

Knutsford Legh Road Conservation Area Appraisal and Management Plan

January 2024

Knutsford Legh Road Conservation Area Appraisal

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**Legh Road
Conservation Area Appraisal
2024**

Conservation Area Appraisal 2024

Summary of Special Interest

The Legh Road Conservation Area forms part of the town of Knutsford, with which it has strong associations through the work of Richard Harding Watt, a local philanthropist and architectural enthusiast who built a number of buildings in both Legh Road and the town centre. Watt was a Manchester glove merchant who was wealthy enough to indulge his passion for travel and who brought back some unusual ideas from his visits to the Mediterranean and beyond.

The villas he built, for himself and which he let and sold in Legh Road, are a unique collection of buildings, which are the most distinctive feature of the conservation area; the majority are listed buildings. They are a nationally important collection.

The conservation area is split into three well-defined areas, of which the Richard Harding Watt buildings fall within the central part. Earlier developments run along the main arterial routes which form the outer edges of the Conservation Area to the east and west, which each have a distinct character. The Legh Road Conservation Area also includes a number of 17th century, 18th century, late Georgian, Victorian, Edwardian and inter-war houses, most of which are set in large, mature gardens.

The key characteristics are:

- Leafy, suburban fringe, dominated by mixed planting with many trees of 100+ years of age
- Generous curving road alignments, laid out in accordance with the fashionable 'estate' / park developments of the mid-late 19th century
- Highly unusual suite of townscape, with buildings commissioned by R H Watt, adopting a strong Mediterranean influence and distinct architectural language
- Arts and Crafts houses, with local reference points in use of materials
- Large, polychromatic brick houses, often erected on raised platforms with commanding presence
- Green corridor and tree canopy linking plantations, street trees, gardens and wildlife reserve
- Picturesque Estate character and sporadic historic buildings along Chelford Road in approaches to Booths Hall and Legh estate
- Small-scale of Toft Hall / Leicester estate cottages scattered along Toft Road
- Part-hidden, high-status, genteel housing throughout the conservation area

I Introduction

1.1 Conservation areas are protected under the 1990 Planning (Listed Buildings and Conservation Areas) Act and every local planning authority has a duty to review their conservation areas from time to time. Section 72 of the Act specifies that it is the general duty of local planning authorities, in the exercise of their planning functions, to pay special attention to the desirability of preserving or enhancing the character or appearance of these conservation areas.

1.2 The Legh Road Conservation Area was first designated in May 1976. The boundary of the conservation area was subsequently amended and extended on 3rd August 2005 by Macclesfield Borough Council, at the time of the last review. A Conservation Area Appraisal was produced in August 2005 and is a Supplementary Planning Document. Since then, there have been a number of changes within the Legh Road Conservation Area and planning policy guidance has changed.

1.3 This appraisal document incorporates a review of the Legh Road Conservation Area boundary (section 8). It describes the special architectural and historic interest of the existing conservation area and the proposed modifications to its boundary & also identifies opportunities for enhancement. It follows the model set out in Historic England Advice Note 1 – Conservation Area Appraisal, Designation and Management (second edition, Feb. 2019) and 'Valuing Places: Good Practice in Conservation Areas', (2011, Historic England).

1.4 This Appraisal and the associated Management Plan are addressed at local people who own and occupy property within Knutsford and managers, developers, consultants and decision-makers.

1.5 The contents of this appraisal are also a material consideration when determining applications for development, dealing with appeals, or proposing works for the preservation or enhancement of the area.

1.6 The appraisal is accompanied by a Management Plan, which is a separate part, describing what the planning authority, and other organisations responsible for the historic environment, will do to preserve or enhance the character of the Conservation Area.

2 Public Consultation

2.1 Once conservation areas are designated, councils are obliged, under Section 71 of the 1990 Act, to formulate and publish proposals for their preservation and enhancement, and to consult the public on these proposals before publishing the final documents, which should take these consultations into account.

3 Location, Administration and Designations

3.1 The Legh Road Conservation Area is situated within the built-up area, which forms the larger settlement of Knutsford, immediately to the south of Knutsford town centre. Knutsford is a key service centre and the vitality and growth of the town is key to the prosperity of the borough as a whole. Knutsford is 40 kilometres or 24 miles to the west of Chester, and the conservation area lies between two diverging main routes out of Knutsford – to the east is the Chelford Road, the A537 to Macclesfield, and to the west, Toft Road, the A50 to Holmes Chapel and The Potteries.

3.2 The conservation area is surrounded by the rolling fields and relatively flat topography of the Cheshire Plain. The town is surrounded by Green Belt and open countryside (see Local Plan Part I - Policy PG6). To the north and west of Knutsford lie extensive wetlands, characterised by Tatton Mere and Tabley Mere and, to the east of Chelford Road, Booth's Mere. The local surrounding topography has also been shaped by the extensive extraction of salt from the wetlands in the Northwich area.

3.3 Sanctuary Moor, to the west of the Harding Watt properties in Legh Road is a large area of private wetland located within the conservation area but not accessible to the public. This is a Grade A Site of Biological Importance and is designated as a site of "Nature Conservation Importance" in the Local Plan (see Policies SE3 and SE4 of the Local Plan Strategy and E2, E3 and HE5 of the Neighbourhood Plan). The gardens behind the Harding Watt houses therefore slope gently down to this wetland, and this fall in level is reflected in a similar drop along Brook Street, as the road enters Knutsford Town.

3.4 The local planning authority is Cheshire East Council, a unitary authority, with borough status. Knutsford Town Council was formed in 1974 and has a town mayor and responsibility for a number of local services, including town centre management. The Town Council has funded this revised appraisal and management plan (2024).

3.5 The Legh Road Conservation Area was designated in May 1976 and was extended in August 2005. To the immediate north, and separated by only a short stretch of road, lies the Knutsford Town Centre Conservation Area.

3.6 In addition to the designated conservation area there are a number of listed buildings and Tree Preservation Orders. The listed buildings are illustrated on Figure 1. There are a large number of listed buildings lying along the west side of Legh Road. There are also listed buildings along Toft Road.

3.7 Cheshire East Council also has a published Local List of buildings. These are also illustrated on Figure 1. These are buildings that were originally identified by Macclesfield Borough Council. However, there are no accompanying descriptions with these designations. Buildings on the Local List are automatically considered to be 'non-designated heritage assets', as set out in the Framework. The Local List is currently (2023) under review to ensure greater consistency across the borough.

4 Planning Policy Context

4.1 The policies which affect conservation areas are set out in national guidance, the National Planning Policy Framework (July 2021), and the accompanying Planning Practice Guidance, which is published and updated on the government website.

4.2 Conservation Areas are also affected by local policies:

- Cheshire East Local Plan is split into two parts. Part 1 is the Cheshire East Local Plan Strategy (2010-2030) which was adopted in July 2017. Policies SE3 to SE7 are of particular relevance to this conservation area. Part 2 is the Site Allocations Development Planning Document. This was adopted in December 2022.
- Knutsford Neighbourhood Plan (2010-2030) was adopted in March 2019. This includes a number of Heritage Policies and Design Policies which are a material consideration.

5 Origins and Historic Development

5.1 Knutsford's Early History and Context

It is uncertain when occupation first started in Knutsford. The only prehistoric find known in Knutsford is a Neolithic stone axe found in the south west area of the modern town. No evidence of Romano-British activity has been discovered, nor is there an evidence of an established community at the time of King Canute (1015 to 1035AD).

The Domesday Book of 1086 recorded Cunutesford, as a manor in the Bucklow (Bochelau) Hundred held by Egbrand, a free man under William Fitznigel Baron of Halton, who in turn held it under Hugh Lupus Earl of Chester.

