrid's Church, 2024

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MEDIEVAL TO EARLY MODERN PERIOD



Figure 8. Grappenhall Map



Figure 9. Grappenhall Map



Figure 10. Grappenhall Hall

Grappenhall remained a relatively small, rural village throughout the medieval period, with agriculture being the dominant occupations. The village was part of the larger parish system and retained a close connection to the Church of England, with St. Wilfrid's at the heart of village life.

During the Tudor and Stuart periods, the village slowly grew, but it remained largely rural and agrarian, with scattered farms and cottages. Much of Grappenhall's land would have been used for farming, and its population would have been engaged in agriculture, particularly dairy farming, which was common in Cheshire.

The village experienced some growth during the Victorian era, particularly due to improvements in transportation, such as the construction of the Bridgewater Canal in the late 18th century and the railways in the 19th century. These developments improved connections between Grappenhall and nearby Warrington and Manchester, leading to more residents commuting for work.

During this period, several of Grappenhall's older buildings were restored or rebuilt, including the restoration of St. Wilfrid's Church. The village also saw the construction of Grappenhall Hall in 1830, which later became a residential special needs school.

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INDUSTRIAL REVOLUTION AND 19th CENTURY



Figure 11. Grappenhall Tithe Map

The arrival of the Industrial Revolution in the 18th and 19th centuries transformed the wider region, particularly in Warrington and nearby industrial towns. However, Grappenhall itself remained relatively untouched by heavy industry, retaining its rural character.

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Figure 13. Manchester Ship Canal 1965 (Image: Eddie Witham)



Figure 12. 20th Century Liverpool

20TH CENTURY AND MODERN DEVELOPMENT

After the construction of the Manchester Ship Canal that severed the Parish from Warrington, Grappenhall underwent more substantial growth as it became increasingly suburbanized. Its proximity to Warrington, Manchester, and Liverpool made it a desirable location for commuters, leading to the development of new housing estates and the gradual transformation of the village from a rural community into a more residential area.

The ‘domestic revival’ architectural style that was popular in the early century, and which led to the Arts & Crafts movement that followed, was especially prominent in Grappenhall. The style dominates the area between the Bridgewater Canal and the Ship Canal.

Despite these changes, Grappenhall has maintained much of its historical charm. The old village has been designated a conservation area, protecting many of its historic buildings and preserving its character. The old village centre, with its narrow streets, traditional cottages, and iconic parish church, continues to attract visitors and remains a focal point for the community. The domestic revival area centred on Victoria Road has also been designated a Conservation Area.

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Figure 14.

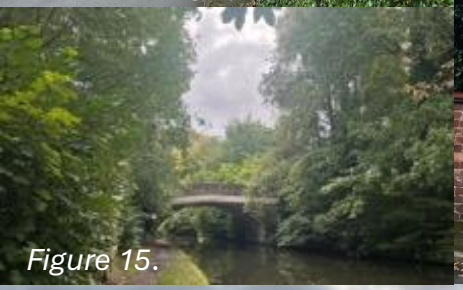

Figure 15.


Figure 16.


Figure 17.

Figure 14. Alexandra Road, Figure 15. Grappenhall Bridge, Figure 16. Balmoral House, Figure 17. York Drive

GRAPPENHALL TODAY

Today, Grappenhall is part of the larger Warrington urban area, but it still retains a distinct identity. The village has a mix of historic buildings and more modern housing, with a strong sense of community. Grappenhall is popular with families and professionals due to its picturesque surroundings, excellent schools, and convenient transport links.

The village has also embraced its heritage, with many of its old buildings and landmarks, such as St. Wilfrid's Church, Grappenhall Hall, and the charming Grappenhall Heys Walled Garden, still central to village life. The Bridgewater Canal remains a prominent feature of the local landscape, offering scenic walking paths and a reminder of the village's historical connection to the industrial age.

In summary, Grappenhall has a rich history dating back to the medieval period, with a strong connection to the Church and agriculture. While it has evolved into a suburban residential area, the village has retained its historical character and charm, making it one of the most picturesque and desirable areas in the Warrington region.

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HISTORY - THELWALL

Thelwall is a historic village in the borough of Warrington, Cheshire, England. Its history stretches back over a thousand years, marked by significant historical events and gradual development.

EARLY HISTORY

The village's roots date back to at least the 10th century, during the reign of King Edward the Elder, who was the son of Alfred the Great. In 923 AD, Edward established a fortified settlement, known as a "burh," in Thelwall as part of a defensive system to protect against Viking raids. This made Thelwall a strategic military site, securing the crossing point of the River Mersey.

The name "Thelwall" itself is thought to derive from Old English, possibly meaning "pool by a plank bridge" or "strong wall" — a reference to the fortifications built there.



Figure 18. Thelwall Map Reproduced with the permission of the National Library of Scotland

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Figure 19. Thelwall Map

AP 213 Thelwall Old Hall, Ferry Lane, Thelwall C.A. " " " II*



Figure 20. Thelwall Old Hall

MIDDLE AGES

By the medieval period, Thelwall was a relatively small settlement but held importance due to its early defence structures. It was part of the larger parish of Lymm and, like many English villages, was tied to the feudal system, with much of the land used for agriculture. Thelwall gradually developed into a village that was focused on farming and rural life.

During the 19th century, Thelwall became a more residential area, benefitting from the growth of Warrington and the Industrial Revolution in the wider region. It maintained much of its historic character, with notable buildings such as Thelwall Hall, built in the 18th century and the estate of which came to dominate the village, adding to its charm.

POST-MEDIEVAL TO MODERN TIMES

In the post-medieval era, Thelwall remained a small, predominantly agricultural village, but its proximity to the River Mersey and later the Manchester Ship Canal contributed to its continued significance.

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Figure 21.


Figure 22.


Figure 23.


Figure 24.

Figure 21. Former Thelwall Post Office, Figure 22. Ferry House, Figure 23. Village Centre, Figure 24. Thelwall New Road

THELWALL TODAY

Today, Thelwall is a quiet village, retaining much of its historical charm. It is known for its picturesque surroundings, including the Bridgewater Canal, which runs through the village, and the Thelwall Viaduct, a prominent motorway bridge that carries the M6 over the Manchester Ship Canal.

Despite being part of the Warrington urban area, Thelwall has preserved its distinct village identity, blending a rich history with a peaceful, suburban character. Many historic structures, such as old farmhouses and a few remnants of the Thelwall Hall estate, still stand, adding to its heritage significance.

The village is a sought-after residential area with a strong sense of community, combining its historical roots with modern amenities.

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LEGIBILITY

“Legibility: How easy it is for people to understand and find their way around a place and how memorable it is”

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NATIONAL DESIGN GUIDE

A method for exploring how legible an area is set out by an American architect and planner, Kevin Lynch, in the 1960s and has stood the test of time very well. His method defines the degree to which five different elements of an area can be clearly understood, recognised, and organised into a meaningful mental image.

A highly legible area is one where residents and visitors can easily form a mental map that helps them navigate and orientate themselves. Legibility is therefore tied closely into character and can be enhanced or harmed by land use and development decisions.

THE FIVE ELEMENTS ARE:



1. Paths: These are the routes along which people move through the area, such as streets, footpaths and cycleways. Paths are the most significant element because they connect places, channel the way people move about the area and therefore define how they experience the area.



2. Edges: These are the boundaries that divide different areas or mark the ends of paths, such as rivers, walls, or highways. While they are not routes themselves, edges provide important points of reference for navigation and help structure the city.



3. Districts: Distinct parts of an urban area that have their own identifiable character that may be a combination of their appearance or mix of land uses. Districts help people mentally divide the area into recognisable parts and they are often divided by strong Edges.

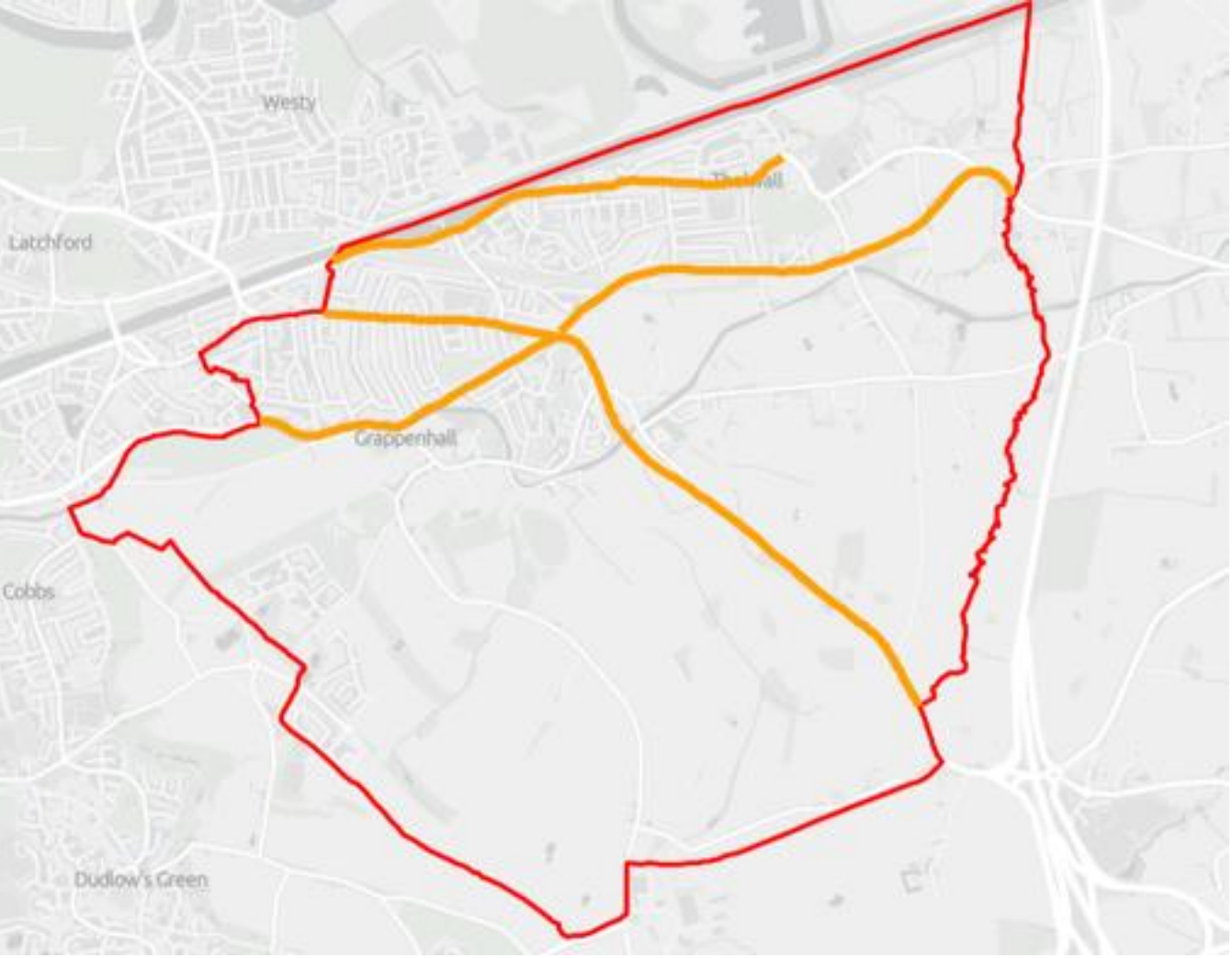


4. Nodes: Key points of social interaction or concentration, such as public spaces, parks and places where Paths converge. Nodes are often prominent places where people gather to enjoy and shop for example and so help people recognise where they are.



5. Landmarks: Prominent visual features that stand out from their surroundings, like towers, monuments, or distinctive buildings. Landmarks may have their own character but that is not essential. More importantly, they serve as reference points, helping people orient themselves and navigate around the area more effectively.

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Grappenhall and Thelwall Main Paths

Grappenhall and Thelwall Parish Boundary

Figure 25. Grappenhall and Thelwall Main Paths Map. Contains OS data @ Crown Copyright database right 2023. Contains data from OS Zoomstack.

MAIN PATHS

The Grappenhall and Thelwall area has a number of important Paths that connect its Districts and Nodes:

- A56 Chester Road/Stockport Road – running east-west connecting Thelwall to Grappenhall as part of a major historic route linking Stockport to Chester and with the Bridgewater Canal forming an Edge that divides the older and newer parts of Grappenhall
- A50 Knutsford Road – running south-east to north-west as part of an historic route linking Warrington with the Midlands that runs through the heart of Grappenhall and includes its commercial District and Nodes at both ends of the village then extends into historic Hunts Lane route to Stockton Heath and Lumb Brook
- B5157 Thelwall New Road – running alongside the Ship Canal before connecting Old Thelwall with the modern village and extending into Bell Lane and Lymm Road into Rural Thelwall; also extends into Ferry Lane

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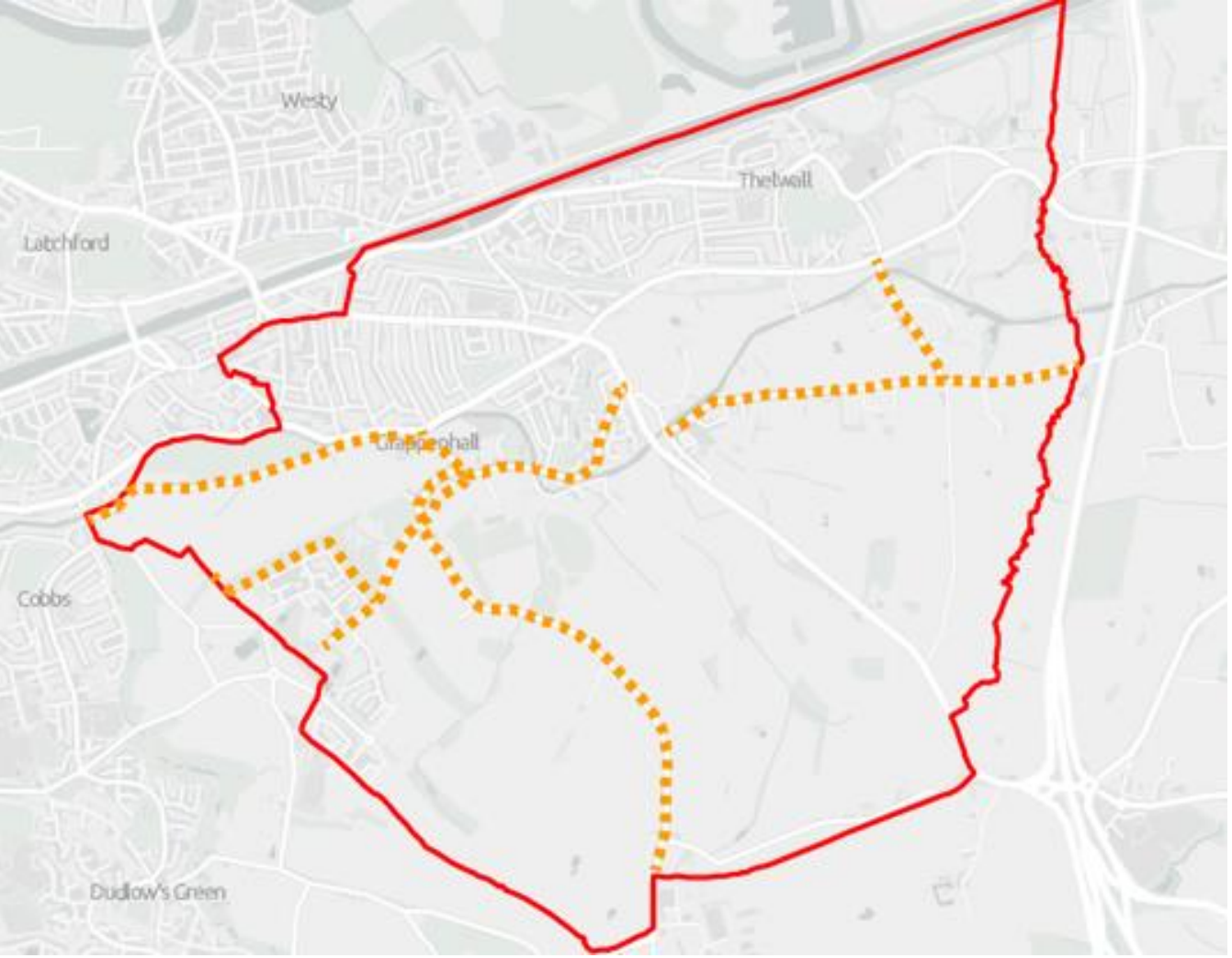


Figure 26. Grappenhall and Thelwall Local Paths Map. Contains OS data @ Crown Copyright database right 2023. Contains data from OS Zoomstack.

LOCAL PATHS

Bellhouse Lane, **Broad Lane**, **Church Lane**, **Stockton Lane** and **Narrow Lane** – a network of historic roads and footpaths forming the backbone to Old Grappenhall and connecting it with Grappenhall Heys to the west and Thelwall to the Northeast

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PUBLIC RIGHTS OF WAY

- Footpath from Broad Lane to and through Grappenhall Heys also comprising part of Astor Drive, the footpaths either side of the rear of the Walled Garden and the two footpaths connecting Witherwin Avenue and Lumb Brook Road by the Bretland Drive play area (Node)
- Astor Drive, Lichfield Avenue, Curzon Drive, Keeper's Road, Witherwin Avenue and Lumb Brook Road – connecting the different parts of Grappenhall Heys
- Weaste Lane – an historic route (formerly 'Waste Lane') connecting Grappenhall with Lymm to the east with a series of manors, halls and farmsteads along its length (Cuerden Hall, Highfields, Thelwall Grange)
- Halfacre Lane – another historic route forming the only road connection between Weaste Lane and Stockport Road between Grappenhall and Lymm and providing access to the former Massey Hall estate
- All Saint's Drive/Parry Drive/Gigg Lane and Elizabeth Park footpath network – formerly part of the Thelwall Hall Estate which covered much of the land west of the historic village

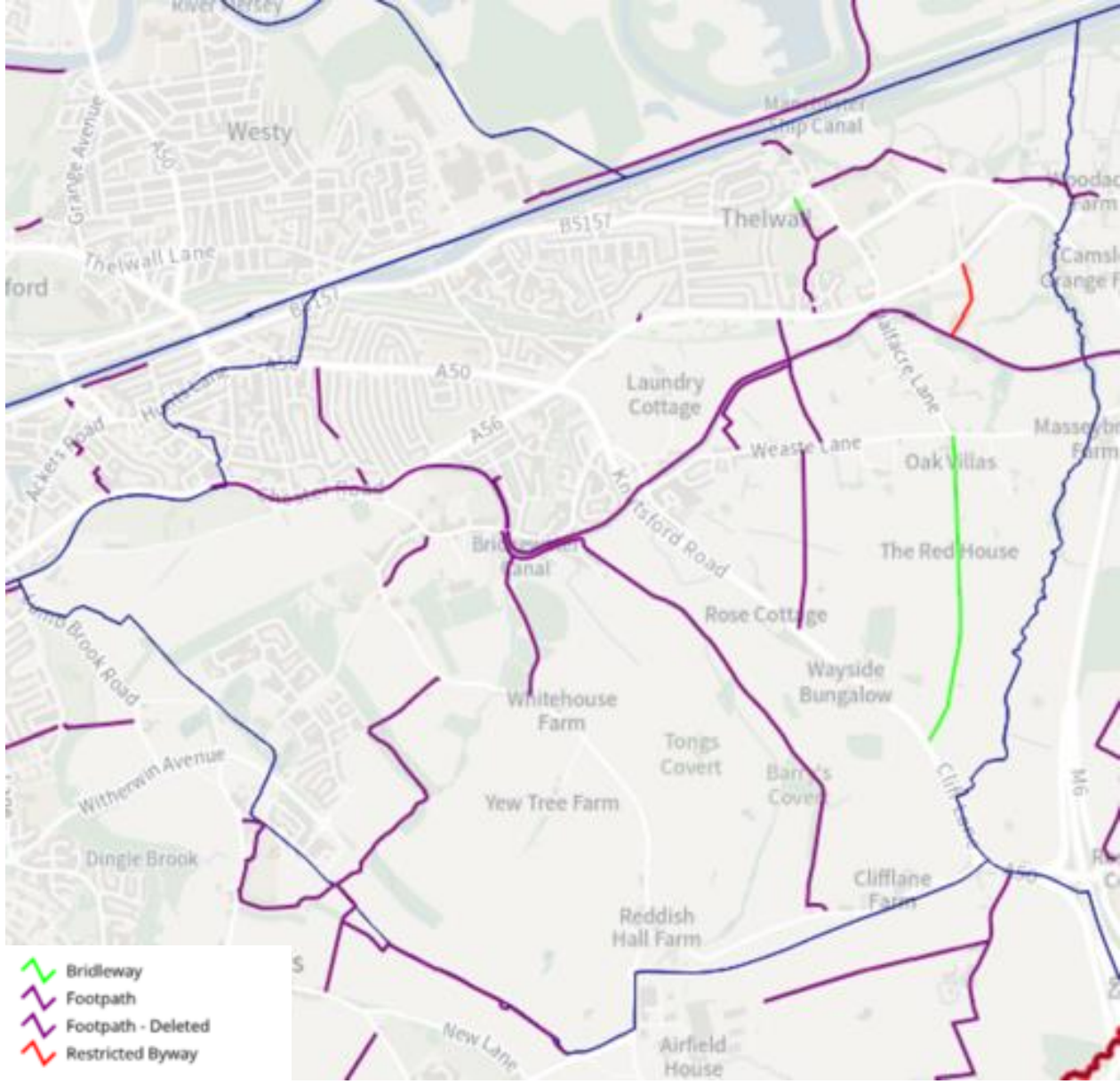


Figure 27. Grappenhall and Thelwall Public Rights of Way Map. Contains OS data @ Crown Copyright database right 2023. Contains data from OS Zoomstack.

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EDGES

The Grappenhall and Thelwall area has a small number of very strong edges that form physical and visual barriers around and within the area:

- The Ship Canal – defining the northern boundary of the Parish, this immense, straight, man-made infrastructure separates the area from the rest of Warrington and creates a District along the parallel Path of Thelwall New Road that is distinct from Grappenhall to the west and Thelwall to the south and east
- The Bridgewater Canal – dividing Grappenhall into two, with its historic village wrapped into the curve of the canal to the south and its modern areas to the north, but also (with the former railway) dividing the Weaste Lane and Massey Park District from old Thelwall
- The former railway embankment – another immense, straight, man-made infrastructure intervention of the former L&NWR Warrington – Stockport Branch dividing Grappenhall from Thelwall and (with the canal) Weaste Lane and Massey Park District from old Thelwall
- Part of Knutsford Road and Stockport Road – major roads south and east of the Springbrook Node that divide Grappenhall and Thelwall villages to the west and north from Weaste Lane to the east.

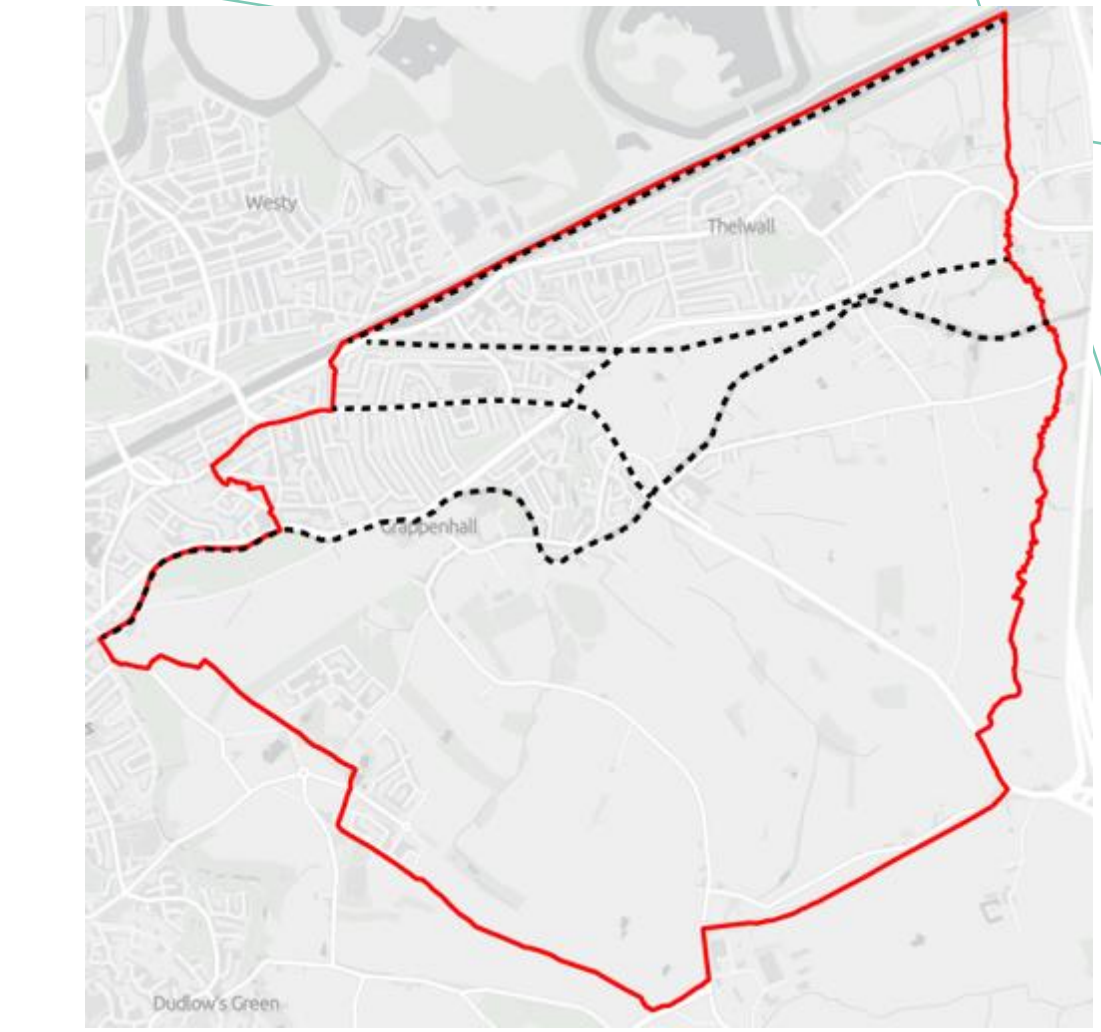
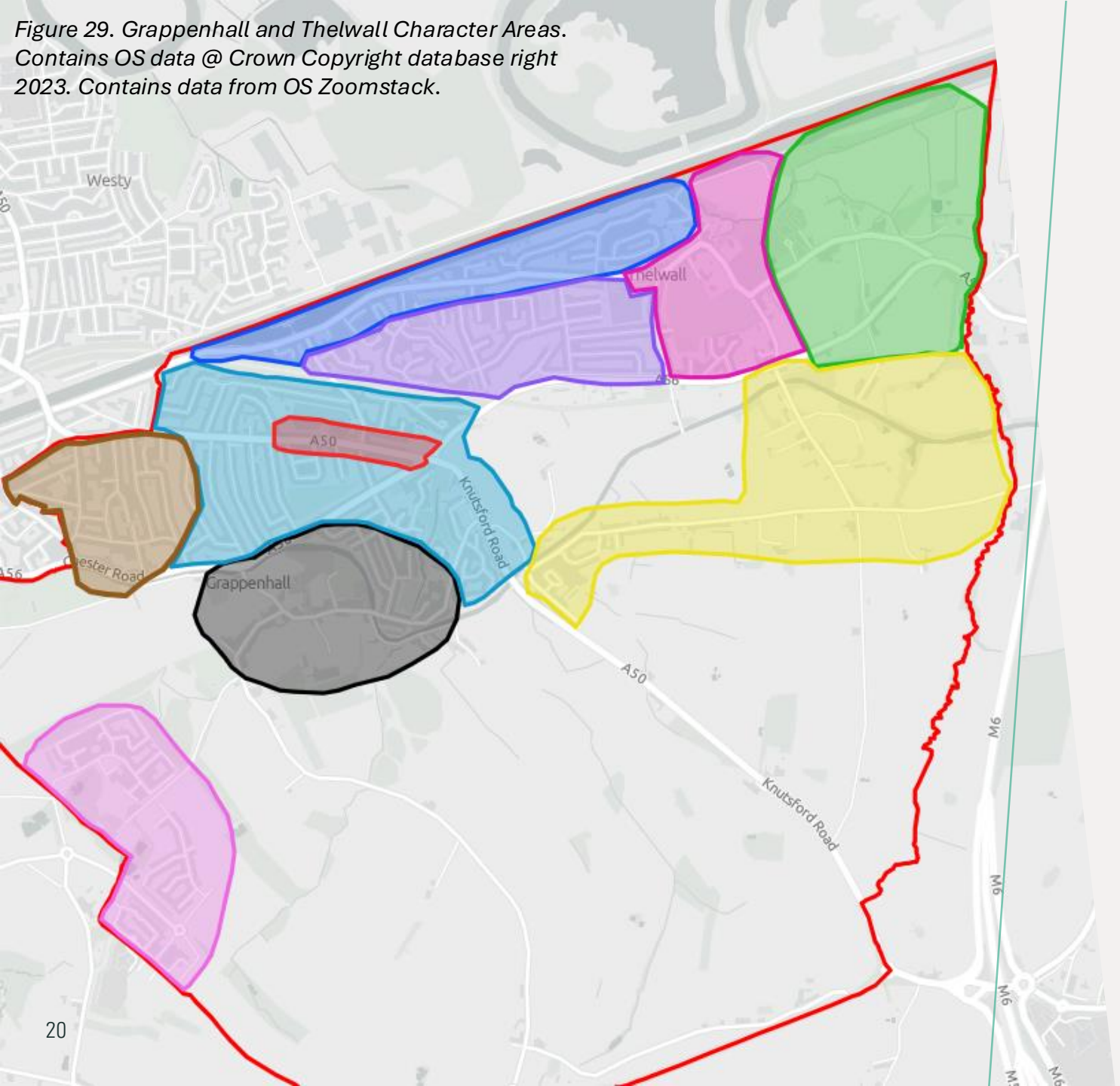


Figure 28. Grappenhall and Thelwall Edges Map.
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Figure 29. Grappenhall and Thelwall Character Areas. Contains OS data @ Crown Copyright database right 2023. Contains data from OS Zoomstack.



DISTRICTS ('CHARACTER AREAS'), LANDMARKS & NODES

The Paths and Edges, together with the historic development of the area over the last two centuries in particular, create ten Districts, some of which have very clear boundaries, others merge into each other.

As the UK planning system and National Design Guide refer to 'Character Areas', this term is used for the remainder of this Study. Landmarks and Nodes are identified as part of the description of each Character Area.

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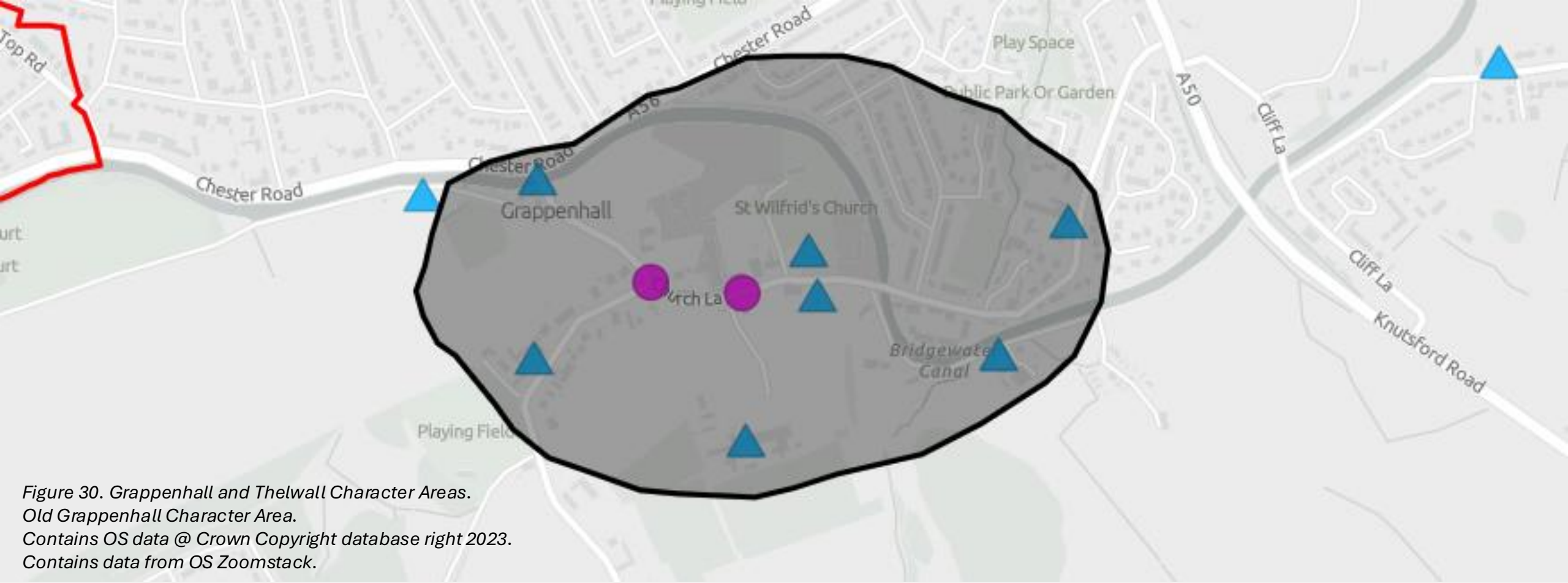


Figure 30. Grappenhall and Thelwall Character Areas.
Old Grappenhall Character Area.
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Contains data from OS Zoomstack.

OLD GRAPPENHALL CHARACTER AREA

This Character Area falls almost entirely within the designated Conservation Area but extends to include the field off Church Lane and rear of Broad Lane, the row of cottages on Stockton Lane and all of Bellhouse Lane to Knutsford Road.

Old Grappenhall
Grappenhall and Thelwall Nodes
Grappenhall and Thelwall Landmarks
Grappenhall and Thelwall Parish Boundary

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Figure 31. Broad Lane Node



Figure 7. Church of St Wilfrid Landmark

Figure 30.





Figure 32. Parish Hall and Old Rectory Landmark



Figure 33. Church Lane Core Node

Its core along **Church Lane** is formed by buildings, the majority of which are late 17th century or 18th century and constructed mainly from rendered brick with slate roofing. The surviving cobbled street adds an intimate, picturesque quality to the street scene which is enhanced by the changing building line along its north side, the mature trees along its length and the general narrowness and enclosed feel from the **Broad Lane Node** to the canal bridge. The shift from individual and terraces of buildings tight to the pavement to those set back – notably the two public houses – creates a sense of drama as those Landmarks area are revealed with the Grade I listed **Church of St. Wilfrid** and then the Grade II listed **Parish Hall and Old Rectory** forming two very prominent Landmarks as the backdrop to views along Church Lane from the west. The drama is heightened as the church and other buildings are revealed around the slight curve of Church Lane from west to east.

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Figure 30.



Figure 34. Aerial view Church Lane

The length of Church Lane from the primary school to the space between the **Parr Arms** and Old Rectory forms a Node of regular, busy public activity when the school, pubs, church and Parish Hall are open and active. Although these buildings take different forms and styles, they are two storey and generally domestic in scale and massing.

In the absence of buildings on the south side until the Parish Hall and Old Rectory, the enclosed Church Lane character is formed by the line of tall, mature trees and the medium height, sandstone wall along the boundary to the former **Grappenhall Hall** site. The Landmark (and Local List) Hall is visible in two glimpse views from Church Lane: through the gate opposite No.1 Church Lane and again along the access drive to the site. The survival of the building and coherence of its large open grounds play a vital role in defining the special character of the Area.



Figure 35. Grappenhall Hall

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Figure 36. 5, Broad Lane



Figure 37. Looking South-West along Broad Lane



Figure 38. Looking South-East from the Northern Stretch of Church Lane

The junction of Church Lane and Broad Lane is a Node framed by a number of tall mature trees, and the medium height hedges and brick and rendered walls of the buildings that surround the space. Although serving no public function it is an important historic intersection at the point between the oldest part of the village (Church Lane) and its later, 19C counterpart (Broad Lane). The long views into the Node from Broad Lane (which shows the prominence of The Poplars in terminating that view) and from Church Lane from the north (with a longer glimpse view of the Grappenhall Hall site beyond) contrasts with the revealed view of the Node as the corner is turned from Church Lane from the east.

The Broad Lane area is of interest with its rich variety of historic and modern buildings set further back from the road in larger, irregular plots as it rises and curves from the Node towards Clay Bank Farm. The position of both the front elevations of Nos. 12-14 Broad Lane and of the distinct, white-rendered gable end of No.5 Broad Lane) in punctuating that view plays an important role in defining that interest, together with mature hedges and trees along its length.



Figure 39. Clay Bank Farm Barn Buildings



Figure 40. Clay Bank Farm Farmhouse

Once the curve is passed, Clay Bank Farm (Local List) is revealed, first by the late 19C double-fronted and decorative brick farmhouse towards the front of this large plot (Landmark) and then by the earlier 19C model farm type, 'L'-shaped range of brick and slate roofed barn buildings to its side and rear.

The buildings are taller and larger in scale with prominent roundels, honeycomb brickwork (for likely ventilation as well as decoration) and brick-infilled segmental arches. As a group at this prominent position in the streetscene at the western entrance of the village, the farm complex has considerable value and may be worthy of being added to the Statutory List.