Over Knutsford, Cross Town and Nether Knutsford constitute the three historic townships which comprise the modern-day settlement. Their fortunes are intermingled and not fully understood. The focus of this appraisal is the land lying predominantly in the township of Over Knutsford, of which there are remnants of settlement along Chelford Road, and the former agricultural land within the township to the west of the medieval settlement. The western part of the conservation area extends beyond Over Knutsford and includes a linear stretch of land roughly following Toft Road, which fell within the historic townships of Bexton and Toft. This land was outside the developed settlement until the 20th century, as development has coalesced to fill in many of the gaps along Toft Road.

Cross Town is thought to be the site of Knutsford's earliest settlement, on the east side of the moor. A separate nucleated settlement was located along the Chelford Road, probably the settled part of the manor known as Knutsford Booths, but also known as **Over Knutsford**. Over time, a separate settlement developed on the western slope of the town moor. This was formalised as a 'new town' when Edward I granted a market charter to William de Tabley of Over Tabley who held the township of Over Knutsford under Richard Massey of Tatton. In order to distinguish this area from the settlement of Over Knutsford it was given the name of **Nether Knutsford**, but it is now the present town centre. The King's Charter also stipulated that the burgesses should grind corn at the lord's mill. This was probably a water mill situated at the southern end of the marshy area, now known as Sanctuary Moor, located inside the Legh Road Conservation Area.

In 1300 William de Tabley sold the manor of **Over Knutsford** to John de Legh who lived in a manor house (Norbury Booths Hall) on a moated site immediately east of Chelford Road, in an area known historically as Booth's Green. The site of the manor house is a scheduled monument located within the grounds of Booths Hall, the new family seat which was built adjacent to it in 1745.

Over Knutsford and the new town of Nether Knutsford continued to develop as separate entities throughout the medieval period and John de Legh was successful in obtaining a separate market charter for a weekly market, a twice-yearly court leet and a fair in Whit-week for Over Knutsford in 1335. The



Speed's map of 1611 shows Knottesford as a substantial settlement. "Boouthes", the seat of the Legh family, also has prominence (Cheshire Record Office).

town developed with its two independent markets and foci, as an agricultural centre, dominated by landed estates, and became a centre for genteel living in the 18th century, a pattern which continued throughout the 19th century, and continues to this day. However, the eventual consequence of this shift in population and the creation of the new town was the gradual demise and shrinking of Over Knutsford. It is also entirely possible, but not known, that the Legh family may have removed some of the buildings in Over Knutsford in the 18th century to improve their outlook and the approach to their estate. The former settlement is an area of archaeological potential, but there has been little intrusive evaluation, so it is not very well understood.

Knutsford is surrounded by the large historic estates of members of the aristocracy and gentry, of which the largest are now in public / charitable ownership; Tatton Park to the north is the best known and largest, the historic seat of the Massey family. In 1598 Tatton was bought by Sir Thomas Egerton of the Ashridge estate in Hertfordshire from his half sister Dorothy Brereton. It was only after 1706 that the Egertons came to reside in the area when John Egerton built a new house at Tatton in 1715. There are other manorial estates which influenced the development and character of this conservation area: the Legh family estate in Over Knutsford and the Leycester family estate of Toft Hall, located to the immediate south-west of Toft Road. By the 17th century the Leycester family owned the manor of Nether Tabley and it is their initials which we find on the buildings and estate cottages along Toft Road. Around the southern perimeter of the town are the historic seats of Tabley Hall, Bexton Hall, Toft Hall, Ollerton Hall, Moseley Hall, and Booths Hall, forming a necklace of landed property and high quality agricultural land.



Greenwood's County map of 1819 clearly shows the large parkland estates surrounding Knutsford (Cheshire Record Office).

5.2 The Development of Chelford Road

Chelford Road forms a long stretch of the eastern perimeter of the Legh Road Conservation Area. Development here has occurred in clusters, one at the junction of Chelford Road, Brook Street, Mobberley Road (B5085), and Sparrow Lane. Towards the end of the 19th century, a village shop and post office was built on the corner of Sparrow Lane, which is inscribed with the stirring epithets: "Think of Ease but Work on" and "No gains without pains". On the west side of this junction is The Legh Arms Public House, formerly the Sword and Serpent (the name coming from the Legh family crest). It was mentioned in a newspaper article in 1845. The earliest part of the building contains 18th century brickwork, with segmental arched windows, and contains a date plaque reading "JES 1735"; the later phase of 1896 was instigated by the sale of allotments by the Legh estate to the landlady Hannah Blackshaw, and this expansion led to the creation of a Bowling Green by the end of the 19th century serving the public house, a popular and often sequestered pastime which was actually most prevalent in the late 18th century for public houses; the orange-red brick gable to the street has a half-timbered gable with a datestone of 1896 carved into the bressumer.

To the south of the Legh Arms, on the west side of Chelford Road, a large, triangular plot of land was established by William Caldwell in the late 18th century as a plant Nursery (a small part of his 27-acre business). This area shrank after 1871, as William George Caldwell sold off for development a number of the allotted parcels he had acquired from the Legh Estate (see Figure 4). Caldwells retained an area for horticulture and glasshouses opposite their retail shop, which was located at No. 17 Chelford Road and following the closure of Caldwells in 1992, this nursery site was developed as three detached houses known as 'Legh Gardens'. Similarly, the retail shop on the east side of Chelford Road was redeveloped and now incorporates three properties (Caldwell House, Garland Cottage and Oak House) with a reduced frontage. Maple Mews and Buckingham Drive were built on the remainder of the site that was to the side and the rear of the shop.

Further south, along Chelford Road, historic development is more loose-knit and perhaps reflects the ad-hoc development around the edge of common land and waste. A 'green' is recorded on the Tithe map opposite Higher Town Farm (the farm buildings displaced by the cul-de-sac entrance - Carrwood). The presence of Booth's Green, also known as Higher Town Green, is recorded in the name of the property 'Tithe Green' and vestiges of the green are preserved in the mown open area adjoining the highway.

This area contains the earliest building within the Legh Road Conservation Area, the Old Court House (now divided into West Court and The Old Courthouse). A listed building, it stands back from the Chelford Road and incorporates a 17th century hall, anecdotally the site of a manorial court. Close by, but currently outside the conservation area, a further early 17th century cottage (no. 29 Chelford Road) remains with exposed timber framing. Another cluster of cottages further south and on the east side of Chelford Road, close to where it meets Leicester Road and Parkfield Road, was developed in the 18th century, but probably has its origins in the settlement of Over Knutsford. These currently fall outside the conservation area (see Boundary Review) but one has evidence of a cruck-frame, which may reflect



Extract from the Tithe Map of 1848 from Over Knutsford (EDT 316/2 - Cheshire Record Office), clearly showing Booth's Green.

a medieval or post-medieval origin. One of these cottages was a brew house called the 'Ring o' Bells'. The settlement of Over Knutsford, which had five inns or alehouses in the 1670s, has clearly shrunk, so that what remains are the scattered fragments of a once much higher density medieval settlement along Chelford Road.

5.3 18th Century Turnpikes

The Chelford Road and the Toft Road are two principal arterial routes on the south side of Knutsford, which meet in the centre of the town. Both of these were turnpiked:

- Toft Road (also known in part as London Road), now the A50, linked Knutsford with Holmes Chapel. This was turnpiked in 1753 (Cranage and Warrington Turnpike).
- Chelford Road, now the A537, linked Knutsford with Macclesfield. This was turnpiked in 1769 (Macclesfield and Nether Tabley Turnpike).

These two arteries, parts of which fall within the Legh Road Conservation Area, contain a sporadic, linear / ribbon settlement facing these principal roads. Whilst the historic buildings facing Chelford Road are the remnants of an earlier medieval settlement, the development facing Toft Road appears largely to post-date the creation of the turnpike; indeed, it is possible that the turnpike was created in conjunction with land exchanges or agreements with the Leicester family to formalise, straighten and widen the route, as it splits the historic parkland estate. This may account for the low-lying and historic Croft Lane, which lies to the immediate east of Toft Road, which may have formed the alignment of the original roadway.