Figure 41. Grappenhall Heys, Gateposts



Figure 42. Church Lane countryside

Finally, along Broad Lane are the gateposts, walls and lodge to one of the driveways to former Grappenhall Heys. Lying opposite Narrow Lane – which provided the shortest walking route from that estate to the church – these features are an important reminder of the grand past of this part of the Parish. As the SEWUE and new development at Grappenhall Heys are built out, so this Path and its history will become more important to retain.

Although the terrain is generally flat as the Bridgewater Canal follows the contour line around the village, views into the village from its landscape setting are few. The fields south of the canal on either side of Church Lane provide an open setting but their own boundaries of mature (and mostly tall) trees and hedges, and the landscaping that frames many of the plots in Church Lane obscure views of the village. There are however views of the rear of properties on Broad Lane from the Landmark of Stanny Lunt Bridge around the sweep of Church Lane southwards.



Figure 43. 26 Bellhouse Lane



Figure 44. 26 Laurel Bank, mostly concealed by mature greenery



Figure 45. Bridge Stores, Bellhouse Lane

To the east, **Bellhouse Lane** extends Church Lane over the canal bridge with a sequence of building groups that are reminders of the history of the place and its long association with the canal. The Grade II listed former **Bridge Stores (No.2)** is prominent in the streetscene by way of its white painted brick and grey slate roof and the retained shop bow window, although set back from the bridge. It reads well with the modern terraces built close to the pavement on the former tannery site and of a similar domestic scale and material and colour palette.



Figure 46. 28 Bellhouse Lane



Figure 47. Bellhouse Lane from Canal Side

The group comprising the Grade II listed **Laurel Bank** and **Nos. 26 and 28 Bellhouse Lane** is of special interest. Although of greater architectural interest, Laurel Bank is mostly obscured by mature trees in the streetscene so the other two buildings (Local List) – both also white, smooth-rendered and grey slate, hipped roofed – take on greater importance. Both date from at least the mid 19C and may be contemporaneous with Laurel Bank and lie alongside the canal (so are prominent in views across from **Canal Side**) with an access between them to the tow path.



Figure 48. The Bellhouse



Figure 49. Bellhouse Farmhouse

As the lane winds round towards the main road it reveals the impressive Grade II listed early 19C **Bellhouse Farmhouse** and then a range of later 19C farm buildings to its rear, including the **Parish Council office** (Local List). That brick and grey slate, double-fronted building sits comfortably in the setting of its grander neighbour (as do the modern community buildings) and is far more prominent in views along the lane from the north (Landmark).



Figure 50. Canal Bank Farm



Figure 51. Grappenhall 1882

On the opposite side of the canal are gently rising fields affording long views southwards. Closer to the village is Canal Bank Farm (Local List), a group of early-mid 19C buildings comprising a farmhouse, another house (Swiss Cottage) and barns. The group, and front barn (Landmark) especially, is visible across the canal from the access between Nos 26 -28 Bellhouse Lane and its towpath and sits well within the farmland setting beyond.

Closer still to the village is the Grade II listed early 19C Greenbank House. Although of special architectural interest it lies well within its large, enclosed plot.

There are some glimpsed views of the village from the canal towpath as it bends around from Church Lane towards Chester Road. Visible are the church tower and rear of some buildings in Church Lane, but most prominent are the active uses of the school playing field and green spaces to the rear of the church and nursing home.



Figure 52. Grappenhall and Thelwall Character Areas. Domestic Revival Character Area.
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DOMESTIC REVIVAL GRAPPENHALL CHARACTER AREA

This Character Area lies almost entirely within the designated Victoria Road and Ackers Lane/Marlborough Crescent Conservation Areas; the remainder falls within land between the two from Hunts Lane round to Hill Top Road.

Domestic Revival Grappenhall
Grappenhall and Thelwall Nodes
Grappenhall and Thelwall Landmarks
Grappenhall and Thelwall Parish Boundary

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Figure 53. Alexandra Road 1905



Figure 54. Alexandra Road and York Road 1929

Bounded by **Hunts Lane** and **Knutsford Road** to the north and **Chester Road** to the south, the area was laid out from the later 19C into the early 20C with a mix of the fashionable Victorian Gothic and then more prominently the Domestic Revival style.

Large villas were formed with spacious plots with generally large, detached buildings using rich, hard red brick and plain red tiles to supplement the Victorian brown brindle brick of the earlier **Alexandra** and **Balmoral Roads**. Towards the later phase the plots are smaller but still substantial with the imposing scale of the buildings, collectively and in some cases individually (**Balmoral House, former Newholme, The Nook, The Edge, Nos. 2-4 Victoria Road, Mayfield** – all Local List), impressively maintained.

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Figure 55. Hill Top Cottage, Hunts Lane (Above)

Figure 56. (Left)

Figure 57. Heathfield Residential Home (Below)



As is typical for that era of development, plots are large and of a regular shape and size with detached and semi-detached buildings set back behind generous front gardens, allowing for mature planting on and within the boundary walls to create an Arcadian feel. The almost uniformity in style, material and colour palette has a richness created by playful architectural motifs in places, most notably the prominent turrets on Victoria Road, The Nook (Landmark) and Mayfields and highly decorative, black painted bargeboards to some front gables (again, Mayfields).

Of historical interest are Hilltop Cottage (Landmark) on the corner of Hunts Lane and Hill Top Road, which is at least mid 19C and the late 1870s Heathfield Residential Home (formerly Newholme) on Alexandra Road, which was designed and occupied by one of the two most popular Warrington architects of the period, William Owen. Owen and his son Segar played a key role in the Domestic Revival movement with their work at Port Sunlight.



Figure 58. York Drive



Figure 51. Grappenhall 1882

Figure 59. York Drive

The character of the area is also formed by the relatively wide and straight road pattern, which contrasts with the tighter urban fabric to the east of the area that followed in later years. That pattern allows for long, landscape-framed views that are terminated by prominent buildings of the same type that reinforce the homogeneity of the area. This is especially the case looking east along Alexandra Road to Nos. 7-9 Victoria Road, along York Drive east to Nos. 17-19 York Drive and along Balmoral Road west to The Edge.

Across the area, but especially the length of York Drive from Victoria Road, there is greater uniformity of building form, building line and material and colour palette, with very little in the way of degradation of its character through alterations since.

Its dominant domestic revival building style of asymmetrical composition, black and white half-timbering, sometimes in elaborate pierced facias and bargeboards, corbelled upper floor bay windows and mix of ground floor bay and bow windows is a visual delight.



Figure 60. York Drive

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Figure 61. Victoria Road



Figure 62. Alexandra Road



Figure 63. Victoria Road/Balmoral Road

Although the Parish boundary between Hill Top Road and Balmoral Road takes an odd direction (leaving part in the Ackers Lane Conservation Area) it is important to note that even the modern infill and redeveloped plots and buildings in this area have maintained its essential character. In which case, it is considered that the two Conservation Area boundaries should be modified to extend the Victoria Road Conservation Area through to adjoin the Ackers Lane Conservation Area and northwards to include all of Alexandra Road and Hunts Lane (southside). In doing so, it would make sense for Hill Top Cottage, The Edge and The Nook to be included in that Conservation Area, with a modified Ackers Lane Conservation Area boundary running on the westside of Hill Top Road up to Hunts Lane.

Balmoral House (Landmark) on the corner of Balmoral Road and Victoria Road is a prominent building on that corner and unusual in its much larger and institutional form.



Figure 64. Alexandra Road



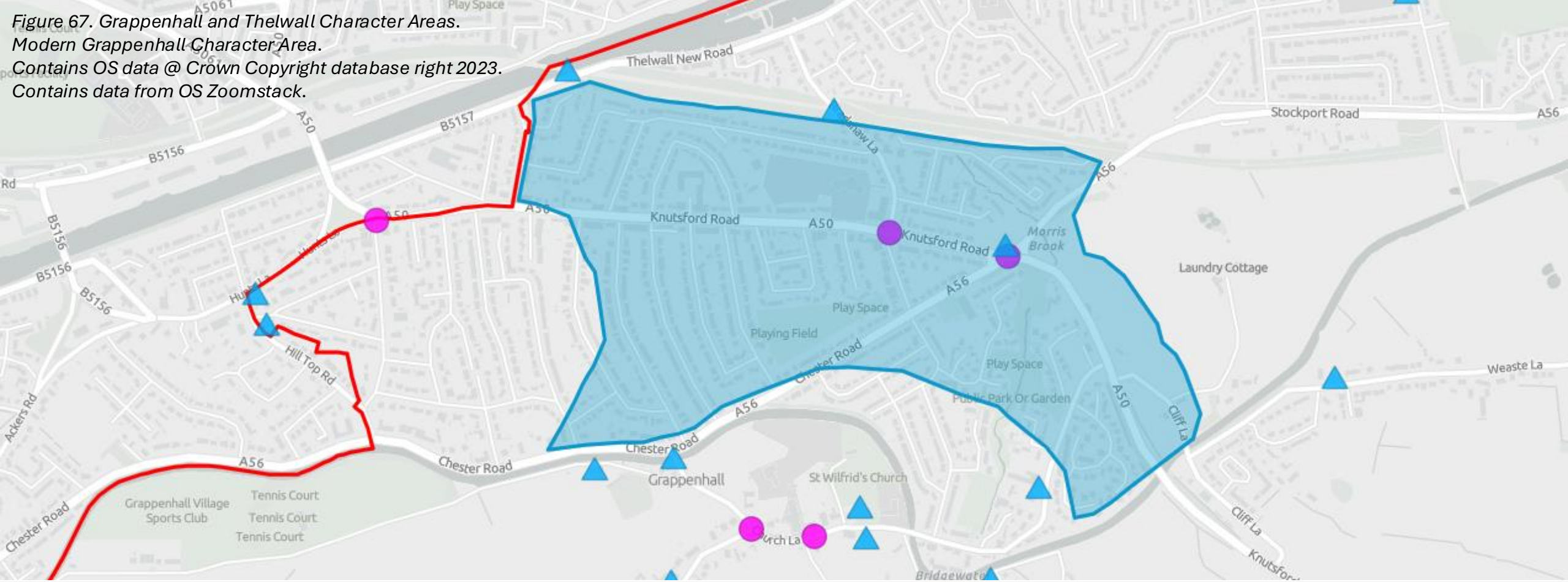
Figure 65. Victoria Road



Figure 66. Victoria Road

It is also noted that the buildings and plots opposite the Victoria Road Conservation Area on the northside of Higher Knutsford Road (Nos 9 – 25) were laid out as part of this same era of development and share the same essential character of forms, styles and motifs. Although the main road somewhat severs that line of buildings from those opposite on Hunts Lane, that severance is not so great as to warrant them remaining outside the Conservation Area. In addition, the adjoining prominent Node formed by the triangular green space of Hunts Lane, Hill Top Road and Higher Knutsford Road was laid out at the same late 19C time and it should also be included in the modified boundary.

Figure 67. Grappenhall and Thelwall Character Areas.
Modern Grappenhall Character Area.
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MODERN GRAPPENHALL CHARACTER AREA

This Character Area comprises large, inter and post war housing estates from Chester Road in the south, east of the Victoria Road Conservation Area, with the railway embankment to the north and finishing at the Springbrook junction. It surrounds the Knutsford Road commercial area (see later).

Modern Grappenhall
Grappenhall and Thelwall Nodes
Grappenhall and Thelwall Landmarks
Grappenhall and Thelwall Parish Boundary

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Figure 68. Stanny Lunt Bridge



Figure 69. East View

The houses are laid out in unform, generally straight and relatively narrow streets and are almost all semi-detached with hipped roofs and bay windows most common. The plots are regular shaped and sized with consistent building lines. Windsor Drive is especially uniform in its plots, building form and architectural style (front gabled bays with white rendered first floors above red brick ground floors and quoins. There are some long terraces (Mayfield Road), with East View Terrace (Local List), formerly on 'Pemberton's Lane, being older, late 19C, and especially delightful with its decorative wooden porch fascia boards, square bays and orange brick window dressings mostly surviving unaltered.



Figure 70. Former Methodist Chapel, Chester Road



Figure 71. 283, Chester Road

Bradshaw Lane connects the area to the Ship Canal area and its railway bridge is a Landmark from both directions and a reminder of the presence of the railway. Its framing effect results in Nos. 72-74 and the much older, mid 19C No.11 on either side of the bridge, notably prominent in those views.

Other reminders of the past are No.223 and No. 283 Chester Road. The first is a former Independent Methodist Chapel of 1881, now a home, which although much altered retains its date stone in the distinct gable end above a pointed window arch and decorative bargeboard.

The other lies at the junction with East View and is a mid 19C double-fronted and extended cottage with cream render, slate roof, small gabled porch and hood moulds. It continued to lie in its own woodland and apart from other development along Chester Road until the wider area was developed after the First World War.



Figure 72. 200-202 Knutsford Road

On Knutsford Road are Nos 200 – 204, an early 19C short terrace that is oriented to the road differently to its neighbours. No. 204 has been altered considerably but the other pair remain intact with distinct round arched door frames, painted stone lintels to the upper and lower windows and a darker brick than is the norm for this area.



Figure 73. 204 Knutsford Road



Figure 74. 1-4, Bellhouse Lane



Figure 75. The Willows, Knutsford Road

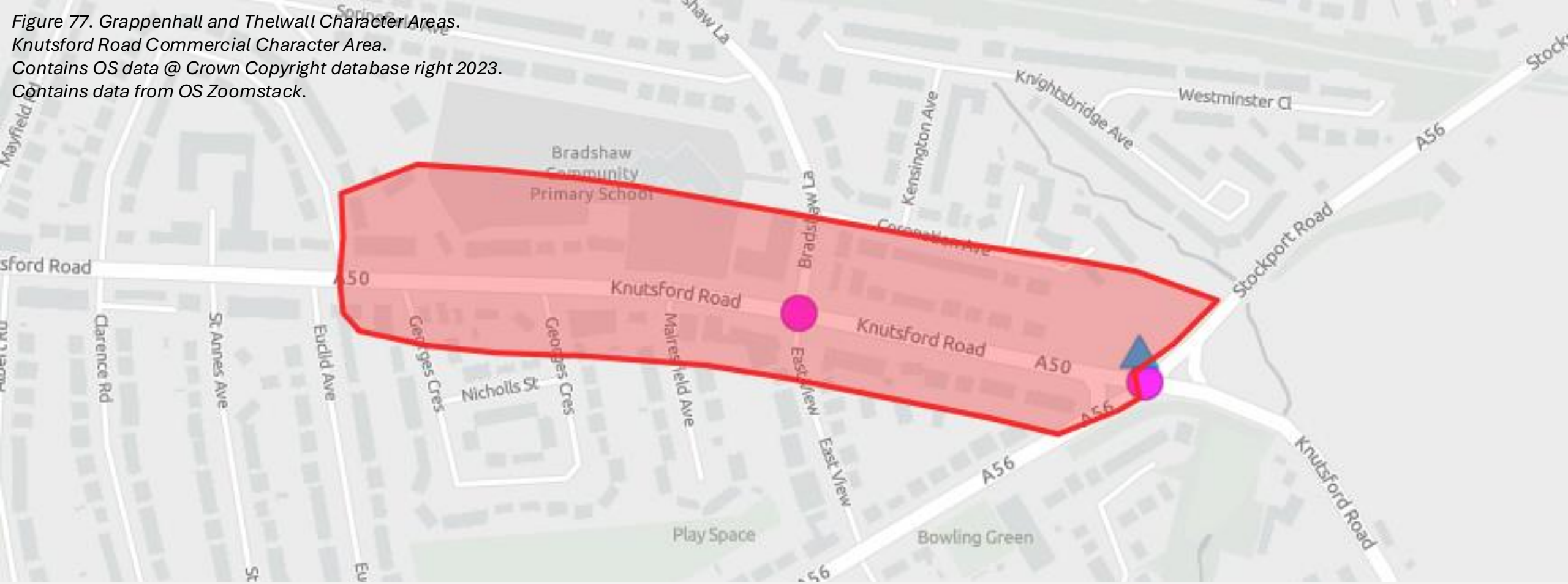
In the Lymm direction beyond the A56, The Willows, a large, mid 19C former mansion set back from the road in large private gardens. Close by on the same side of the road is Sycamore Cottage, from mid 19C for the Rector of Thelwall, with a distinct gabled front with decorative barge board, slate roof and white rendered walls which are visible along the main road from the south. There is also the small terrace of 1-4 Bellhouse Lane, also mid 19C, with a decorated timber porch fascia and canted bay windows – white rendered with slate roof. On the other side is the mid 19C No.217 which like Sycamore Cottage is white rendered and slate roofed and is more prominent in views along the road north and south given its position at the back of pavement. This group of buildings would have formed the entrance to the cluster of buildings around the Springbrook Node at the junction of two important roads (A56 and A50) and with Cliff Lane and Bellhouse Lane on the main route from Lymm to Grappenhall village.



Figure 76. Chester Road Toll

The Springbrook junction is a busy and important one in the area connecting Grappenhall to Thelwall and places much further apart along the A56 and A50. As a meeting point for centuries it has had buildings around it, notably the Dog & Dart Inn (said to be popular with seamen from nearby Latchford Locks) and a tollhouse, both now demolished as was recently the Springbrook pub that replaced the Dog & Dart.

Figure 77. Grappenhall and Thelwall Character Areas.
Knutsford Road Commercial Character Area.
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KNUTSFORD ROAD COMMERCIAL CHARACTER AREA

This Character Area is distinct from the Modern Grappenhall area within which it lies by way of its predominantly commercial land uses fronting on to this main road. It extends from George's Crescent to the west – with the Co-op at its entrance – to the Node at the junction of Bradshaw Lane and East View. There are some residential buildings along its length but only a few; it also includes land that is part of the primary school.

Knutsford Road Commercial
Grappenhall and Thelwall Nodes
Grappenhall and Thelwall Landmarks
Grappenhall and Thelwall Parish Boundary

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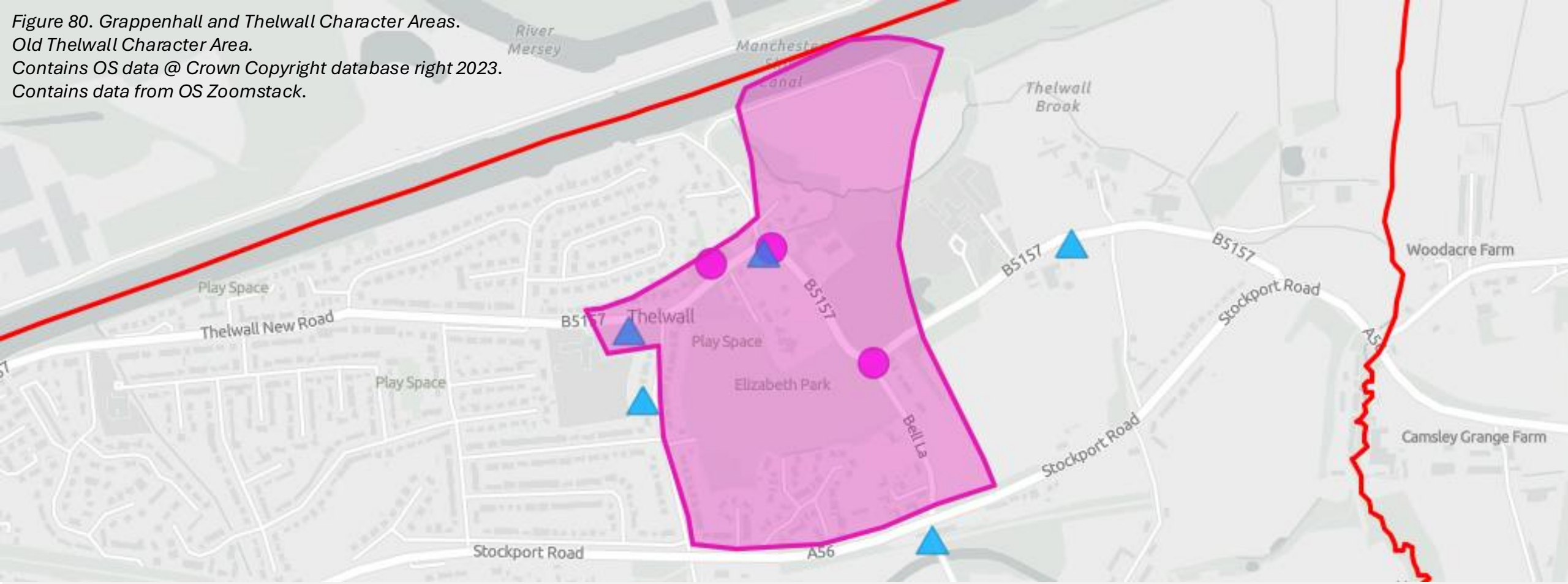
Figure 78. Knutsford Road



Figure 79. Knutsford Road

It has little coherence as a commercial area in its appearance as the buildings are two storey that blend with the surrounding residential area and most are set further back from the road to allow for car parking. There is considerable variety in the shopfronts and the Tesco, which occupies the prominent corner with East View is a modern, single storey, grey clad box. Although popular, the area is not a positive advert for Grappenhall. It is unkept and untidy and could benefit from public realm improvements and the redevelopment of the Tesco plot, perhaps of a built form of a similar scale to that of Bartholomew Court opposite with an active ground floor retail frontage and rear parking.

Figure 80. Grappenhall and Thelwall Character Areas.
Old Thelwall Character Area.
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OLD THELWALL CHARACTER AREA

This Character Area lies entirely within the original designated Conservation Area bounded by Ferry Lane, Bell Lane and Gigg Lane and centred on the 'dogleg' as Thelwall New Road turns into Bell Lane at the Grade II listed Pickering Arms pub.

Old Thelwall
Grappenhall and Thelwall Nodes
Grappenhall and Thelwall Landmarks
Grappenhall and Thelwall Parish Boundary

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Figure 82. Pickering Arms, Thelwall

The pub occupies a very prominent position in the street scene in views south from Ferry Lane and north from Bell Lane (with the post office and Grade II listed phone box) into the Node formed by the wonderful combination of it and the former post office and Pickering Cottage and Dachaidh. The latter are perpendicular to the post office terrace to form a square with the pub, although the road itself bends through the space.



Figure 81. Former Thelwall Post Office



Figure 83. Pickering Cottage, Thelwall

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Figure 84. Ivy Cottage



Figure 85. Former School, Thelwall New Road



Figure 86. Thelwall Old Hall

The village developed between the original route of the River Mersey to its north and the Thelwall Hall estate to its south. Ferry Lane has a special character derived from its slight curve and the revealing of the Grade II listed Thelwall Old Hall and Ivy Cottage on its eastside and The Barn opposite. All have special intrinsic value but combine well to have group value. As does the former route to the Thelwall Ferry that is formed by a narrow lane between Romiley House and Avalon to what was the old Ferry House. Its cobbled surface and tall hedges create an intimate, historic space.





Figure 87. Former School, Thelwall New Road

Figure 88. Former Sunday School, Gigg Lane

Nos. 1 – 5 Thelwall New Road, together with the former school and school house buildings on Gigg Lane and the Little Manor Hotel (formerly Thelwall Cottage) all have architectural character as remnants of the former estate. All only appear in glimpse views above and through the mature front hedges and trees but their unconventional, double-pitched roofs with decorative tiling and brick patterns, bargeboards and window arrangements – the corbelled oriel of No. 1 is notable) – mark them out as having historic character, both individually and as a group at this important western entrance to the village beyond.

Although both long converted to residential uses, the school buildings both retain their appearance as former public buildings through their form and windows, although the two are different in style. The Sunday School of 1835 on Gigg Lane is hidden behind the larger school building on the main road frontage but shares the black and white colour palette of many other buildings in the Parish, as well as the pronounced hood moulds. On the larger building, the sequence of dressed, pointed arch windows and front door, and large clay tile roof with half hipped entrance porch offer a clue to its former use.



Figure 89. All Saints Church



Figure 90. Former Thelwall Cottage (now Little Manor Hotel)

The enjoyment of this group is enhanced by the tranquil quality of the public open space opposite on the northern side of the road (Node). It is well defined by the tall mature trees that provide its edges and the voluminous, pollarded oak at its centre front is especially notable. It is simply mown with a couple of benches – this informality adds to its character.

From the exit of that space is glimpsed the eastern elevation of the nave of the Grade II listed All Saints Church (Landmark). The full building form is revealed at the junction with All Saints Drive. Its rock-faced red sandstone and much larger form marks it out from the surrounding suburbia. The lych gate at the entrance to its grounds at the forefront of this view adds value to the overall appearance of the church in the streetscape.



Figure 91. 5, Thelwall New Road



Figure 92. Elizabeth Park from Bell Lane



Figure 93. War Memorial, Bell Lane

Elizabeth Park provides an essential open setting to the rear of the village. Its western half formed part of the gardens to Thelwall Hall, as well as the demolished Hall itself within what is now the woodland above Gately Close.

The extensive mature trees and other landscaping of the Park obscure open views of the village, which only adds to the sense of drama as it is revealed at the Park's exits on to Gigg Lane, Bell Lane and Thelwall New Road.

The eastern half of the Park to Bell Lane is laid out as a more formal recreational space. It too has mature planting around its boundary, although there are views east to Rural Thelwall and of the Grade II listed War Memorial and Node at the junction of Bell Lane and Lymm Road.

Figure 94. Grappenhall and Thelwall Character Areas.
Rural Thelwall Commercial Character Area.
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RURAL THELWALL CHARACTER AREA

This Character Area lies almost entirely within the Conservation Area and covers the countryside east of the village extending to the Parish boundary with Lymm and south to the former railway line. It includes the former farmsteads at Laskey Lane, Old Hall and Beech farms, the complex of buildings at Chaigeley School and buildings along Stockport Road east of Bell Lane.

Rural Thelwall
Grappenhall and Thelwall Nodes
Grappenhall and Thelwall Landmarks
Grappenhall and Thelwall Parish Boundary

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Figure 95. Beech House



Figure 96. Views from Chaigeley to Laskey Lane

The land is generally open with relatively few significant landscape features. As the land rises gently from north to south this allows for wide and long views across the area and results in some buildings being especially prominent in those views. Most notable is the Grade II listed Beech House (Landmark) in views south from Laskey Lane and east from the village as the woodland on Lymm Road. The group of buildings of the former Laskey Lane Farm, now sympathetically converted into offices, are also coherent as agricultural groupings from at least the mid 19C, in views from the west and south. In this regard, the open field between Chaigeley and Laskey is especially important in framing the setting of both and of Beech House.



Figure 97. Laskeylane Farm



Figure 98. Greenfield House



Figure 99. Greenfield

The school itself is mostly enclosed from public views along Lymm Road by very mature woodland and tall trees but some of the modern buildings on its eastern edge are prominent in views from the east. The Grade II listed main building (formerly Greenfield House for local industrialist Thomas Pickering of mid 18C) is visible from across the fields east of Bell Lane (and from the Parish Hall) but is generally enclosed by the many other buildings on the site.



Figure 100. Old Hall Farmhouse



Figure 101. Old Hall Farm buildings, Lymm Road

Close by to Laskey Lane is the Grade II listed Old Hall Farmhouse, mid 17C, the special interest of which is gradually revealed above its tall boundary hedge in views along Lymm Road from the west but only from its immediate frontage from the east as it still behind and slightly below the main road. Despite the presence of the more recently planted hedge, the building has a strong visual inter-relationship with the adjoining farm buildings of the later (19C) Old Hall Farm, especially in views north across the open fields opposite, as well as an historic functional relationship.

Figure 102. Old Hall Farm



The farm buildings (Landmark) are prominent close to the main road frontage and, as a coherent group of barns, act as a valuable reminder of the agricultural past and present of this part of the Parish. The nearby Grade II listed Home Farmhouse (also party 17C and 18C) and its listed barn and stable buildings survive as another example of this past, but they are not visible from a public vantage point.

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Figure 103. Grappenhall and Thelwall Character Areas.
Modern Thelwall Character Area.
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MODERN THELWALL CHARACTER AREA

This Character Area extends west from Elizabeth Park to Richmond Avenue and Stockport Road north of the former railway line.

Modern Thelwall
Grappenhall and Thelwall Nodes
Grappenhall and Thelwall Landmarks
Grappenhall and Thelwall Parish Boundary

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Figure 104. Thelwall Hall



Figure 105. 12 All Saints Drive

On All Saints Drive is No.12, 'Dairy House Cottage' (Landmark and Local List), which punctuates the view south along the bend in the road. The building is a rare survival from the Thelwall Hall estate, laid out in mid 18C but demolished and redeveloped for housing in the 1950s and later (All Saints Drive, Parry Drive, Gately Close and Woodlands Drive). Its small, double-fronted form was common for the ancillary buildings to the Hall and its decorative brick and tile work, flat arches, plat bands, bargeboards under the gabled dormers and gabled brick and slate roof porch were all common the estate's vernacular.

The Park creates an important open, semi-formal landscaped setting to the Old Village beyond, which is especially appreciated when approaching the village along the footpaths from Woodlands Drive, Parry Drive and east of No.25 Thelwall New Road.



Figure 106. Beech Avenue



Figure 107. Richmond Avenue

Almost every building in area – built from the 1940s (e.g. Beech Avenue and parts of Thelwall New Road southside) to 2000s – is a two storey, semi or detached house laid out in regular roads or cul-de-sacs with incidental amenity space.

Earlier is the short, white-rendered brick terrace of Nos 1 – 7 Richmond Avenue built by the Grappenhall Tenants in 1911 (note the dated name plate mould). Although much altered, the terrace is a distinct building form, the value of which is enhanced by its two wings (at Nos 1 and 7), which sit slightly proud of the building line and have prominent painted brick quoins and a large hood mould above the ground floor windows.

Figure 108. Grappenhall and Thelwall Character Areas.
Ship Canal Character Area.
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SHIP CANAL CHARACTER AREA

This Character Area is distinct in its obvious linearity along the length of Thelwall New Road east of the Latchford Viaduct (Landmark) to the edge of the Old Village.

Ship Canal
Grappenhall and Thelwall Nodes
Grappenhall and Thelwall Landmarks
Grappenhall and Thelwall Parish Boundary

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Figure 109. Manchester Ship Canal, 1960s



Figure 110. Latchfield Viaduct

The Viaduct and Latchford Locks structures and buildings are very visible throughout the area, and they frame longer views of South Warrington on the opposite side of the canal, which is especially wide at the Locks. The regularity of two storey, semi-detached houses laid out on generally straight roads running parallel or perpendicular to the canal only serves to strengthen its formal structure.

The occasional, slow passing of a large ship on the canal adds a real drama to the area, especially when viewed from the south along Bradshaw Lane, Mottram Close and Richmond Avenue. The canal also shapes the character of the roads between it and Thelwall New Road, the orientation of which match that of the canal. The area comprises almost entirely bungalows, allowing for occasional glimpse views of the canal. As a result, although the alignment of Thelwall New Road leaves the canal at Woodford Close, all the land to its north is a reminder of the presence of the canal.



Figure 111. Ferry Lane and former River Mersey, Thewall



Figure 112. Ferry Office

In the far corner of the area is the Thelwall Ferry, a passenger service to Woolston Eyes on the opposite bank. The ferry lies some 150m north west of the former ferry crossing of the rover before the construction of the Ship Canal. The public space at the end of Ferry Lane is a small, reasonably enclosed, tranquil place offering long views along the canal and is enhanced by the small, brick and slate, early 20C ferry office.

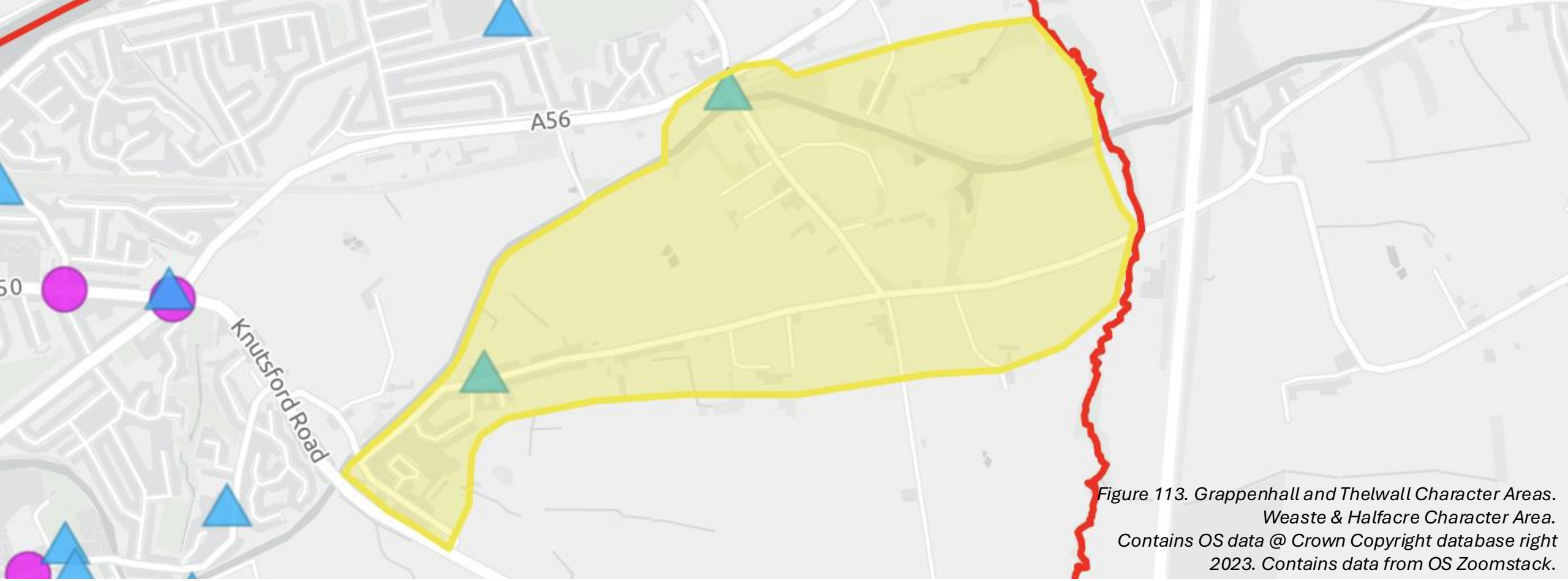


Figure 113. Grappenhall and Thelwall Character Areas. Weaste & Halfacre Character Area. Contains OS data @ Crown Copyright database right 2023. Contains data from OS Zoomstack.

WEASTE & HALFACRE CHARACTER AREA

This character area is formed by the sporadic, linear development along primarily the southside of Weaste Lane, which from Canal Side then Cliff Lane (the old Knutsford Lane route) provides the most direct and an historic connection of Grappenhall to the west with Lymm to the east. It also comprises the open land between the lane and Bridgewater Canal to the north; to the south are extensive fields and views towards the M6 and M56.

Weaste Lane and Halfacre Lane

Grappenhall and Thelwall Parish Boundary

Grappenhall and Thelwall Landmarks

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Figure 114. Thelwall Hall



Figure 115. Weaste Lane

It comprises a variety of styles and periods ranging from the early 18C to the late 20C. The western end of the Lane is the most built-up, with large detached, two storey houses, together with some smaller semi-detached and substantial Victorian buildings, including a fine terrace, Auderton Place (Nos. 1 – 9). Opposite survives the gatehouse and gateway (Local List) to the 18C Cuerdon Hall, which was demolished in the mid 20C (now Cuerdon Drive).



Figure 116. Cuerdon Hall

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Figure 117. Former Cuerdon Hall Gatehouse



Figure 118. Auderton Place

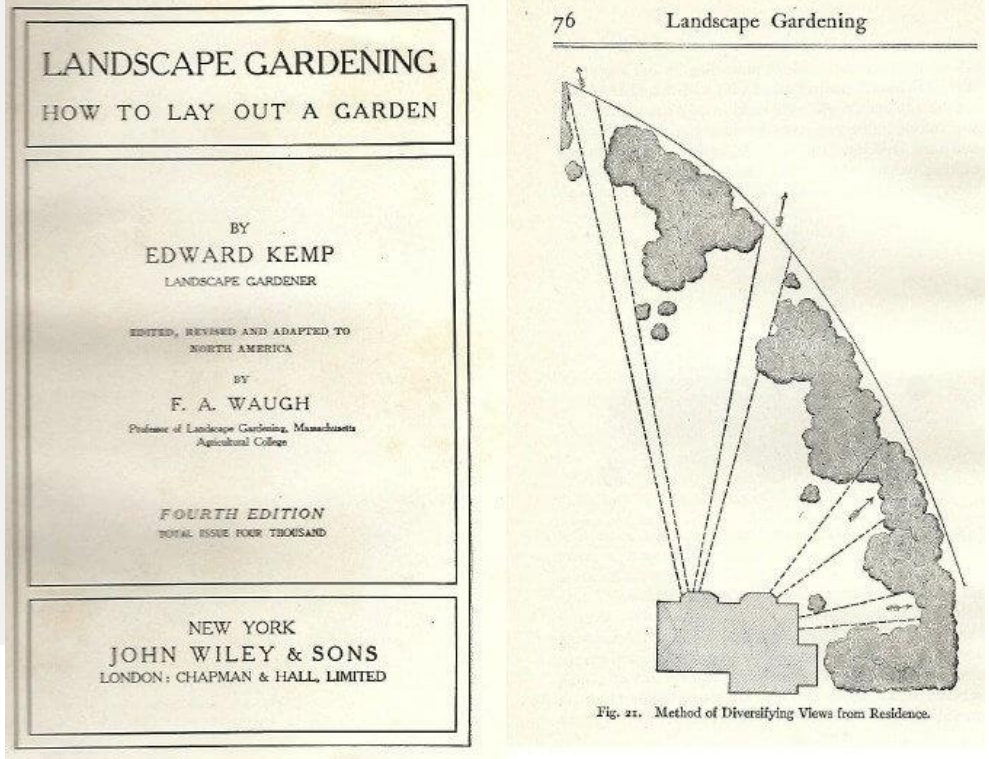
The lane changes character along its length, from the tight, enclosed space from Cliff Lane to Cuerdon Drive, mostly derived from the canal embankment and mature trees and hedges on both sides, before opening out to reveal the gatehouse on the right and double-fronted, white rendered early 20C No.1 Weaste Lane on the left. The Auderton Place terrace (Landmark) is a delightful terrace with two prominent, proud end gables with decorative quoins and window dressings and tall chimney stacks. The delight is partially derived from the way the terrace is gradually revealed in views from east and west.