5.4 The Development of Toft Road

The western edge of the conservation area contains development running along Toft Road.

Early development along Toft Road is sporadic and there are clusters of cottages lining the road, with occasional larger houses. The earliest houses date from the first half of the 18th century and are typical of roadside encroachments, with shallow plots. Clusters of Toft Estate cottages lie along the road on the east side (e.g. Rowley Bank and Roebuck Cottages) and along Croft Lane. They also include 'White Cottage', possibly a former toll house.



Clusters of linear 18th century development are scattered along Toft Road.

The northern part of Toft Road is focussed on Paradise Green, at the junction of Bexton Lane and Toft Road, an area which still retains a sense of spaciousness, with wide grass verges (see Boundary Review).

Land to the south of Paradise Green, and the west side of Toft Road, remained undeveloped until the 1880s, with two minor exceptions – Toft Cottage (now Sandfield House) and the School House Cottage (dated 1841); both are listed grade II and lie outside the conservation area, the latter built by the Toft Estate as an ‘estate’ building.

After 1880 four large, detached houses were built, which were not part of the Legh Road development, but with which they share common characteristics, including architect-designed houses in large landscaped grounds, with mature trees. These are: Bexton Lodge, Oakhurst, Bexton Croft, and Rowley Brow (dem.). These comprise the core of the developed edge of Toft Road. Thrushes Mead, a house which was established by 1938, and several other houses of similar design, also lie within the conservation area. Views of these houses are restricted by the tree canopy and deeply-planted gardens.

5.5 The Development of Legh Road

The development of Legh Road followed the sale of the ‘Knutsford Estate’ of John Pennington Legh in 1866¹. Until then, the developed part of the conservation area was dominated by the historic road network of Toft Road and Chelford Road. By 1866, the broad triangle of land lying between these two arterial routes and Goughs Lane, in the south, comprised an area of arable land, some plantations, and, in the northern part, river meadows and pasture, and an area of low-lying marshy land, out of which arises the stream now known as the River Lily. It was criss-crossed by a few narrow lanes and footpaths.

From 1866 this all changed as J P Legh sought to lay out and allot an area for development between these two arterial roads; this was initially referred to as the ‘Knutsford Estate’. New roads were created from 1871 – Legh Road (20 yards wide) and Parkfield Road (18 Yards wide); Leicester Road, which already existed in the 1830s as a winding lane, was rationalised and widened to a common 18 Yards wide. Whilst the early settlement at Over Knutsford primarily lined the road and was close-knit, from 1871 the new houses along Legh Road and Parkfield Road were set back behind a building line established under a restrictive covenant and its accompanying plan; they were set in spacious grounds, no more than two dwellings to an acre. Some earlier routes and pathways were retained within the plans and they survive as footpaths and drives (Knutsford FP 18, Knutsford FP 19, and Knutsford FP 26). Leicester Road, the old winding lane, has preserved some of this historic, rural character. To the south, the route of Gough’s Lane, which already existed and was known as Toft Lane, was also preserved. A handful of buildings already existed within and along the perimeter of the area allocated for development, most significantly a series of large dwellings along the western edge of Chelford Road, which were established from at least as early as the 17th century and survive now, buried deep within the plots, often partially hidden by trees. These include: Tithe House, the Old Court House, The White Cottage and Sandings (Corner Cottage in 1871).

The area which lay between the Chelford Road and the River Lily to its west, all part of the Legh estate within Over Knutsford, comprised the majority of the ‘Knutsford Estate’ allotted in 1866 and subsequently sold off piecemeal and developed from 1871.

¹ John Pennington Legh, Esq., of Booths and of Ryde in the Isle of Wight, heir to his uncle, Peter Legh in 1857, was born 20 November 1827 and died 12 August 1888.

The 1866 plans for the development of the 'Knutsford Estate' were quite ambitious, incorporating land both to the south of Gough's Lane, called the 'Bellefield Estate', and to the east of Chelford Road, called the 'Park Farm Estate', neither of which were developed.

An advertisement in the Chester Courant (5th October 1870) describes how 264 acres of land were for sale "building sites well worthy the notice of capitalists, gentlemen, and builders". The land was described as:

"rich light loam on sand and gravel, and being considerably elevated above the surrounding country, ensures the salubrity and healthiness of the estate, and offers every facility for drainage....The building conditions attached to these particulars are intended to preserve the estates as first class residential properties, and it is intended to restrict the class of houses to be built upon the land to superior private residences."

The Cheshire Midland Railway was opened on 12 May 1862, connecting Knutsford to Altrincham and Manchester and by 1874 Knutsford was connected to Northwich and Chester. The line stimulated residential development, especially for the middle classes anxious to move out of industrial Manchester. Many of the new residents had lucrative businesses and trades in Manchester. Achieving assurances from the railway company about running extra services were part of the sales negotiations for the development of the Legh Road area. James Carlton, the original purchaser of the 'Knutsford Estate', must have sold it on fairly rapidly as by 1871 The Midland Land and Investment Corporation Limited were selling the lots.

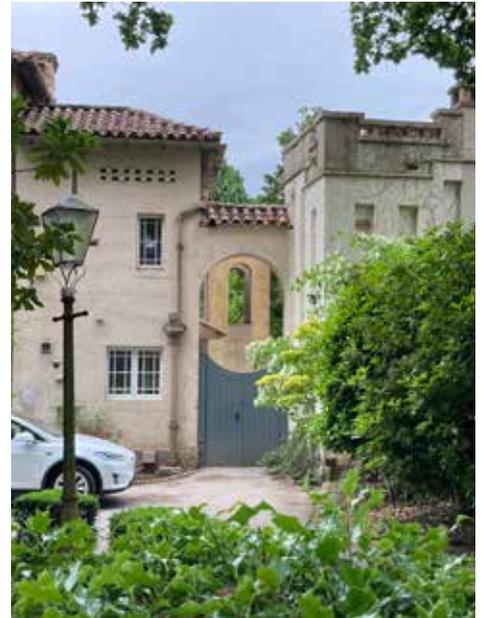
Despite these assurances, the development of Legh Road was slow to catch-on, as can be seen by comparing the 1876 and 1898 Ordnance Survey maps with the 1909 OS map. After 1900, development was much more rapid, bolstered by the enthusiasm of Richard Harding Watt, who bought two lots in 1894 and built his own house, 'The Croft', in 1895, after which he purchased another five lots in 1897. In the early 1900s he proceeded to develop all five plots, sometimes with multiple ancillary buildings.

Richard Harding Watt was a glove merchant and amateur architect. He came to Knutsford in 1895. He is an elusive character as, although he was wealthy, he appears to have inherited his fortune from his father, Richard Harding Hethorn. He was born out-of-wedlock and did not use his father's surname, Hethorn, although this was on the parish register of baptisms, but his mother's surname (Watt).

He used different architects to realise his aspirations and incorporated a variety of building forms, the common influence being Mediterranean architecture, in particular the villas of the Roman countryside. The buildings are described in some detail in the latest edition of Pevsner's Buildings of Cheshire. Watt favoured a range of architectural features, which nonetheless exhibit a degree of commonality; this is particularly evident in the long views of his houses across Sanctuary Moor, from the east side of Toft Road. He used imported Roman clay pantiles and rendered masonry, punctuated with stonework, sometimes finely dressed, sometimes re-cycled from other buildings. In many instances the stone embellishments appear to be ad-hoc and a deliberate effort to suggest the passage of time and change. The houses incorporate towers with pierced parapets, bartizan turrets, campanile, open verandahs, and Roman-style chimneys with tiled roofs. There are a number of unusual garden structures which play with geometric forms. The cumulative effect is particularly striking in the long views across Sanctuary Moor, where the pale-coloured houses stand out against the dark backdrop of trees and the skyline silhouette is very pronounced.