Weaste Lane Farm, which stands at the junction with Halfacre Lane, spans several periods of development, with the earliest buildings dating from the 19th Century. Nearby is Thelwall Grange, now a nursing home, and Highfields, a large, originally of an 'H' shaped plan form from late 19C in distinct yellow brick, only the left half of which survives. It sits isolated in the surrounding open countryside, well back from the lane.



Figure 120. Massey Hall and Park

The area east of Halfacre Lane that lies between the canal and Weaste Lane comprises the parkland of the former Massey Hall. Built in 1874 for local industrialist. Peter Rylands, the Hall was not listed and was demolished in 2011. However, the parkland, which survives in something like its original form, was designed by Edward Kemp, a pupil of Paxton at Chatsworth and one of the pre-eminent landscape designers of the late 19C (Birkenhead Park, Stanley Park, Knighthayes Court) and author of the influential "How to Lay Out a Garden" book on garden design of 1858.


LANDSCAPE GARDENING

HOW TO LAY OUT A GARDEN

BY

EDWARD KEMP

LANDSCAPE GARDENER

EDITED, REVISED AND ADAPTED TO NORTH AMERICA

BY

F. A. WAUGH

Professor of Landscape Gardening, Massachusetts Agricultural College

FOURTH EDITION

TOTAL ISSUE FOUR THOUSAND

NEW YORK

JOHN WILEY & SONS

LONDON: CHAPMAN & HALL, LIMITED

76 Landscape Gardening

Fig. 21. Method of Diversifying Views from Residence.

Figure 119. Edward Kemp "How to Lay Out a Garden"



Figure 121. Massey Hall

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Figure 122. Former Massey Hall Lodge, Halfacre Lane

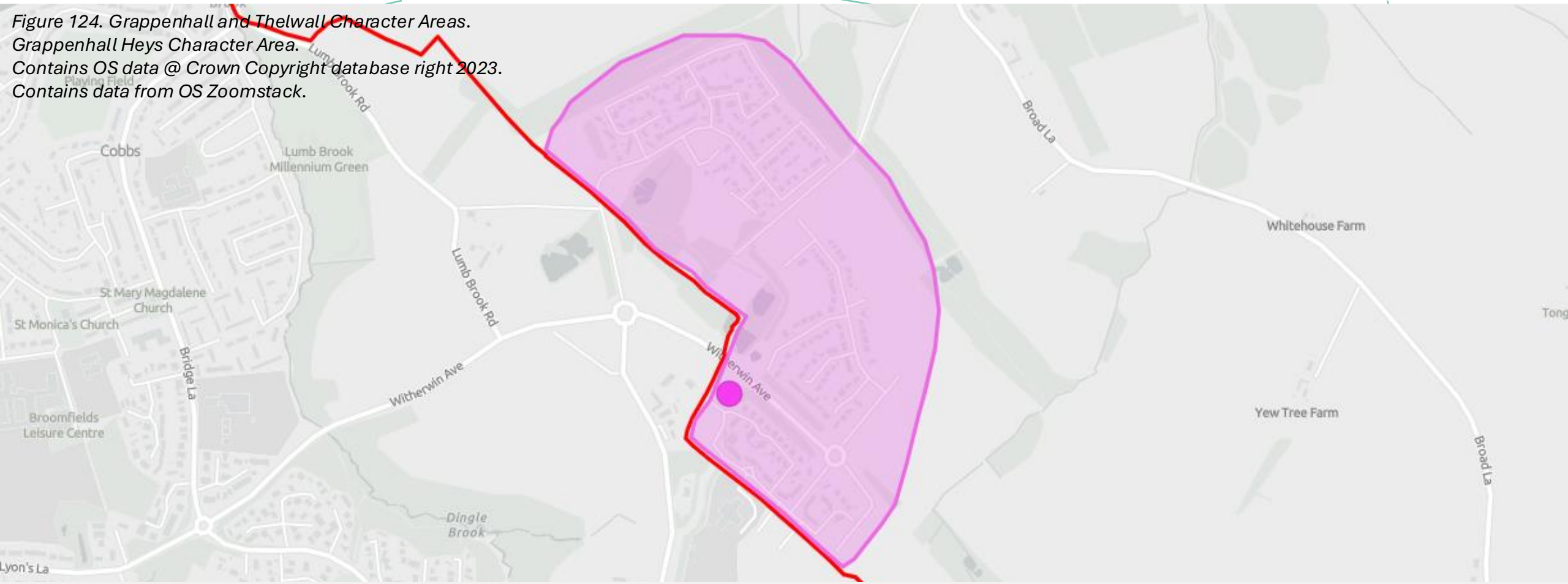


Figure 123. The Gables, Halfacre Lane

The essential features of the park survive – the Lodge at its entrance, the planting and drives and railings and gates. The contemporaneous Lodge design reflects the architectural style and materials of the Hall and is a prominent and especially vivid remainder of the historic significance of the park, little of which is visible behind the mature trees and hedgerow along the lane. Opposite lie Woodlands (formerly 'The Elms'), Beech Cottage and The Gables (formerly 'Ascog'), all also contempories of the Hall. They are glimpsed through and above the mature landscaping and fencing along the lane.

The railway bridge and canal bridge on Halfacre Lane (both Landmarks) sit close together and offer a tantalising view of what lies beyond each side. This drama is heightened by the narrow lane with bridge abutments of standstone and especially the narrow canal bridge.

Figure 124. Grappenhall and Thelwall Character Areas.
Grappenhall Heys Character Area.
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GRAPPENHALL HEYS CHARACTER AREA

This Character Area comprises the land that formed the estate of Grappenhall Heys that extended from Lumb Brook Road to Broad Lane (with the former entrance Lodges and their sandstone gate pillars and walls, along with Dairy Farm Cottages). Built by the local Parr family in the mid 19C the estate dominated the surrounding rural area until the main buildings were demolished in the 1970s. The Walled Garden remains and is a fine local historic asset within a formal setting distinct from the modern 21C housing developments to the south (over Witherwin Avenue), north (Astor Drive) and east (Winterbourne Gardens).

Grappenhall Heys
Grappenhall and Thelwall Nodes
Grappenhall and Thelwall Landmarks
Grappenhall and Thelwall Parish Boundary

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Planning for Good



Figure 125. Grappenhall Heys

Those developments are each distinct in their character. The Astor Drive area comprises a mix of two and three storey, detached, semi-detached and terraced/perimeter block housing in regular shaped and sized plots. The layout is a conventional mix of narrow streets and occasional cul-de-sacs with small front and rear gardens, open plan or low hedge frontage boundaries. The dominant style includes some architectural features that nod to the past – stone quoins and lintels, bay windows, the occasional slate turret! – but all within the confines of the volume housebuilder's pattern book.



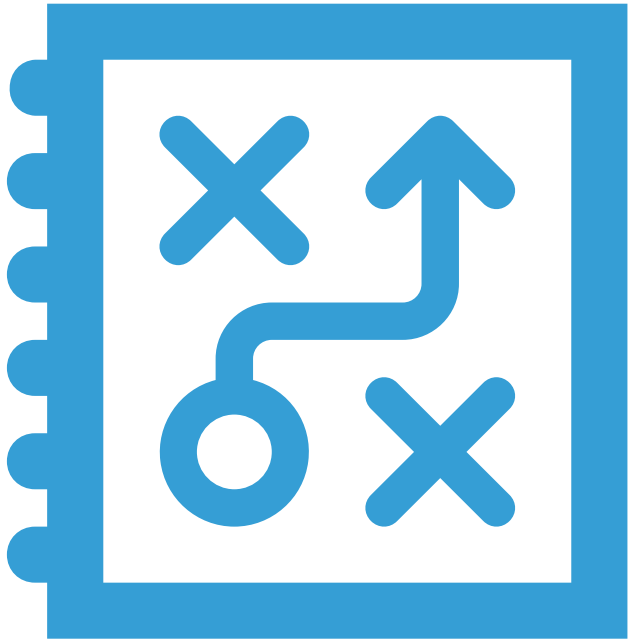
Figure 126.Bretland Drive, Grappenhall Heys



Figure 127. Lichfield Avenue, Grappenhall Heys

Lichfield Avenue and Strickland Close is more conventional open plan, large detached ‘executive home’ suburbia, with the former laid out in straight streets with a wide street profile and regular plots and building lines; the latter in curved, greener cul-de-sac layouts with a greater variety of building line and plot shape. Both have also adopted the same design pattern book of styles.

The Keepers Road and Bretland Drive area is of a very different character. Most striking is the combination of tall, large in scale, three storey buildings that dominate most road frontages. The sense of enclosure is heightened by their position close to the road, resulting in relatively narrow street profiles, and the dominance of sandstone and grey slate. Although there is some incidental tree and hedge planting within some front gardens, and significant planting around the perimeter of the development, it has a very strong urban character. There are some important glimpse views through and out of the area to the green infrastructure beyond but they are few.



DESIGN STRATEGIES & RECOMMENDATIONS

ONH
Planning for Good

DESIGN STRATEGIES & RECOMMENDATIONS

The analysis of the Parish, its character areas and design features enables a series of design strategies to be recommended in this final section of the study.

It begins with recommending strategies for each of the ten Character Areas, including Statements of Significance for the three designated Conservation Areas: Grappenhall Village, Victoria Road and Thelwall.

It then recommends strategies for two key sites in Grappenhall Village, where change is expected and requires careful management.

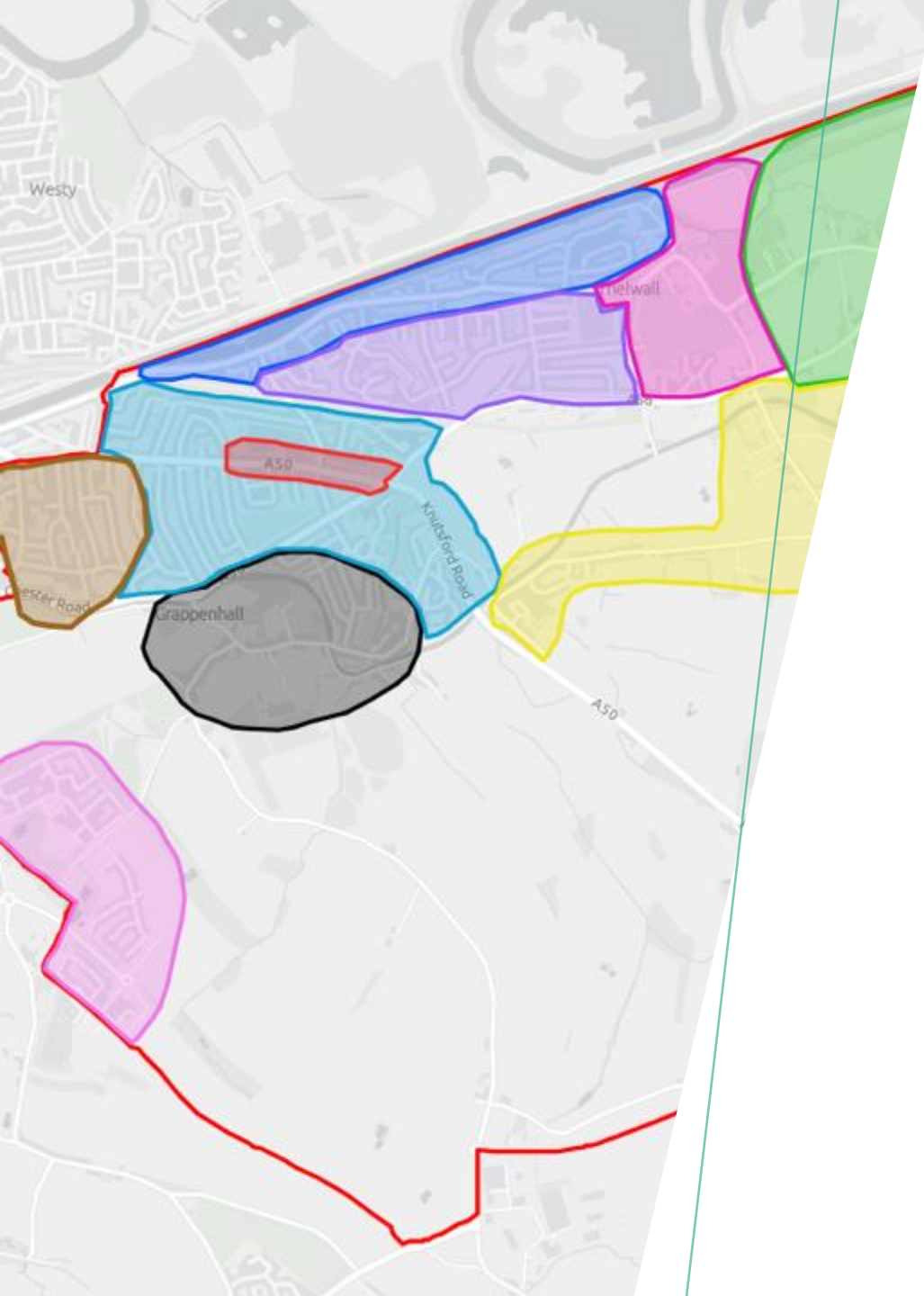
It also recommends modifications to the Victoria Road Conservation Area boundary and proposals to improve the appearance and functioning of the Knutsford Road commercial area.

The study goes on to make recommendations relating to the design of the two major development schemes in the Parish at South East Warrington Urban Extension (SEWUE) and Thelwall Heys.

Finally, it recommends how those design features, motifs, materials, colours and building forms that play a part in defining the distinct character of the Parish may be incorporated into any new development proposal.

The recommendations may form the basis of policies in the Grappenhall & Thelwall Neighbourhood Plan and of other actions that the Parish Council and Warrington Borough Council may wish to pursue out with the Plan.

In the Appendix is a schedule of buildings and structures identified as having local heritage value. It brings together those previously identified by the Borough Council for its Local List with those identified as part of the analysis for this study.



SUMMARY OF RECOMMENDATIONS

1 Grappenhall Hall – site proposals

2 Grappenhall Old Rectory – site proposals

3 Victoria Road Conservation Area – boundary modifications

4 Knutsford Road Commercial Area – site proposals and public realm improvements

5 SEWUE Stockton Lane Area - site proposals

6 SEWUE Broad Lane Area - site proposals

7 SEWUE West Lodge Area - site proposals

8 Thelwall Heys - site proposals

9 Features and Motifs – design cues

10 Materials and Colours – design cues

11 Building Forms – design cues

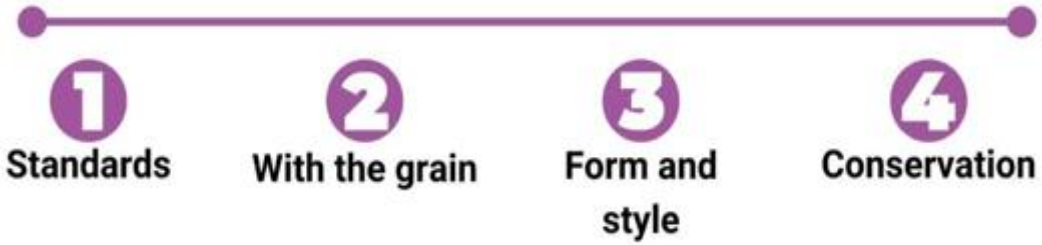
12 Neighbourhood Plan – design policies

DESIGN STRATEGIES FOR CHARACTER AREAS

Every character area of every settlement is more or less able to accommodate change through development without harming its essential character. This means different levels of design control are needed, rather than assuming that every area needs new development to be 'in keeping' with what's there already.

There is therefore a spectrum of intervention that design strategies can adopt. At the one end is a strategy of conservation, where the goal is to conserve and enhance the local character and appearance through prescriptive design solutions to ensure change is minimal. At the other end of the scale, where design cues are absent or slight, designers need only adopt general standards of good practice design.

The spectrum, inspired by Professor AC Hall (1996), has four levels of design control:



1. Standards – the site location requires only the national design guide/code or planning-authority-wide coding standards to apply as its character area can accommodate many different building and plot forms.

2. With the Grain – the site lies within a character area that has some common patterns of roads, buildings and spaces that need to be followed but otherwise can accommodate schemes of a variety of buildings forms and styles.

3. Form & Style – the site lies within a designated 'area of special character' (or similar) whose local architectural and historic interest and distinct building forms and styles have survived and are clear enough to need greater design control.

4. Conservation – the site lies within a designated Conservation Area where proposals must conserve and enhance its special architectural and historic significance.