In the long views across Sanctuary Moor, the pale-rendered houses stand out against the dark backdrop of trees.



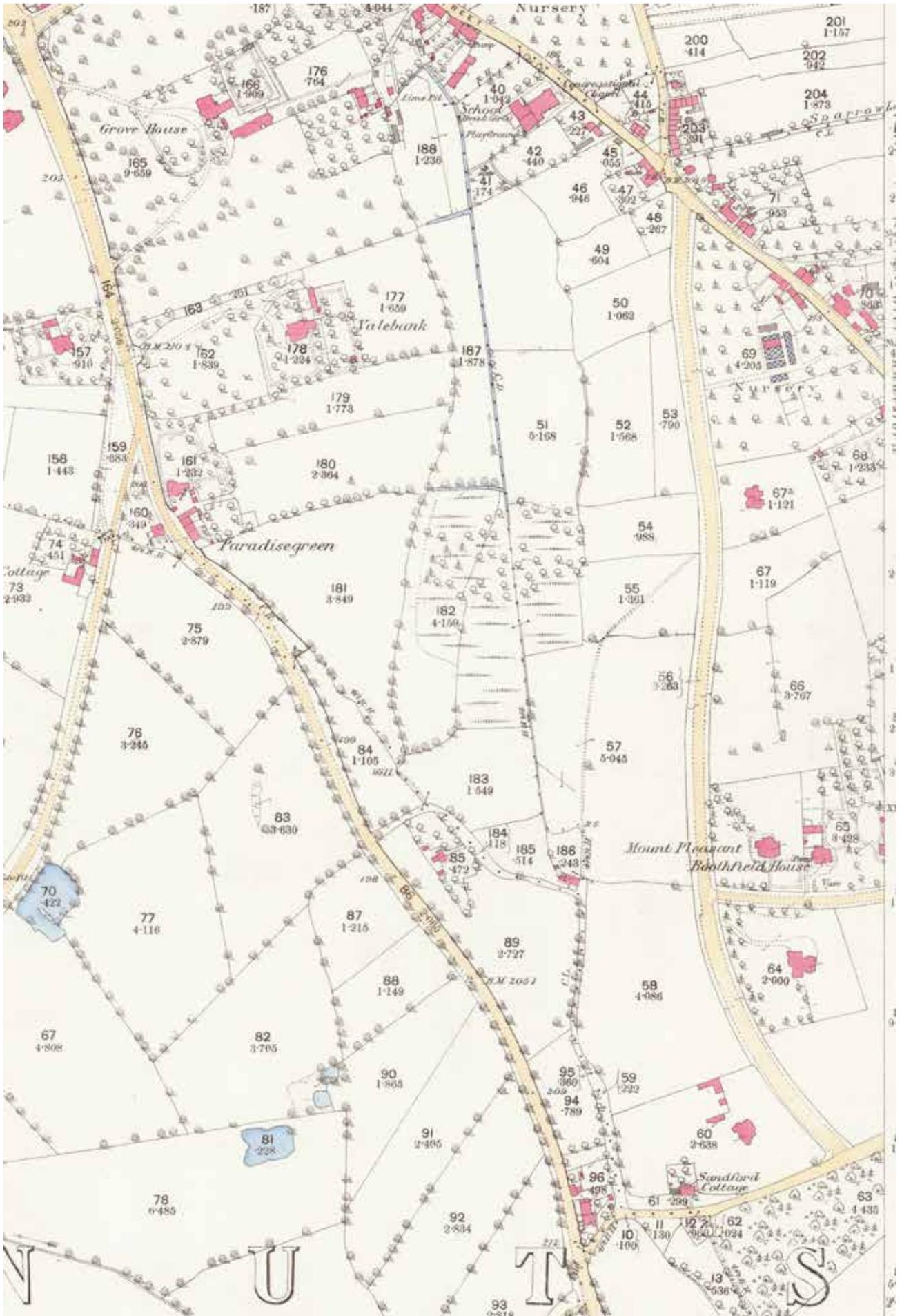
Legh Road - Harding Watt's eclectic mediterranean style of Roman clay tiles, parapets and overhanging eaves.



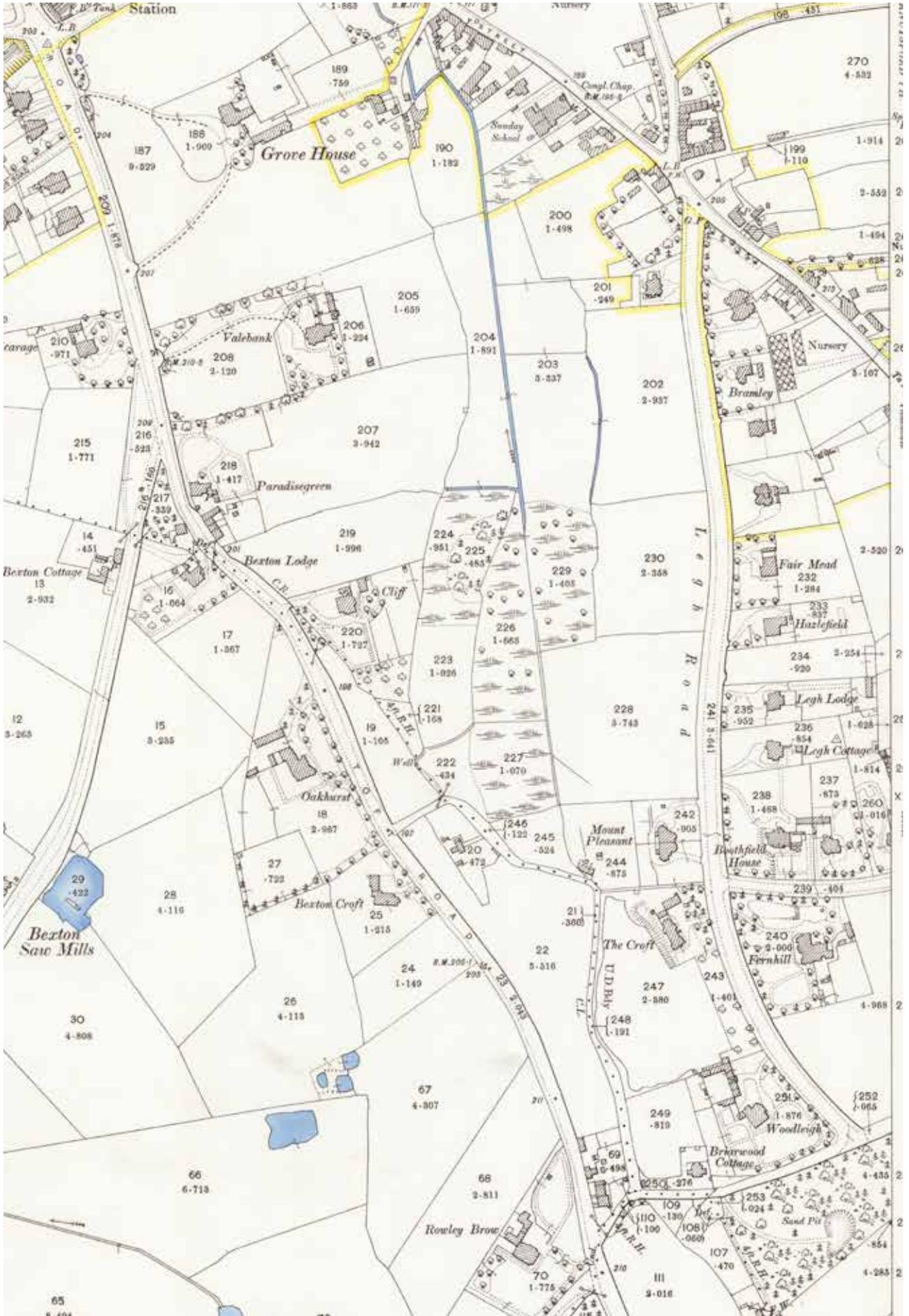
The Harding-Watt houses and ancillary garden buildings were designed in-the-round, for their individual, intimate and collective appearance.



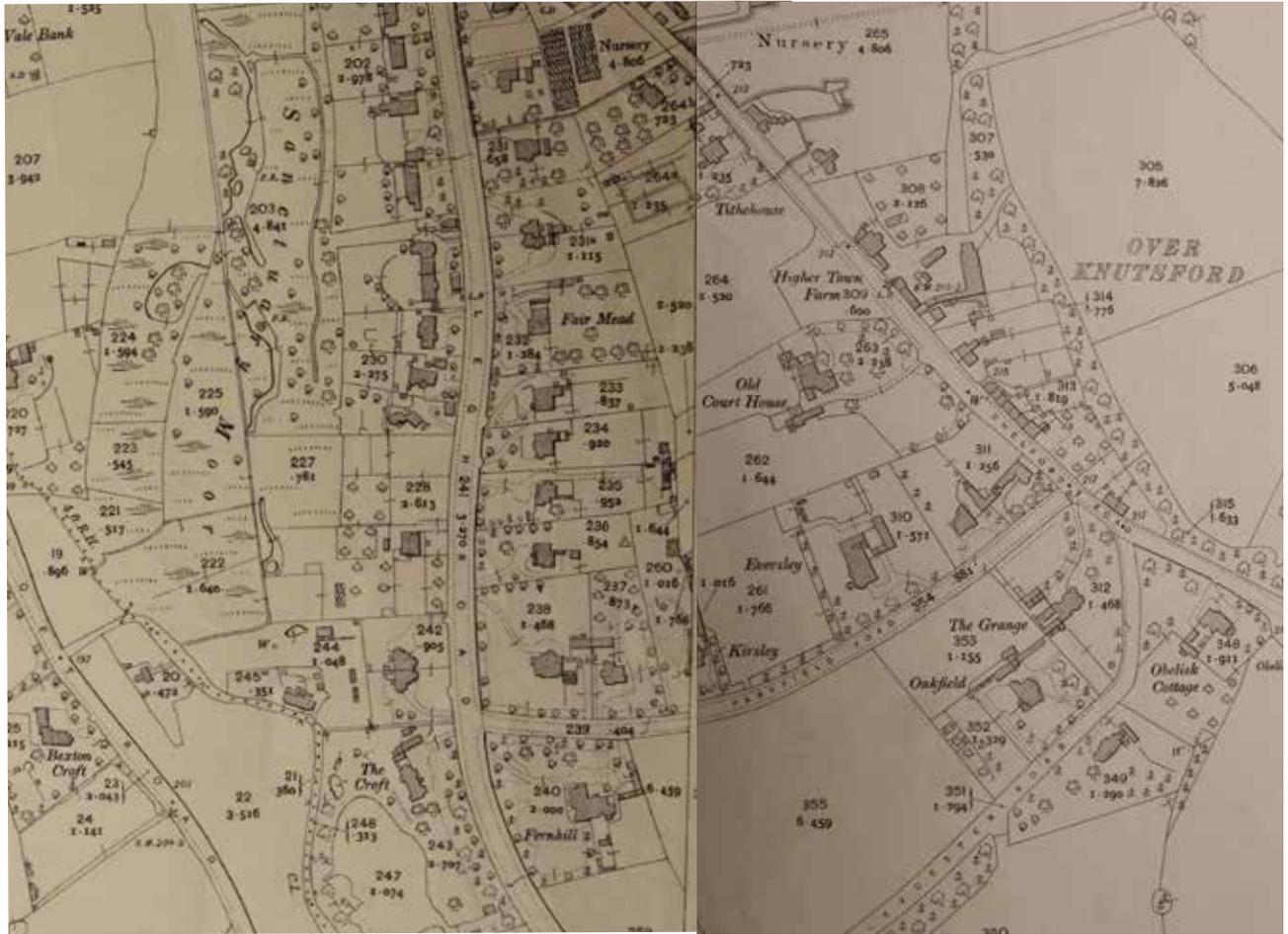
In the early 20th century, as Knutsford expanded, more buildings were added in Leycester Road and Parkfield Road. At the south end of Legh Road, a number of inter-war houses were built as bungalows. Demolition of some large houses and redevelopment of a number of the plots followed a pattern in the mid-late 20th century; Fairmead, Eversley and Fern Hill (a grade II listed building) were demolished in ca. 1980, 1970s and 1982 respectively and replaced with a cul-de-sac of housing (Fairmead) three new houses (Eversley) and a new large block of flats (The Hill). More recently, the pattern has been to demolish some of the smaller houses and replace them with very large properties. This squeezes the available space around the perimeter of each house, so that there is a much greater density than originally intended in the designed layout of the estate. A number of the new 21st century houses on the larger plots have, nevertheless, made a positive contribution to the character of the conservation area (see Figure 1).



First edition Ordnance Survey map of 1876 (1:2500 scale) showing the Toft Road leading to Paradise Green and the more developed Chelford Road, with Legh Road, a rural lane. Development has started along Parkfield Road.



Second edition Ordnance Survey map of 1898 (1:2500 scale) showing fully developed plots along the east side of Legh Road, scattered houses along the west side of Legh Road and the west side of Toft Road.



Third edition Ordnance Survey map of 1909 (1:2500 scale) showing the Harding-Watt houses along the west side of Legh Road and Sanctuary Moor (Cheshire Record Office).

6 Character and Appearance – Spatial Analysis

The Conservation Area divides into three distinct areas of different character:

- A. **Toft Road**
- B. **The Legh – Knutsford Estate**
- C. **Chelford Road**

Positive Buildings

In addition to the grade II listed buildings, many buildings make a positive contribution to the character of the conservation area. These are illustrated on Figure 1. Positive buildings are those with a particularly strong, coherent, and individual design, including good examples of Domestic Revival architecture, incorporating the use of high-quality materials, or buildings of genuine traditional form and historic interest, with a high degree of surviving vernacular materials. They will have either historic or architectural interest, or a combination of both. Some buildings with an historic core or notable historic association can also be considered positive buildings, but they should also preserve some degree of outward historic form. Positive buildings can also include modern architecture but only those buildings dating from before 1950 will be considered as 'non-designated heritage assets'. This includes buildings which are identified on the Local List and all others identified in this appraisal.

Short descriptions of each of the buildings are included in the summary table – appendix I. All appraisals evolve and the omission of any building should not be taken to imply that it is of no value.

6.1 Character Area A – Toft Road

Toft Road was turnpiked in 1753 and this may have been the catalyst to the scattered development along its length; it is not entirely clear but Croft Lane, which lies to the immediate east, has a hollow-lane character in places and this may have been the original alignment of the road to Nether Knutsford, displaced in the 18th century when the main road was turnpiked. The lane continues to the south of Leycester Road as a public footpath (Knutsford FPI9).



Croft Lane with its hollow-lane sunken character and overhanging mature trees.

Scattered development along Toft Road is dominated by the small cottages of the Leycester estate, which are spread out along the east side of the road in small groups. Two estate cottages to the west (grade II listed buildings) fall outside the conservation area. In 1841 Ralph Gerard Leycester owned many of the properties which we can still see along the road. Their estate character is still remarkably well preserved, and they include: Humbug Cottage, Nos. 3-5 Gough's Lane, Roebuck Cottage (formerly The Roebuck Inn), Rowley Cottage and White Cottage and Nos. 2 and 4 Croft Lane (the rear and chimneys of which are clearly visible from Toft Road).