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DESIGN STRATEGIES FOR CHARACTER AREAS

A review of the analysis contained in this study indicates the following strategies are appropriate for each Character Area:

Character Area	1	2	3	4*
Old Grappenhall			X	X
Domestic Revival Grappenhall				X
Modern Grappenhall	X			
Knutsford Road Commercial		X		
Old Thelwall				X
Rural Thelwall			X	X
Modern Thelwall	X			
Ship Canal	X			
Halfacre & Weaste		X		
Grappenhall Heys		X		

* Inside Conservation Area

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DESIGN STRATEGY – OLD GRAPPENHALL

Conserve and enhance its special architectural and historic significance through the:

- restoration and reuse of Grappenhall Hall with the sensitive redevelopment of its surrounding buildings and restoration and public use of its open grounds
- restoration and reuse of the Old Rectory and its garden and gate piers
- preservation of the cobbled Church Lane and its street furniture and boundaries
- strong adherence to the historic and architectural forms and styles of each statutory listed and local listed building in any extension, addition or repair proposals
- Preservation of the open spaces to the rear of the Church Lane buildings and the Bridgewater Canal and of the field between Church Lane and Stockton Lane

STATEMENT OF SIGNIFICANCE – OLD GRAPPENHALL

The significance of the Old Grappenhall Conservation Area is derived from:

- its surviving rural street pattern
- its variety of status and domestic historic buildings in both form and style
- The historic and visual prominence at its centre of Grappenhall Hall together with its open grounds which contrast with the buildings opposite on Church Lane
- The prominence of buildings in punctuating the street scene as Church Lane curves into and out of the village
- its mature trees and woodlands framing and enclosing public spaces and views
- the cobbles and historic street furniture of Church Lane
- the close grouping of St. Wilfrid's Church, Old Rectory, Parish Hall and Parr Arms around the narrowest part of Church Lane creating a second strong sense of arrival from the canal bridge, which itself creates the first space to distinguish the old village from Bellhouse Lane
- the close inter-relationship between the village and the Bridgewater Canal, the bend of which creates a range of glimpse views into the village from the towpath
- the delight of the gradual reveal of the village from Broad Lane with the domestic-scale buildings and mature trees tight to the lane to form another strong sense of arrival
- the delight of historic buildings of different styles of the last 150 years or more being revealed on either side of Broad Lane ascending its slight bend from Church Lane, culminating in the scale of the historic model farm at Clay Bank, creating the entrance to the village from the south and west
- The historic Stanny Lunt canal bridge and winding Church Lane through fields to create an open setting to the Conservation Area from the north

DESIGN STRATEGY – DOMESTIC REVIVAL GRAPPENHALL

Conserve and enhance its special architectural and historic significance through the:

- strong adherence to the domestic revival architectural form and style in any extension or rear or side addition proposals
- Use of land and buildings for uses of a residential character only
- Retention of all healthy trees in the highway and within the frontage of plots on private land
- Modification of the Conservation Area boundary to include all the buildings constructed of the same style in the same short period and Pilling Gardens as an historic space that forms an important open setting for the enjoyment of the Area
- Promotion of statutory listing by Historic England of the Heathfield Residential Home (formerly Newholme) at No.20 Alexandra Road for its historical association with the Domestic Revival architect William Owen and surviving original features

STATEMENT OF SIGNIFICANCE – DOMESTIC REVIVAL GRAPPENHALL

The significance of the Victoria Road Conservation Area is derived from the:

- dominance of the domestic revival architectural style in every street view
- survival of the detailed features of that style in a large majority of the buildings
- its formal pattern of wide, straight streets with strong verdant appearance in most views into, within and from the area, with fewer vehicles parked on the street
- absence of plot redevelopments or building alterations and additions that have departed from that style to detract from its special character
- almost complete adherence to those characteristics in the form, shape, size and orientation of modern buildings and plots which conserves its appearance and setting
- tranquillity of this residential only area in contrast to the busy Knutsford Road, Chester Road and Hunts Lane that form its boundaries

DESIGN STRATEGY – MODERN GRAPPENHALL, MODERN THELWALL AND SHIP CANAL

Go with the grain by using:

- detached or semi-detached house form laid out in regular streets and plot orientation
- plot sizes and shapes that may vary to deliver development at higher densities than present in the local vicinity but adhering to building lines in the location of new buildings in these plots, where common building lines are present adjoining the site
- Building heights of two storeys other than in locations at the corner of streets or where there are opportunities to add interest to the streetscene where two and a half or three storey buildings may be appropriate if they do not cause harmful overlooking
- Land uses that are residential in character with the exception of Knutsford Road commercial area

DESIGN STRATEGY – KNUTSFORD ROAD COMMERCIAL

Go with the grain by:

- Encouraging the redevelopment of the food store at the junction with East View to enhance the definition and quality of the public space at that important node of activity
- Encouraging street tree planting along both sides of the road, ideally together with a re-organisation of parking, the private spaces immediately outside the commercial premises and the wider public realm to enhance the vitality and viability of the commercial area
- Retaining a critical mass of ground floor commercial uses in the area as part of the mix of commercial and residential uses that define its function and character

DESIGN STRATEGY – OLD THELWALL

Conserve and enhance its special architectural and historic significance through the:

- strong adherence to the historic and architectural forms and styles of each statutory listed and local listed building in any extension, addition or repair proposals
- Preservation of the open spaces at Elizabeth Park and between the Park and Ferry Lane on the north side of Thelwall New Road
- conservation of buildings in established commercial, business, service and hotel uses to maintain the variety of land uses in the village centre
- Preservation of any surviving buildings and structures that formed part of the Thelwall Hall estate and the conservation of their shared architectural details from the estate's pattern book
- Preservation of views in Ferry Lane allowing an appreciation of the group value of Thelwall Old Hall, Ivy Cottage and Old Village Farm
- Preservation of the tranquil open space from Ferry Lane to the ferry crossing with no additional buildings or structures in that space
- Preservation of the old route off Ferry Lane to the former River Mersey ferry crossing along with its rubble surface and hedgerows on either side

STATEMENT OF SIGNIFICANCE – OLD THELWALL

The significance of the Thelwall Conservation Area is derived from the:

- Intimacy of the well-defined space and buildings around the Pickering Arms PH at the centre of the Area
- drama of the reveal of that space along Thelwall New Road, Bell Lane and Ferry Lane, enhanced by the historic and distinct architectural character of the Pickering Arms PH
- Survival of buildings and spaces that formed part of the Thelwall Hall estate, along with their architectural details that formed part of the estate style
- Tranquillity of Ferry Lane and former River Mersey cutting through the landscape with a sharp and distinct bend, including the cobbled lane that led to the historic river crossing at Thelwall
- Delight in coming across Thelwall Old Hall and Ivy Cottage, both in their distinct historic character and in their set back from the Ferry Lane building line and as a group with the former barn at Old Village Farm opposite
- prominence of All Saints Church at the western entrance to the old village, separated from the village by the well-landscaped boundaries around the spaces on either side of Thelwall New Road, including Elizabeth Park

DESIGN STRATEGY – RURAL THELWALL

Conserve and enhance its special architectural and historic significance through the:

- Preservation of the wider setting of its listed buildings
- Wherever possible the refurbishment and reuse of redundant buildings, especially those that retain a strong agricultural character and appearance
- Redevelopment of redundant buildings at a domestic, subordinate scale to the higher status, historic buildings, where their conservation is not possible
- Use of low, sandstone boundary walls or other traditional boundary materials in the area, avoiding the use of any taller, more substantial interventions of a more urban character
- Retention of all healthy trees in the highway and within the frontage of plots on private land

STATEMENT OF SIGNIFICANCE – RURAL THELWALL

The significance of the Thelwall Conservation Area in Rural Thelwall is derived from the:

- wide, open rural landscape of Lymm Road towards Stockport Road and from Chaigeley House, with individual and groups of status and subordinate surviving and reused agricultural buildings set within that landscape
- Special prominence of most of its listed buildings in the streetscene, notably Old Farmhouse and Beech House, set within groups of agricultural buildings
- Pastoral quality of the fields with their sandstone boundary walls and mature landscape

DESIGN STRATEGY – HALFACRE AND WEASTE

The local architectural and historic interest and distinct building forms and open and planned landscapes have survived and are clear enough to need greater design control by:

- Maintaining the essential open character of Halfacre Lane and Weaste Lane by restricting plot sub-division or the creation of new plots and buildings
- Promoting the statutory listing of Massey Park as an Historic Park and Garden in recognition of its survival as a landscape of national importance by way of its designer (Kemp)
- Allowing for extensions, additions and alterations to buildings within their established plot boundaries

DESIGN STRATEGY – GRAPPENHALL HEYS

Go with the grain by using:

- Detached or semi-detached house form laid out in regular streets and plot orientation
- plot sizes and shapes that may vary to deliver development at higher densities
- Building heights of two storeys other than in locations at the corner of streets or where there are opportunities to add interest to the streetscene (in line with taller buildings such as on Stansfield Drive) where two and a half or three storey buildings may be appropriate if they do not cause harmful overlooking
- Land uses that are residential in character
- Street tree planting along some new roads and tree planting in the laying out of private and communal garden and amenity spaces

1. GRAPPENHALL HALL: SITE PROPOSALS
DESIGN STRATEGIES FOR CHARACTER AREAS

RECOMMENDATION 1

The Grappenhall Hall site at the heart of the Conservation Area requires a scheme that must retain and reuse the original Grappenhall Hall building and allows views of it from Church Lane (from the main access road and from the gate opposite No.1 Church Lane).

All the other buildings and structures on the site may be demolished and replaced with new buildings in residential (C3), residential institution (C2), hotel (C1), and/or learning and non-residential institution (F1) uses. These buildings must be subordinate in their form and height to the Hall building and must be separated from it to allow its setting and historic significance to be appreciated. The layout of the scheme should comprise primarily terraces and ranges of buildings that may be around courtyards (and not detached forms) to reflect how 18C and 19C halls and their estate buildings were organised. Given that the Old Rectory site adjoins this site, it may be possible to relate and connect their future land use(s) but retaining their distinct site boundaries.

RECOMMENDATION 1 CONTINUED

No new building should be forward of the building line of the front of the Hall – those existing buildings to the west of the Hall that lie in front of it may be replaced on land between the Hall and the site boundary to its east. All the mature trees around the site boundaries must be retained though some on the Church Lane frontage at the entrance may be removed to allow more views of the site and some in front of the Hall may be thinned to open up more views of it. The developable area may include private garden and other amenity spaces that are not publicly accessible.

The houses either side of the driveway access may be redeveloped to create a new designed entrance to the site. They should be of a form and style that are recognised as estate lodges using a material palette of the nearby Parish Hall, i.e. brown brick and gabled grey slate roof. If it necessary to widen the road access to the site then the stone pillars must be retained and relocated with the provision of a new pavement along at least one side of the access road. More generally, black ironwork should be used for new railings and any other decorative furniture or features in the public realm.

Irrespective of the use(s) of the buildings, the parkland forward of the building line must be retained as publicly accessible open space with the original footpath from the gate opposite No.1 Church Lane to the Hall reinstated. A new footpath from the front of the Hall around the eastern perimeter of the space should be created to connect to the driveway to the rear of the eastern lodge to form a circular footpath network. A new footpath link should also be created on the eastern boundary of the site to connect with the Public Right of Way on publicly owned land through Grappenhall Wood.



Figure 128. Grappenhall Hall



Figure 130. Grappenhall Hall



Figure 129. View from Church Lane

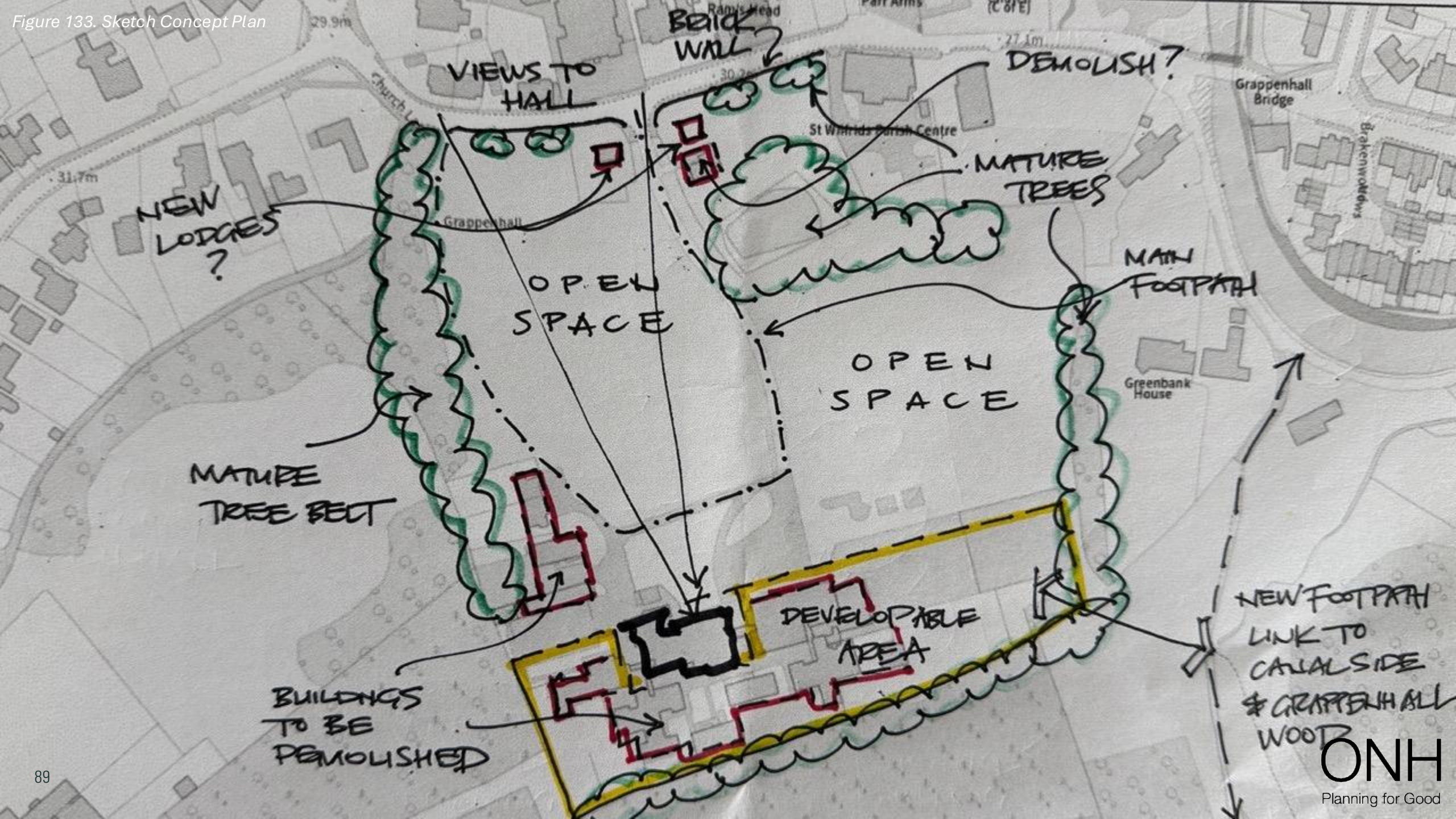
Figure 131. Interior, Grappenhall Hall



Figure 132. Interior, Grappenhall Hall



Figure 133. Sketch Concept Plan



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2. GRAPPENHALL FORMER RECTORY: SITE PROPOSALS
DESIGN STRATEGIES FOR CHARACTER AREAS

RECOMMENDATION 2

The heritage significance of the Old Rectory is a function of the special architectural and historic interest of the building and its gate piers; its setting within a private space between the buildings and Church Lane; and its group value with St. Wilfrid's Church, the Parish Hall, the Parr Arms and the cobbled surface of Church Lane.

Proposals to repair, refurbish and reuse the building must conserve and enhance its special interest as defined by the statutory listing description. The original crenelated Gothick porch with Tudor arch and corner pinnacles in that description that has since been removed must be reinstated using the drawings and photographic record collated at the time of their removal in 2009. The building may be extended on its western and southern elevations if that is demonstrated to be necessary to securing a successful reuse scheme, noting that the original building included a structure on its western elevation. Any extension must also be designed in a way that conserves its special interest.

RECOMMENDATION 2 CONTINUED

The scheme must include the retention and repair of both pairs of gate piers in situ as well as the low sandstone boundary wall with new iron railings above. The vehicular access to the site must be from the original access off Church Lane at the end of the existing brick boundary wall near the Grappenhall Bridge. The garden land across the site from the eastern elevation to the site boundary must be retained as open land to preserve the essential setting of the Old Rectory in glimpse views above the boundary wall from Church Lane.

Should the need for enabling development be clearly demonstrated as essential to securing the future conservation of the Old Rectory, then a new building on the site must only be located on the southern edge of the site nearest the adjoining Beeches property and be no more than 50% of the floorspace of the Old Rectory. The building must be of a subordinate 'lodge' form in its scale and height and must not lie within its backdrop in views from Church Lane other than when that backdrop also comprises The Beeches. The brick boundary wall to Church Lane and the mature trees behind it and immediately to the south of the building must be retained as they contribute to appreciating its historic setting.

Given that the Grappenhall Hall site adjoins this site, it may be possible to relate and connect their future land use(s) but retaining their distinct site boundaries.



Figure 134. Old Rectory, early 20C

Figure 135. Old Rectory North Elevation



Figure 136. Old Rectory East Elevation



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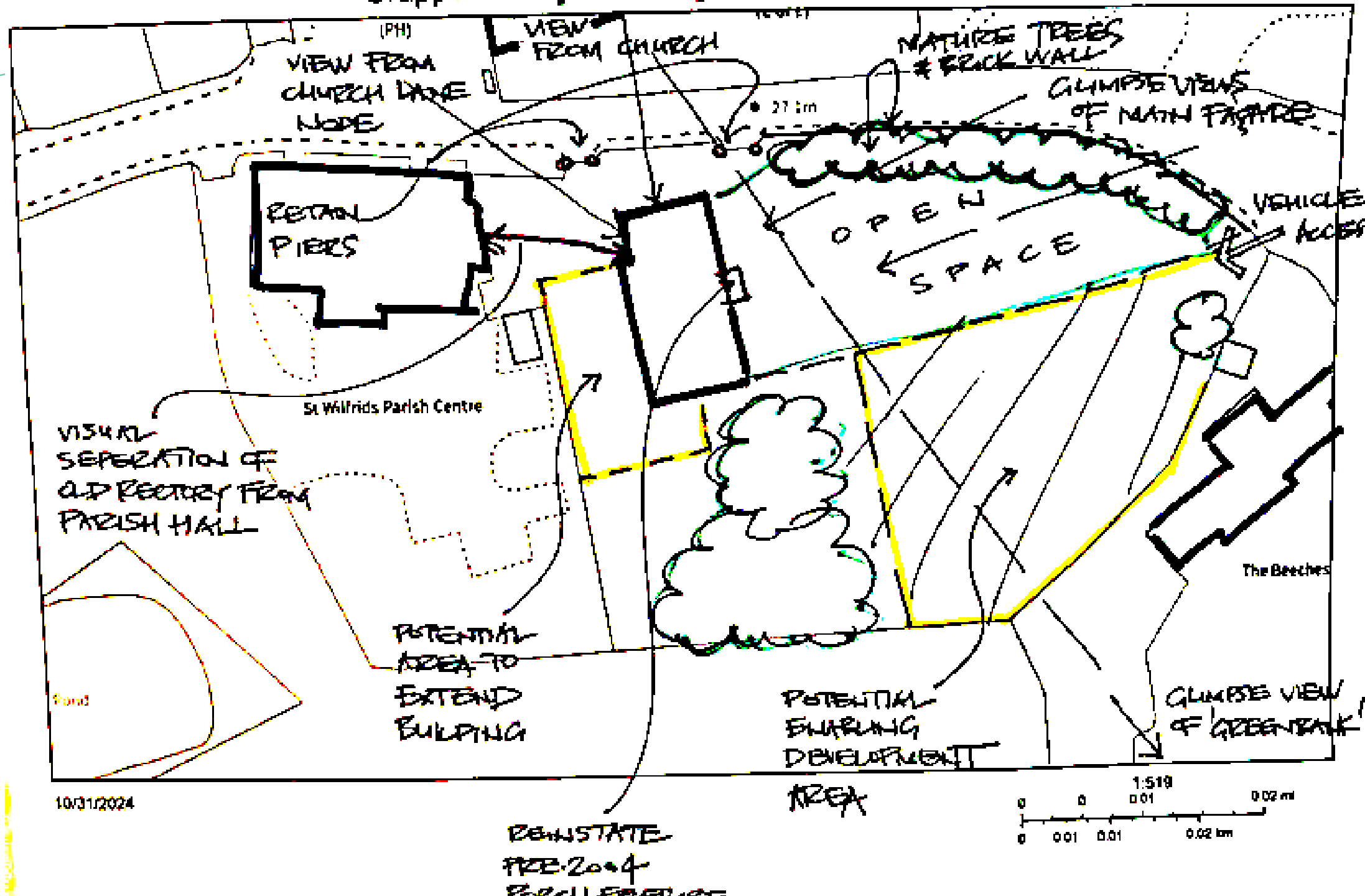


Figure 137. Sketch Concept Plan

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3. VICTORIA ROAD CONSERVATION AREA: BOUNDARY MODIFICATION

DESIGN STRATEGIES FOR CHARACTER AREAS

RECOMMENDATION 3

The Victoria Road Conservation Area boundary (both that part within the Parish boundary and those parts outside it) warrants a modification to its boundary to include within it:

- Nos. 15 – 31 and the electric sub-station, Hill Top Road; 2-14 Balmoral Road;
- Hawthorne House;
- 10-26 Alexandra Road;
- 5-13 Alexandra Road;
- 11a – 23 Hunt's Lane
- 9 – 25 Higher Knutsford Road and Pilling Gardens.