Although dispersed, there are common characteristics to these estate buildings, such as the use of segmental brick arches, small-paned casements, and large-format slate roofs. White Cottage is more unusual because it has distinctive hood moulds over several windows; these are commonly associated with buildings of the picturesque movement, adopting an Old English Tudor style. Given the location of the building so close to the edge of the road, the distinctive presence of windows with hood moulds, and the proximity of the roadside window to the corner of the building, it is possible that this building started out life as a tollhouse. In addition, on the corner of Gough's Lane, are the semi-detached pair of cottages called Rose Bank and Toft Cottage (built by 1876, by the Leycester estate).

The sense of spacious surroundings to the cottages, and their historic character as part of the estate is still preserved by the rural setting, fields, and the backdrop of trees along Croft Lane, a linear backdrop which continues along the alignment of the public footpath (Knutsford FPI9) to the south of Leycester

Road. Views and historic associations are shared between Toft Road and the historic route of Croft Lane, which are particularly dynamic across the fields known locally as 'Dairy Farm Field'.



Views from Toft Road to Croft Lane across the fields are distinctive, with the trees following the lane forming a backdrop.

Many of the trees along the edge of Croft Lane may originate in the 19th century (there are a number of TPO oaks) and the sunken character of Croft Lane is very different from other parts of the Legh Road Conservation Area. The lane is narrow, without pavements or mown verges, and some of the largest trees are located on the embanked edges of the lane, which creates a large canopy overhead and a darker character to the lane. Despite the traffic along the A50, the character is one of relative tranquillity and visual separation from Legh Road.

The character of Croft Lane is intimate and largely rural in character, dominated by hedges running along and lining the lane, with small cottages, such as the pair of estate cottages, Nos. 2-4 Croft Lane, which are recorded on the 1848 Tithe map, and which retain their casement windows, segmental brick arches, English bond brickwork, and blue-clay tiled roofs. The distinctive, jettied-effect Molly Potts Cottages, adapted by R H Watt in 1897 (included in Character Area B as they were part of the Legh family / Booths Hall estate), equally contributes to the special interest of Croft Lane.

Modern development, sandwiched between Toft Road and Croft Lane, has tended to be of a small scale overall and is relatively neutral in terms of impact. The adoption of cottage designs for new development, up-scaled and given deeper floor plates and wider gables, however, has tended to obscure the authenticity of the 19th century buildings, and dilute the character.

Moving towards Knutsford at Paradise Green, at the north end of the conservation area in Toft Road, there is another cluster of houses which were not part of the Toft Hall estate. Paradise Green is an edge of settlement development, close to the site of the original town corn mill. There is a long view from Toft Road down towards Sanctuary Moor and the historic water course (now known as the River Lily) and the former millpond. This provides the best vantage point to see the Richard Harding Watt houses along Legh Road. As the houses were designed to be seen as a suite of buildings, known colloquially as 'The Terraces', with their roofscape and silhouette intended to be appreciated from

Sanctuary Moor and from the main Toft Road to the west, this view is an important part of their setting, which contributes to their individual and cumulative significance.

'The Lodge' has a handsome late Georgian façade to Toft Road; with a shallow, full-height Regency bow to the north, where it would have been seen in full view, when approaching from the town centre. The house was largely remodelled circa 1800 by Captain Kinsey but it has an earlier core which is contemporary with the row of three early-mid 18th century cottages to the south, End Croft, The Cottage and Midcot. Another Regency-style house, Garden Cottage, opposite, was built in 1862 but reflects the character of The Lodge, with its Flemish bond brickwork, gauged brick lintels and arched doorcase, and was perhaps deliberately conservative.



The Lodge at Paradise Green, remodelled in ca. 1800, with its handsome bow-fronted northern elevation.



Molly Potts designed for Harding-Watt is highly distinctive.



Rustic porches at Paradise Green

The west side of Toft Road was developed in the second half of the 19th century from land sold off by the Toft Estate; an advertisement appeared in the Manchester Courier in March 1889 for "very choice building sites situate on the Toft Road". The land was described as "high, well timbered and undulating". This must have been a second phase of estate land sales, as Bexton Lodge dates from the 1870s.

The houses Bexton Croft (1896) and Oakhurst (ca. 1881-85), are set within large gardens, largely hidden by trees running along the edge of the road and also by a high linear bank. This is a very pronounced bank alongside Thrushes Mead as it was originally planted with trees in the manner of J C Loudon. Many of these still tower over the road today and adopt mixed planting. This gardenesque technique provided a subtle way of creating privacy without harsh boundary fences.

The avenue of trees which borders the northern part of Toft Road is made up of many Common English Oak, Chestnut, Sycamore, and Pine. Some of these trees may be more than 150 years in age.

Negative Factors

- modern petrol filling station and small commercial garage at Paradise Green
- high level of traffic
- enlarged cottage designs for new development
- loss of authentic materials – e.g. concrete roof tiles replace clay and slate

6.2 Character Area B - The Legh 'Knutsford Estate'

Legh Road itself forms the “spine” of the Legh – ‘Knutsford Estate’, and winds gently through the leafy surroundings. Legh Road, Parkfield Road and Leycester Road are quiet streets, with generous width roads, wide grass verges, large mature specimen trees within gardens, and only occasional pavements.

This part of the Conservation Area is notable for its prestigious, usually detached villas, most dating from 1870 to 1914. These sit in generous garden plots with mature tree planting. Despite leaf cover, very few are completely hidden. The most important of these buildings are marked on the townscape plan (figure 1) and range in date from the late Victorian houses of the 1870s and 1880s, many built in polychromatic brickwork, to the rendered Mediterranean-style houses of Watt, on the west side of Legh Road, and other Arts-and-Crafts influenced houses of post 1900. They share a common building line, originally determined by the restrictive covenant, set deep within the plot, with long entrance drives, often marked on the road frontage by ornate carved stone gatepiers, with incised house-names, and a range of often large ancillary structures, such as summerhouses, coach-houses, and garages closer to the road. The original plot divisions are illustrated on Figure 4.



The mature high canopy of trees along Legh Road, with mixed deciduous and coniferous varieties makes a significant contribution to its character.

Legh Road developed from 1866, when a covenant dated 8th August 1866 between James Carlton (the purchaser) and John Pennington Legh (the landowner) set out the terms for the development of land and building plots along the line of a new estate - Legh Road and Parkfield Road were two new roads, whilst others were adapted. A further deed poll of 13th September 1871 set out the terms of regulating the erection of buildings between The Midland Land and Investment Corporation Limited and “Their Purchasers”.

The covenant set out the intention that private dwelling houses only would be permitted and that these should be limited in density to one or two per acre, with the exception of ancillary buildings, identified as lodges; the only other buildings could be churches.

A plan attached to the covenant identifies the allotments, numbered from 1 to 35 and these are dated with a schedule of purchasers spanning from 1871 to 1897. Later sales are not identified. These were allotted to many individuals including Samuel Thomson Woodhouse (1872), who bought plots 36, 77, plot 11 in 1886, plot 29 in 1893, Jane Emelie Woodhouse, who bought plot 21 in 1886, Nathan Glossop Pennington (1871), architect, plot 28, Thomas Mason Davies (1886), architect, plot 19, Richard H Watt (plots 12 and 13 in 1894), plots 4, 5, 6, 7 and 8 in 1897 (see overlay – Figure 4).

The OS map of 1876 shows Legh Road established as far as the alignment of Leycester Road which ran roughly east-west. The southern section of Legh Road was always intended (as shown on the 1871 allotment plan) but although the road was established by 1909 it was not developed until after WWI. It is the same width, but it lacks any pavement, which increases the sense of rural, sylvan character in the southern section beyond Leycester Road. In 1871 the land to the south of Leycester Road was still owned by John Pennington Legh and comprised several plantations – one of these survives as a strip of woodland to the south of Archery House and to the east of Oldfield House. Another important area of woodland, one of these historic plantations, survives to the west of Woodgarth, described romantically as 'wild woodland' in 1905, and the land to the east of Legh Road still retains some of the trees from a continuation of that plantation.

The east side of Legh Road contains a large group of unlisted houses; both detached and semi-detached houses lie in generous plots with sweeping long driveways. These buildings date to the period between 1870 and 1890 before Watt began building his villas on the opposite side of the road, and provide a variety of materials and details. They are mainly a celebration of brick, in a variety of colours – red/ orange, gault, cream and polychromatic with blue banding; there are some fine examples of the Queen Anne Revival style (e.g. Bramley, in a buff London brick laid in English bond, with contrasting red brick dressings, pilasters and window surround, with prominent Dutch gable), and many houses contain the Queen Anne use of moulded red brick / terracotta details and contrasting white painted timber windows. Houses are set up on the bank, with high-level views down to the road and in places are three storeys high, which means that they are also on occasion visible from Chelford Road.



Bramley, designed by Thomas Mason Davies, with its Dutch gable and striking polychromatic brickwork.

The development of the cul-de-sac Fairmead has involved the demolition of one of the large detached houses and its replacement with a higher density cluster of housing; this has broken the characteristic grain of development fronting the road. The impact is reduced by the depth of the gardens of the houses fronting the road and the mature trees.

On the west side of Legh Road, plots 4, 5, 6, 7 and 8 bought by Watt in 1897 sit on the elevated land

above Sanctuary Moor. The buildings were designed in a cohesive way, with repeated details, intended to reflect the character of a Romantic, hilltop settlement in the Roman countryside (see Materials, Vernacular Buildings and Architectural Styles). The name 'Sanctuary Moor' is said to have been given by Watt to the low-lying area below the houses which he adapted and landscaped, by creating artificial ponds from digging out low-lying ground and partially culverting the River Lily. In this way, Watt was able to provide the new houses with a generous setting, long gardens, which stepped down the hillside in terraces, and a physical link to Sanctuary Moor. Although publicly inaccessible, the land is now a designated wildlife site managed by Cheshire Wildlife Trust who oversee a wetland management strategy.

Leycester Road is evident as a narrow lane on the 1848 Tithe map; to the west of Legh Road this character is preserved in the intimate and winding nature of the road, which leads to a series of short views inviting exploration, without either a verge or pavements; to the east the alignment is more generous but also without pavements; altogether this gives Leycester Road a slightly more rural character, which is increased by the amount of dense overhanging vegetation, particularly close to Legh Road where there are a cluster of street trees overhanging the road, creating a tunnel-like vista.

Boundaries to Leycester Road have historically been very low-key, with naturally hand-riven, oak fencing and matching pedestrian gates, where the upright palisade is fixed to horizontal rails with oak pegs. Unfortunately, the authentic details have been displaced in many instances by machine-sawn fencing.



Houses along the east side of Legh Road are often set up on land higher than the road, with striking carved stone gatepiers at the perimeter of a winding drive.



Leycester Road, with its earlier origins, has a more rural character devoid of pavements.

Houses built along Leycester Road adopt mainly stucco and roughcast. The 20th century houses have a close affinity with the earlier stucco buildings along Chelford Road, such as The Firs and The White Cottage. The White Lodge and Somerford were built as a matching pair and still share common

features such as the jettied form of gable and the unusual monolithic chamfered gateposts with giant ball finials. Somerford is the better preserved of the two, as it retains its original stone-slate roof and small-paned casement windows. Kirkbeck is a modern house which adopts roughcast and the same jettied detail. Kingswood (sic Firwood) is another building in the Arts and Crafts tradition but is much more consciously influenced by Cheshire black-and white half-timbering and survives with many original details intact.

Treyford House, a tall house of 1901, incorporates roughcast, overhanging bracketed eaves, half-timbering, and steep tiled roofs. Slightly later properties of the 1920s and 1930s still adhere to the same influential principles of the Arts and Crafts movement, incorporating native materials and bespoke crafted details, such as Archery House, which has adopted stone slate and leaded lights.



A wide variety of architectural styles are found within the Legh 'Knutsford Estate'. The common factor is the high quality of detail, ornament and composition. In this cluster of examples we find red clay tiles (Treyford House), with roughcast, brick and black-and-white framing, stone slate (Brae Cottage), red sandstone and black-and-white framing, Roman clay tiles (Harding House), with roughcast, and Welsh slate (The Firs), with stucco. Details include carved dates and monograms, bird perches, carved stonework and deep overhanging eaves.

Woodgarth, designed by Percy Scott Worthington in 1903, is an example of the earlier use of roughcast to create a specifically Arts and Crafts tempered house, influenced by Charles Voysey, with more minimalist detailing, but deliberately cloaked within its wooded setting.

Parkfield Road was first established at 18 yards wide, and several houses were built along the northern side by 1876. These include Boothfield and Keisley, which were built as a matching pair of detached houses, built in red brick with gault brick dressings and banding, half round arches over the first floor windows, and hipped Welsh slate roofs.

The north side of Parkfield Road has a pavement and a number of traditional vehicle cross-overs with small sandstone setts and flush sandstone edging.

The boundaries to the eastern part of Parkfield Road are more loosely defined, with a number of hedges, such as holly, and mixed planting. There are also many fences, both close-boarded and palisade type, neither of which are authentic. The boundaries to the western arm of Parkfield Road are much more structured and well-defined as they approach Legh Road, and are dominated by low brick walls, with sawtooth brick corbelled copings in both gault (yellow) brick and a soft reddish-orange brick. These were historically intended to retain embanked gardens with evergreen shrubberies.

The development of the cul-de-sac Greenacre Close has broken the characteristic grain of development fronting the road, with filtered light and views through to rear gardens. The important characteristic which prevents clear views through to the cul-de-sac is the green infrastructure and trees to the road.



Parkfield Road - south side.

Negative Factors

- In addition to the low brick boundary walls, a number have been topped with close-boarded fences to replace shrubberies and create a complete screen.
- Original boundaries of split / hand-riven oak fencing have been displaced by close-boarded fences and railings, which has started to seriously erode the semi-rural character.
- Original stone sett crossovers have been covered in tarmac and have been disturbed by utilities and service trenches.

- There are some wide sections of pavement, finished with concrete paving slabs and tarmacadam.
- Higher density of modern development has started to erode the sylvan character where garden space has been reduced to accommodate larger dwellings and ancillary buildings – this is particularly problematic where there is limited distance to the boundary with the adjoining property

6.3 Character Area C – Chelford Road

Chelford Road is a busy road with almost constant traffic. From a moving vehicle there are fleeting glimpses of the buildings which give the impression of its old origins.

Chelford Road has medieval origins as the location of Over Knutsford, which had a market from 1335. To the north, close to Knutsford, Brook Street is busy with more commercial buildings and several of the buildings have been embellished with 'half-timbered' details, which are often later additions. The black-and-white theme is prevalent in the joinery details along this street.

Much of the ancient character of Over Knutsford is hidden, either by being enveloped within a later reconstructed building, or by being screened by trees along the western edge of Chelford Road. Some of the earliest buildings, including The Old Court House, are not clearly visible from Chelford Road. They nevertheless contribute to the historic interest of the conservation area.

Along the east side of Chelford Road, the contrasting relationship of the small-scale buildings, located either directly fronting the pavement, or set back within a small front garden or apron of private frontage, perpendicular to the street with a gable frontage, and the fluctuating eaves heights, punctuated by chimneys and small gables, bargeboards and finials, gives the area its picturesque undulating character and variety, particularly in long views from the north and south, many of which were recorded as postcards in the 19th century. This picturesque character was then adopted in the various refurbishments and changes to the buildings, often using Gothick details. The oldest buildings are cruck-frames, with later examples of 17th century small frame timber-framing. The building materials are often brick, plain or painted, or painted stucco or roughcast.