In addition, The Nook, The Edge and Hill Top Cottage should be relocated from the Ackers Road Conservation Area, the boundary of which should be modified to include properties on the western side of Hill Top Road only.



Figure 138. Victoria Road Conservation Area

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4. KNUTSFORD ROAD COMMERCIAL: SITE PROPOSALS AND PUBLIC REALM IMPROVMENTS

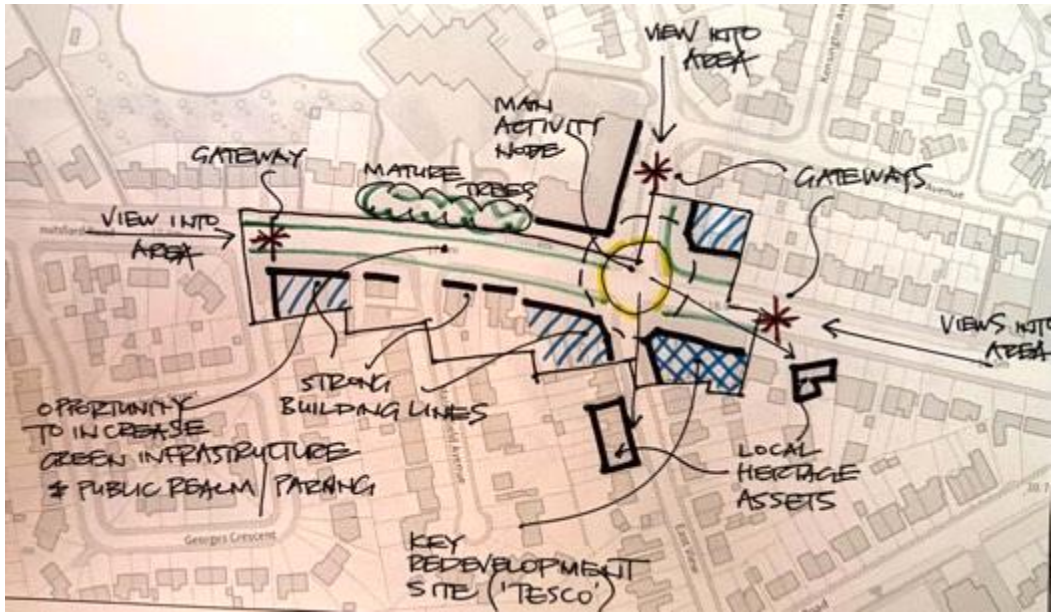
DESIGN STRATEGIES FOR CHARACTER AREAS

RECOMMENDATION 4

Proposals for the redevelopment of Nos. 194-196 Knutsford Road will be supported, provided the scheme comprises an active ground floor frontage to Knutsford Road; is not more than three storeys in height; is articulated with variety in its roofscape with pitched and gabled rooks; and presents a distinct corner at the junction with East View in views east along Knutsford Road, views south from Bradshaw Lane and views north from East View.

Proposals will be supported to improve the public realm of Nos. 177 – 181 and Nos. 184-192 through the re-organisation of the car parking arrangements, landscaping and new seating areas.

Figure 139. Sketch Concept Plan



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Figure 140. Fig 19 of Warrington Local Plan (SEWUE)



Figure 141. Thelwall Heys Vision

DESIGN STRATEGIES FOR STRATEGIC DEVELOPMENT

There are also two major areas of change – the South East Warrington Urban Extension (SEWUE) and Thelwall Heys – outside the defined Character Areas for which proposals are emerging following their allocation in the 2023 adopted Local Plan. In both cases, it is possible to derive from this study a design strategy and cues to refine the spatial strategy and to inform the emerging design code for the sites.

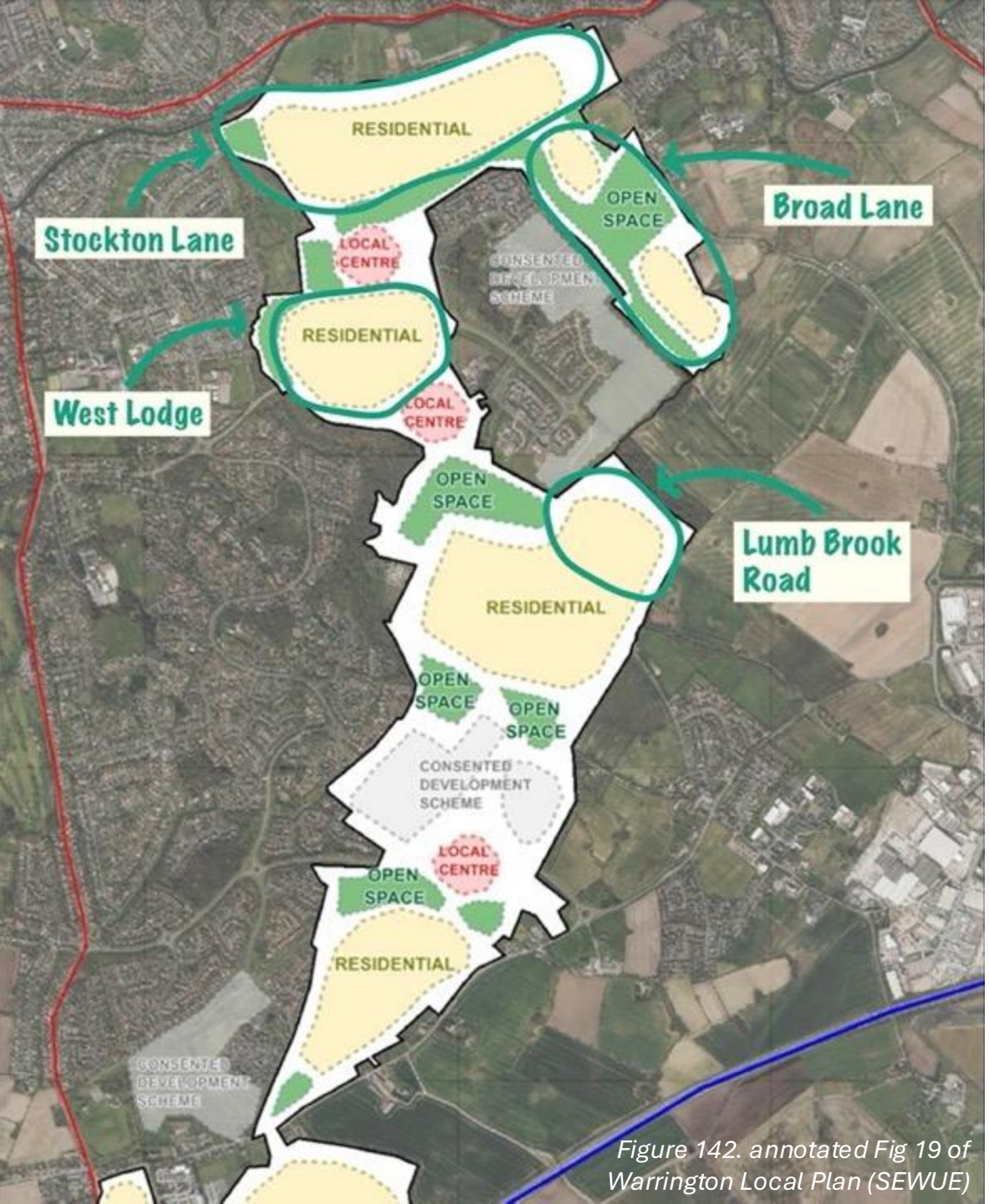


Figure 142. annotated Fig 19 of Warrington Local Plan (SEWUE)

SOUTH EAST WARRINGTON URBAN EXTENSION (SEWUE)

Those parts of this allocation that lie within the Parish are:

Stockton Lane - the fields on the downward slope between the woodland behind Tresham Drive at Grappenhall Heys and Stockton Lane to the north and Lumb Brook Road to the north-west

Broad Lane - the fields between Grappenhall Heys and Broad Lane

West Lodge – the fields SE of the final phase of Grappenhall Heys up to the Parish boundary towards Lumb Brook Road

Lumb Brook Road - a smaller parcel land that staddles the Parish boundary between Broughton Close and the West Lodge off Lumb Brook Road

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Figure 143. Stockton Lane

STOCKTON LANE

This area is prominent in views from the Domestic Revival Grappenhalll Character Area (at Hill Top Road) south across the Bridgewater Canal, sports fields and Stockton Lane with its line of mid 19C cottages in the foreground (Landmark). It is also visible across from Church Lane to the east, with the field immediately off the lane excluded from the site boundary.

On its south side, much of its boundary will abut the biodiversity buffer zone to the woodland belt but part will frame the setting to the cricket ground off Broad Lane. In the NW corner, the developable area will adjoin Stockton Lane alongside the canal. Along Stockton Road it will face the sports club and fields and adjoin the old cottages. To the east it will adjoin the Church Lane field and, by the cricket ground, form part of the wider setting to the Conservation Area at Broad Lane.

As such, this area has only limited visual connections to the existing urban area, with the canal forming a distinct functional edge to the north and the woodland a significant visual edge to the south. The contours are gentle and run roughly east to west, parallel with the canal and woodland.

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5. SEWUE STOCKTON LANE AREA: SITE PROPOSALS

DESIGN STRATEGIES FOR STRATEGIC DEVELOPMENT

RECOMMENDATION 5



Figure 144. Stockton Lane countryside

To ensure a visual connection between Grappenhall and the Stockton Lane Area the scheme layout should allow for views of the woodland belt to its rear both above the rooftops in places and along strategic long views through the scheme. It should also use and orientate predominantly straight streets along the contours to create a built form and roofscape that blends into the countryside setting.

The layout must also allow for buildings facing Stockton Lane and the Canal but must be located behind the existing hedgerow along the site boundary, which should be retained and bolstered. New footpaths may penetrate the hedge to connect to the Lane, noting that the Lane may be closed in part to vehicles in the future. It must also allow for buildings to face Church Lane field and on to the cricket field.

RECOMMENDATION 5 CONTINUED

As far as possible, the existing field boundaries within the area should be retained within the layout to divide it into smaller development parcels. Those hedges should form part of a multi-functional green infrastructure network that encourages walking through the area to Stockton Lane, Lumb Brook Road, Broad Lane and to Grappenhall Heys through the woodland footpath network.

The scheme may benefit from the location of a Landmark building or structure at its centre that is visible from the Canal, Church Lane and Lumb Brook Road as a means of orientating visitors within and outside of the layout.

Given its closer proximity to the Domestic Revival Grappenhall Character Area, and with the common use of the black and white colour palette in the Astor Drive part of Grappenhall Heys, a majority of the buildings should adopt this colour palette and other stylistic devices, e.g. half-timbered gables, white render, grey slate (or equivalent) roofing materials, and have more generous and well-planted front gardens. The scheme should also use hood moulds on the front elevations of a proportion, but not all, of the buildings, perhaps with an emphasis on those that occupy more prominent locations in the streetscene.





Figure 145. Broad Lane countryside

BROAD LANE

This area is of a different character to Stockton Lane in being more exposed in the wide landscape with little to containment by buildings. It adjoins the cricket field and East Lodge on its northern boundary, Broad Lane itself to the east, a reasonably mature field boundary below Hall Lane to the south and the same significant woodland belt around Grappenhall Heys to the west. The land rises from north east to south very gently.

The Conservation Area extends to the built up edge of Broad Lane but its built form is mostly hidden in views from the area by the tight curve in the road by the cricket field. Broad Lane comprises a linear form of primarily detached houses of various forms and styles – East Lodge and the adjoining stone pillars are an important reminder of the former Estate and create a valuable entrance to the main footpath that connects the area to Grappenhall Village.

6. SEWUE BROAD LANE AREA: SITE PROPOSALS

DESIGN STRATEGIES FOR STRATEGIC DEVELOPMENT

RECOMMENDATION 6

To enhance the visual connection between the Broad Lane Area and Grappenhall Village the scheme must have a layout that continues to linear development facing Broad Lane with a combination of larger buildings and plots located behind the existing hedgerow. The layout must allow for glimpse views of the Grappenhall Heys woodland to its rear.

The land to the side of the cricket field up to the Stockton Lane area should be retained as a green space that along with the footpath that runs through it will form an essential part of the walking and cycling network of SEWUE. The main access to this area should be from an improved junction of Hall Lane with Broad Lane, with a new footpath within the site running parallel to Broad Lane connecting Hall Lane with the established footpath to its north.





WEST LODGE & LUMB BROOK ROAD

Land at West Lodge will occupy a prominent position towards the centre of the northern part of the SEWUE but lies primarily outside the Parish boundary. It adjoins Broughton Close at the north west extent of Grappenhall Heys and is connected to the wider area by two major footpaths on its north and south boundary, the latter an historic route serving the former estate from its entrance at West Lodge. It lies off the northern section of Lumb Brook Road that will become part of the main north-south access spine through SEWUE. To its east is the main park serving the area and beyond that the Walled Garden.

Land off Lumb Brook Road comprises only small fields that are visually separated from the rest of the Parish by a woodland belt running south east off the Witherwin Avenue/Curzon Drive roundabout towards Appleton Thorn, of which this area acts as a key gateway to. The SEWUE indicative masterplan shows that this developable area will form part of a much larger area between Appleton and Appleton Thorn.

Although partly lying within the Parish boundary it is considered that these sites should take their design cues from the neighbouring Parishes.

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Figure 146. Thelwall Heys House



Figure 147. Redbarn Farmhouse, Cliff Lane

THELWALL HEYS

This site is unusual in that although surrounded on three sides by the Modern Thelwall, Modern Grappenhall and Weaste Lane character areas, the strong edges around its boundary – the railway, the Bridgewater Canal and the A50 – result in it being functionally and visually remote from them all. In effect it can take little in terms of direct design cues from its surroundings, other than picking up some subtle architectural motifs of the kind that are as common to Thelwall as they are to Grappenhall. Design Guidance for this area has previously been produced by the Thelwall Heys sub-group.

That said at the very centre of the site is the Grade II listed Thelwall Heys house of 1864 in the Gothick Revival style. The house and its surrounding buildings are enclosed on some sides by mature trees and hedges – the wider open land is not formally laid out as some other estates in the Parish, leaving the group relatively isolated in the surrounding landscape. Also within the site is a significant tree and hedge line running south-east to north-west across its width west of Thelwall Heys, and a smaller and less prominent length of landscaping running almost parallel but to the east of the Heys.

Elsewhere, the site has a long frontage to the Canal north-east from Redbarn Farm to its boundary at the Grade II listed Pickering's Bridge. The short path from the bridge to the former railway embankment and A56 has a strong mature tree belt, which encloses the site in views from the east. There are also many mature, tall trees that line the southern bank of the Canal along much of its length, resulting in the site not being visible from Weaste Lane. Similar mature landscaping on its boundaries with Cliffe Lane, Knutsford Road and Stockport Road obscures the site in views from those directions too.

7. THELWALL HEYS: SITE PROPOSALS

DESIGN STRATEGIES FOR STRATEGIC DEVELOPMENT

RECOMMENDATION 7

The layout must leave an open setting to the listed building from all sides to enable it to be enjoyed from across the site. Where buildings adjoin that central space they must front onto it.

It must also arrange buildings to front onto the Bridgewater Canal along its length with the site boundary and maximise the retention of the existing mature trees and hedges within the site boundary and around its edges.

The walking and cycling network should connect the whole scheme with the central space, with the Canal and with the Trans-Pennine Trail, including the path between the Trail and Pickering's Bridge.

FEATURES AND MOTIFS

There is a wide variety of building forms and architectural styles across the Parish, although the character analysis has shown there are smaller areas and streets of almost uniform style and appearance. The older the buildings, the more likely the styles will be distinct from their surroundings, for example the Domestic Revival of the Victoria Road Conservation Area surrounded by modern Grappenhall.

However, there are some architectural features that are reasonably common in the Parish that should be cues in the design of some new buildings. Not every new building should look to respond to them, but in larger schemes, the use of one or more of these features and motifs in buildings that have greater prominence in the street scene will make a subtle and positive contribution to maintaining the character of the Parish.

The most common architectural features and motifs found across the Parish are:

- hood moulds, most often as decoration to a front elevation fenestration rather than serving as a practical weather protection purpose. They are formed by moulded plaster work or in the brick work, commonly with pronounced label-stops at each end. Most often they will be painted black to stand out from white painted brickwork or render on the rest of the façade. Some lie above ground floor windows only; others lie above both ground floor and upper floor windows.
- Canted bay windows in a variety of styles
- Porches to front doors, most often with a gabled and pitched grey slate roof
- Plat bands of decorative brick work and dentillated eves on front elevations



Figure 148. Broad Lane



Figure 149. Bell Lane



Figure 150. Laskey Farm

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8. FEATURES AND MOTIFS: DESIGN CUES

RECOMMENDATION 8

Unless a proposal is located in that part of a Character Area observed to have a strong architectural style then there is flexibility in style. However, wherever possible, designers should look to incorporate one or more of the common architectural features and motifs in the design of new buildings that will be more prominent in the street scene.

Their use should be subtle and perhaps playful and should not lead to the use of pastiche, faux Domestic Revival or other architectural period styles where the use of a feature or motif would jar and sit uncomfortably within a modern building form.

MATERIALS AND COLOURS

The most common building materials among the older buildings are red sandstone and red/orange brick with grey or dark slate.

As with much of Cheshire the use of black and white colours for painting brick and timber work, render and for general decoration (front doors, eves, bargeboards etc) are the most dominant of colours in the local palette.



Figure 151. Church Lane



Figure 152. Broad Lane

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9. MATERIALS AND COLOURS: DESIGN CUES

RECOMMENDATION 9

Proposals should look to use a black and white colour palette for render, painted brick and timber work. Designers should also include the use of red sandstone either as a facing and/or boundary material, or at least as a feature in the material palette. Grey roof materials should also normally be used unless red/orange clay tiles (or similar) are the dominant material in the local area.

BUILDING FORMS

As a suburban residential area the dominant building form is that of the two storey house in either detached, semi-detached or occasionally terraced form. Few are taller and stand out from the norm other than in Grappenhall Heys some are smaller, older cottages dotted along the main roads, often set further back from the road or orientated slightly differently to the adjoining buildings.

There are opportunities to design taller, three storey buildings in most of the Character Areas at corner plot locations and at positions in the streetscene where a plot terminates or punctuates a view. Care must be taken to avoid obscuring identified views through or out of an area and this change in building height will not normally be appropriate where there is a regular pattern of building heights along a street. In most of the Character Areas, roads and plots are laid out in regular, most often straight patterns with lots of a regular shape and size. There are some late 20C cul-de-sac layouts but they are less common.



Figure 153. Bradshaw Lane



Figure 154. York Drive

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10. BUILDING FORMS: DESIGN CUES

RECOMMENDATION 10

Proposals should normally be a detached or semi-detached house form laid out in regular streets and plot patterns. In locations where terraced housing or bungalows adjoin the site boundary then they are also appropriate building forms.

On larger new build schemes, including SEWUE and Thelwall Heys for example, the use of occasional terraces and bungalows will also be appropriate.

11. NEIGHBOURHOOD PLAN: DESIGN POLICIES

RECOMMENDATION 11

The Neighbourhood Plan should include a suite of design policies using this study as their evidence base.

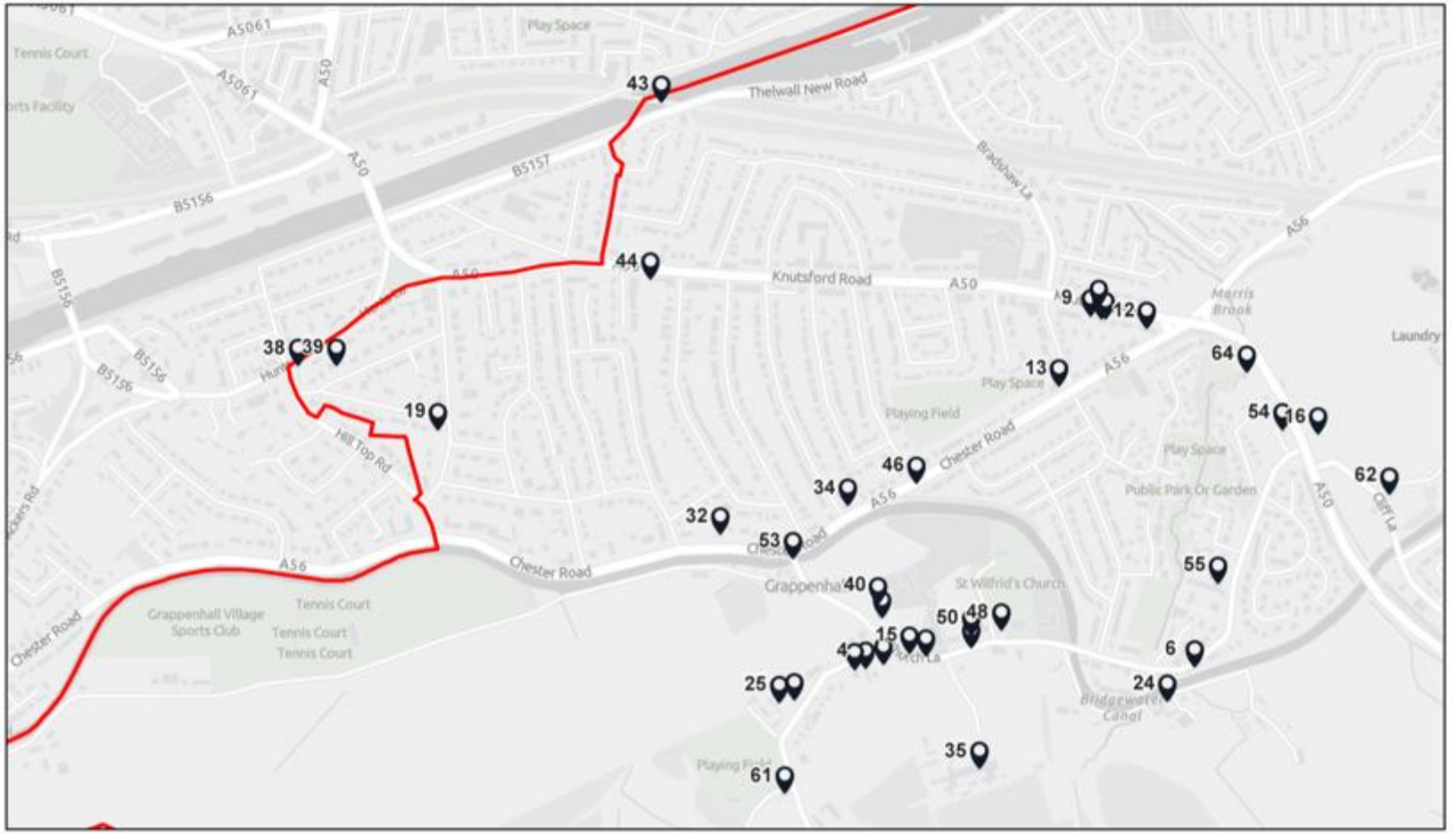
Its Recommendations 1, 2 and 4 should each be a site-specific policy.

Its Recommendations 9 – 11 should be merged into a Design Principles policy.

Recommendation 3 cannot be a policy, as this is not in the gift of the plan but could be a proposal for the Parish Council to follow up with Warrington Borough Council.

Recommendations 5 – 7 could be merged into a SEWUE Design Principles policy and, if there is still time to influence the emerging proposals, Recommendation 8 should be a Thelwall Heys Design Principles policy.

FIGURE 155. LOCALLY LISTED BUILDINGS (WEST)



11/7/2024

Locally Listed Buildings Grappenhall and Thelwall

Grappenhall and Thelwall Parish Boundary

1:8,500

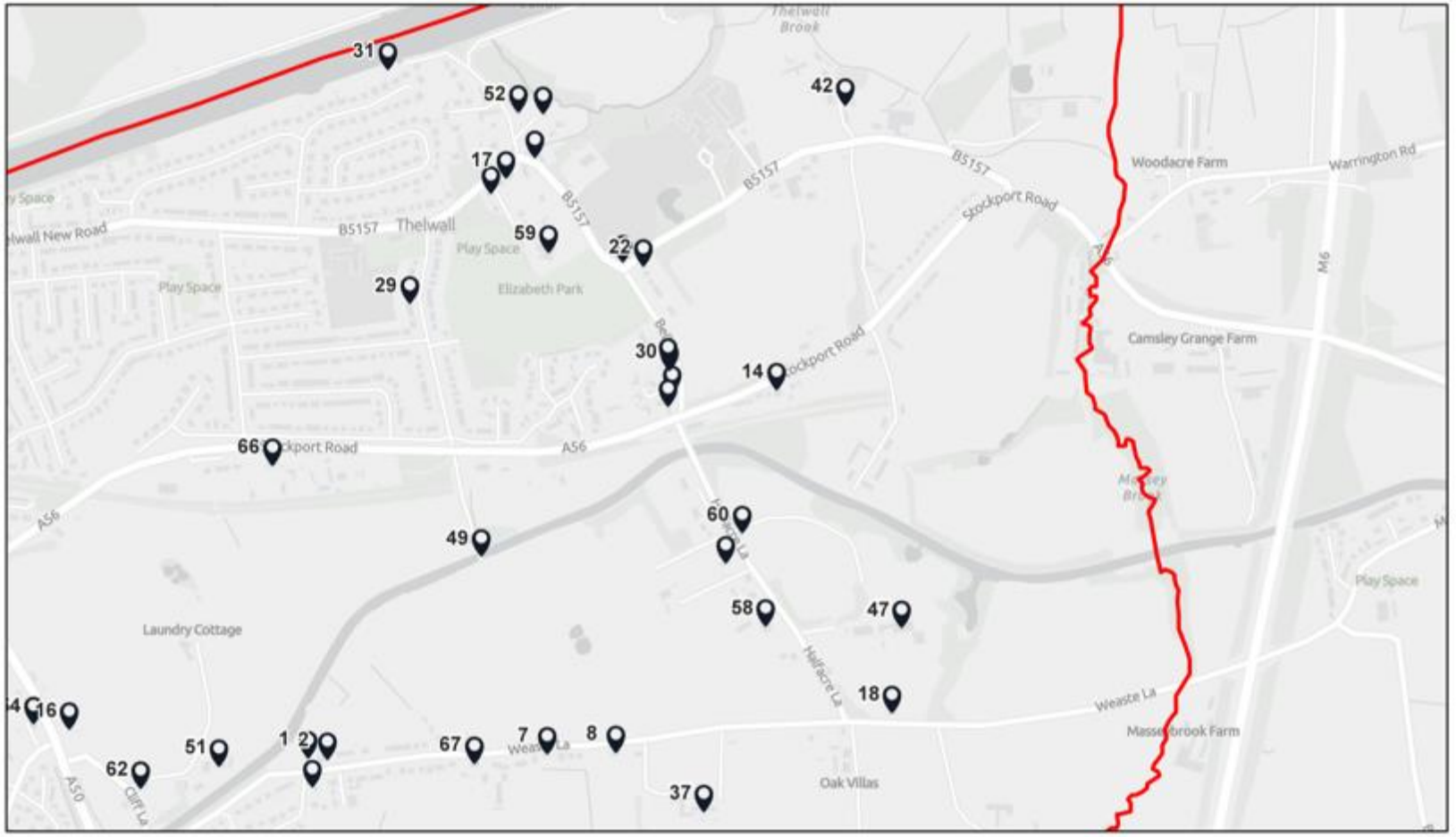
0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

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FIGURE 156. LOCALLY LISTED BUILDINGS (EAST)



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No.	Building Name	Address	Description/Importance
1		1 Weaste Lane	Detached Edwardian villa, white render, bay windows, window sashes, large porch entrance
2		1a-9 Weaste Lane	Row of late 19th century with two prominent gable ends, arched doorways, decorative brickwork, clay tile roof know as Cuerden Place, assumed associated with former Cuerden Hall, now demolished
3		3 Broad Lane	Architectural value. Brick, gable roofs covered with slate, mature garden with court yard, The Old Smithy?
4		5 Broad Lane	Architectural value. Chimneys above gables, exterior brickwork rendered and painted white, 5 sash windows on the frontage, stone cills, small flat roofed porch over the doorway.
5		7 Broad Lane	Architectural Value. Brick building, multi-gable roof design covered in slate, lean-to on West side, built from stone block and brick, brick chimney.
6		26 and 28 Bellhouse Lane	Group value, either side of access to the canal towpath
7		114 Weaste Lane	White rendered cottage, clay tile roof, late 19th century
8		128 Weaste Lane	New, redeveloped building
9		200 Knutsford Road	Red brick semi-detached cottage. Architectural value
10		202 Knutsford Road	
11		204 Knutsford Road	
12		224a Knutsford Road	Elongated detached building, potentially previously multiple dwellings, large bay windows, slate roof. Architectural value
13		283 Chester Road	Corner plot building, rendered and painted cream, Hood Molds around windows, architectural value. One of the earliest buildings in this part of the village. Mid 19th Century – sat in its own woodland
14		460 and 458 Stockport Road	Pair of cottages, semi-detached, late 19th century, hood moulds, white rendered brick work, black slate rooves
15	1 & 2 Cottages	Church Lane	Architectural value. Pair of semi-detached cottages constructed in red brick and designed with a gable roof. Hood Moulds

16	1 & 2 Woodside Cottages, formerly 'Thatched Cottages'	Knutsford Road	Formerly 2 separate buildings with thatched rooves. Since converted to 1 dwelling with a grey slate roof. No major heritage features have been retained to the property other than the shape of the building and chimney stacks.
17	1 & 3 Thelwall New Road	Thelwall New Road	Architectural value. Prominent Oriel Window in gabled front, decorative clay roof tile work, decorative brick work throughout
18	2 Massey Hall Cottages	Weaste Lane	
19	Balmoral House	18 Balmoral Road	
20	Barn adjacent to The Bridge House	Stockport Road	
21	Barn at Manor House Farm	Cartridge Lane	*Not shown on map
22	Bell Cottage	Bell Lane	Detached cottage situated on corner plot, surrounded by mature and leafy gardens, the building features both brick and rendered white materials, with a unique porch, architectural value
23	Birchfield	Church Lane	Georgian style, simplistic design with large windows, gabled roof, stone brick walls. Architectural value
24	Canalside Barn	Canalside	
25	Clay Bank Barn Building	Broad Lane	Long brick barn with prominent port holes (roundels) – building of interest
26	Clay Bank Farmhouse	Broad Lane	Architectural Value - Georgian style house with symmetrical appearance, gabled roof, and arched windows.
27	Cobbled Street Area of Grappenhall Village	Church Lane outside of Rams Head Public House	Historic and Architectural Value. Picturesque, cobbled lane.
28	Cuerdon Lodge	44 Weaste Lane	Single storey lodge, early 19th Century design in Cheshire red brick, timber cladding at roof eaves level, stone portico to the original entrance. Original part of Cuerdon Lodge
29	Dairy House Cottage	12 All Saint's Drive	Attractive brick detached cottage, mature garden setting the building back from the road, architectural value Part of Thelwall Hall Estate
30	Dolphin Cottage	Bell Lane	White rendered semi-detached cottage with distinct hood moulds

31	Ferry Terminal Hut	Ferry Lane	Origins from between 1899 and 1905
32	Former 'The Beeches'?	189 Chester Road	Architectural value. Georgian in appearance, hipped roof, gabled entrance, large sectioned glass windows.
33	Former County School Annexe And School Building	Thelwall New Road/ Gigg Lane	
34	Former Methodist Chapel	223 Chester Road	Late 19th century – inscription remains below decorative barge board on gable end, above prominent pointed arch window
35	Grappenhall Hall	Church Lane	
36	Group of Buildings Dachaidh, Pickering Cottage and Thelwall Post Office	Bell Lane	Red brick semi-detached cottages with hood moulds, slate roof, tall chimneys and bay window. Sign on the wall, clay tiles, telephone and post boxes, post office bay window Similar scale, slightly different materials, important group in the centre of the village with the pub opposite
37	Highfields, Farmhouse and Cottages	Off Weaste Lane	Mid 19th century farmhouse and complex of buildings, prominent gable roof, prominent within the landscape and within the view from Weaste Lane
38	Hill Top Cottage	Hunts Lane	Prominent corner plot
39	Home of Architect William Owen	20-22 Alexandra Road	
40	Ingleside	Church Lane	Architectural value. Georgian style, simplistic design with large windows, gabled roof, stone brick walls.
41	Ivy Cottage	Bell Lane	White rendered semi-detached cottage with distinct hood moulds
42	Laskey Farm Buildings	Laskey Lane	Coherent set of farm buildings, group value, converted into office buildings, coherent group of farm buildings including the farmhouse and various barns and structures, sensitively refurbed and reused as office buildings, retaining existing features especially roundel windows, winnowing
43	Latchford Viaduct	Thelwall New Road	

44	Mayfield	Knutsford Road	
45	Milepost	Opp. 210 Knutsford Road	
46	Milestone	Euclid Ave/Chester Road	Historic Value - Consists of stone, approx. 70cm in height, located on the A56 Chester Road
47	Old part of Thelwall Massey School	Halfacre Lane	
48	Parr Arms Public House	Church Lane	Social and architectural value. Arched door surround and five sash windows, rendered exterior brickwork. Gable roof covered in grey slate, chimney either side.
49	Pickerings Bridge	West of the Firs, Half Acre Lane	Integral part of historically significant Bridgewater Canal, built and designed by James Brindley
50	Rams Head Public House	Church Lane	Social and architectural value. 19th Century building, rendered brick with slate roofing.
51	Redbarn Farmhouse	Off Cliff Lane	Thought to be original build from around 1840, in Cheshire red brick, 24 pain casement windows which have been changed to modern equivalents. Number of extensions overtime.
52	Romiley House	Ferry Lane	
53	Stanny Lunt Bridge	Chester Road/Church Lane	Historic value. Single arch brick bridge which carries over the Bridgewater Canal. Constructed 1770, same style as the original arches on the canal. A modern footbridge has been built next to the bridge.
54	Terrace on Knutsford Road	1-4 Knutsford Road	Mid 19th century terrace, white render, slate roof, porch with decorative woodwork, possible part of the Glebe belonging to the rector of Thelwall
55	The (former) Bellhouse Pub	Bellhouse Lane	
56	The Bridge House	Stockport Road	
57	The Cottage	3 Church Lane	Architectural value. Detached cottage, red brick, gable roof.
58	The Gables	Halfacre Lane	Freestyle building

59	The Little Manor Public House	Bell Lane	Social value, public house
60	The Lodge	Halfacre Lane	Unusual part corbelled slate roof, half-hipped, decorative barge boards and brickwork, slate roof porch with narrow segmental windows, and decorative voussoir
61	The Lodge East Lodge to Grappenhall Heys	Opp. 41 Broad Lane	Architectural and Historic Value - Former lodge to the now demolished Grappenhall Heys, mirrors a similar building on Lumb Brook Road to the west. Built in late 19th/early 20th Century. An attractive single storey building built in brick with stone quoins, headers and cills with a multi-hipped roof covered in slate.
62	The Lodge to Thelwall Heys	Cliff Lane	Lodge building located at the entrance road to Thelwall Heys Farm. Built in late 19th Century. The location, style and setting makes a considerable contribution to the significance of the heritage of Thelwall Heys and the Lodge itself.
63	The Old Ferry House	Ferry Lane	
64	The Willows	Knutsford Road	Detached villa with stable block. Original building from around mid-19th Century, property has been altered in the Edwardian era with extensions and additions e.g. portico entrance and bay windows. Further changes in 20th Century, modern equivalent window and stable block converted to garage with accommodation above with modern dormer windows.
65	Thelwall Memorial	Bell Lane	
66	White House	Stockport Road	(for sale) Late Georgian vicarage built around 1820/30, porch entrance, sashed which have been replaced with modern equivalents, grey roof tiles and white render. Extension in the 20th Century, new garage in 1980s to the side of the property.
67	White Lane Farmhouse	Weaste Lane	White rendered mid 19th century farmhouse
68	Woodlands	Halfacre Lane	Hood mould, white render, slate roof, prominent bay windows on the south side

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