The Chelford Road area contains the tall trees and mature landscaping of the houses and large gardens to its west. These often tower over the buildings and include specimens such as tall firs and pines, some of considerable age. Beech, Cedar, Purple Beech, Corsican and Scots Pine and Wellingtonia are all evident, deliberately chosen for their exotic silhouettes and foliage. There are also places along the east side of the street where there are tall Black Pines, providing counterpoint. It is likely that these were originally planted by the Legh estate. The lush planting continues along the west side of Chelford Road in places which were historically part of the Legh estate. These are mostly contained within blanket Tree Preservation Orders, which include species such as Beech, Sycamore, Lime, Oak, Horst Chestnut, Scots Pine, Weymouth Pine, Corsican Pine, Blue Spruce and Cedars, mixed planting of the 19th century. Some of the gaps appear to have become virtual ransom strips, with trees now contained behind



Tall pines towering over partially-hidden houses along the west side of Chelford Road

tall close-boarded fences, but originally designed to be open, as part of the formal approach to Booths Hall.

The Obelisk is a monument designed as an eye-catcher from Booths Hall, the seat of the Legh family. The monument is in direct line-of-sight from the original hall of 1745, through the parkland where it opens out at Chelford Road with a clairvoye created by a brick wall in the ditch forming a 'sunk fence' feature. The 6-inch OS map of 1872 suggests that land to both the east and west is set down below an embankment and open, to increase the visibility of the monument. It is ascribed to Ralph Leycester Esq and his wife but was probably re-purposed by the Legh family. It is an exceptionally tall, rusticated stone column, surmounted by an urn, at the southern end of the Conservation Area. The tall ivy-clad trees surrounding the monument have started to affect the visibility and silhouette of the monument in views from the east. Although outside the conservation area, the trees lying within the Booths Hall estate also contribute to the character of the street and their lush foliage frames the views around the Obelisk. The historic southern approach into the Conservation Area, along Chelford Road, is lined with densely-planted thickets of trees, planted by the Legh estate as part of the wider design of the parkland estate, and many of considerable longevity, which contribute to the sylvan quality of the Conservation Area.

Negative Factors:

- close-boarded fencing to the back of pavements and above walls, particularly around the three principal junctions with Parkfield Road, Leycester Road and Gough's Lane.

6.4 Views, Vistas and Setting

See Figure 5.

6.4.1 The approaches to the conservation area follow two of the principal arterial routes into Knutsford, the A50 (Toft Road) and the A537 (Chelford Road).

6.4.2 Views along Chelford Road are linear and contained largely by buildings and trees; the only outward view is that across the parkland of Booths Hall, which was a deliberately designed view, intended to extend the apparent size of the Legh estate from the Hall to its outlying estate, so that when seen from the Hall the 'Obelisk' monument was an eyecatcher; outside the parkland. Looking from the road to the east there was also a clear designed view of the Hall set within its parkland; the road physically separated the public from the parkland, but the glimpsed view of the Hall still enabled an appreciation of the status of the Legh family. This now lies outside the conservation area, but Booths Park is part of its setting because of the strong historic links with the Legh estate, Chelford Road and the new Legh Estate of 1866.

6.4.3 Views along Chelford Road approaching Knutsford also exhibit the gently undulating form of medieval settlements, so that the views are constantly changing; this means that picturesque estate cottages and trees, planted for their silhouette or dramatic form, provide interest and punctuate the views.

6.4.4 Views along Toft Road approaching Knutsford start from the south with open spaces surrounding the parkland estate of Toft Hall. In contrast with Booths Hall, the relationship between the parkland of Toft Hall and the Toft Road was less insular. Estate buildings are scattered along the edge of the road and are associated directly with Toft Hall. There is greater openness in the southern part of Toft Road, which may be because the parkland estate crossed the road and a large swathe of the designed park lay to the east of Toft Road and south of Gough's Lane (then Toft Lane). A sense

of this openness, between the buildings of the estate, the parkland estate, and the farmland, continues now with views across the 'Pool Field', 'Garden Field' and 'Pulse Moor', now collectively known as Dairy Farm Field. Land to the west of Toft Road and south of Gough's Lane, which was part of the Toft Hall estate, is still part of the setting of the conservation area.

6.4.5 Views approaching Knutsford along the A50 become completely contained by the tree canopy and densely planted gardens of the houses along the west side of the road, with old hedgerow trees continuing the canopy to the east. A significant break in the frontage before Paradise Green, and a view across a long meadow stretching down to Sanctuary Moor, affords an open view of 'The Terraces' along Legh Road, across Sanctuary Moor. This is one of the most significant views in the conservation area, as R H Watt intended his houses to be appreciated by the public from a distance to the west and for their silhouette on the skyline. It is only the fact that there has been so much development to the east of Toft Road that has left very little opportunity to see this designed and planned relationship; this view now has much greater importance as a result of development elsewhere.



Important view from Toft Road across fields and the low-lying Sanctuary Moor to the Harding-Watt houses on Legh Road, known historically as "The Terraces".

6.4.6 In approaching Knutsford along the A50, Paradise Green could be easily overlooked, and the principal views of Paradise Green are looking south, funnelled from the town outwards. Here the designed relationship of the buildings to the space, and its identity as an early edge of the settlement is much more obvious.

6.4.7 Moving along these principal roads, the Legh Road Estate is largely hidden from public appreciation. Entrance drives into the estate at Leycester Road, Legh Road and Parkfield Road are all oblique to the Chelford Road, which enhances the sense of seclusion. Likewise, approaches from Toft Road are along the routes of old, narrow, winding lanes; altogether the 'Knutsford Estate' is well hidden. Although laid out from 1866, the roads of the new estate are not based on a geometric grid and follow gentle curves, with short, unfolding, progressive views, leading the eye around corners, to explore the next bend; at street level the boundary treatments and mature trees are often the most significant part of the streetscene; this subtle layout is probably quite deliberate and there are many precedents for the layout of residential estates in the mid 19th century, such as Prince's Park, Liverpool (1842), and Joseph Paxton's 1852 planned layout of Buxton Park. Paxton's apprentice gardener,

Edward Kemp, went on to design a number of residential park estates and write influential guides on how to lay out houses and their gardens. In 1850 he published 'How to Lay Out a Small Garden: intended as a general guide to amateurs in choosing, forming or improving an estate from a quarter of an acre to thirty acres in extent'. This was the bible for the design of gardens in the second half of the 19th century and the third edition of 1864 would have been readily available and was again published as a fourth edition in 1911. Villa gardens were expected to provide convenience, compactness, snugness, seclusion and proper 'gradation of parts' within ordered general conceptions of 'unity and congruity'. We can see this within large parts of the conservation area, less so along Watt's houses, which are integrated and more open, with a strong connection with the low-lying semi-wooded landscape to the west.

6.4.8 It is notable that large clumps of trees were retained by the Legh estate along the west side of Chelford Road and at the junction with the new 'estate' roads, to enhance and soften the approaches, and J P Legh's plantations were retained on the south side of Gough's Lane; this visual containment and softening was a device adopted by landscape designers and appears to have been conceived from the outset.

6.5 Traffic and Pedestrian Movement

6.5.1 Traffic noise is limited to the busy arterial routes along Chelford Road, its continuation Brook Street, and Toft Road, where cars and lorries affect the experience of the character of the conservation area. Beyond these roads, in the Legh Road, Leicester Road and Parkfield Road areas, the area is more tranquil. However, in recent years, east-west traffic has started to use Leicester Road as a short-cut and Gough's Lane, on the periphery, is subject to traffic peaks at rush hour, particularly to and from the new Bruntwood business technology park at Booths Park.

6.5.2 Footpaths, which historically connected the fields and pre-Estate development, survive and are well-used routeways, following natural desire lines and creating interest and wider connectivity within an area which is largely private; some are rather dark, such as the narrow footpath which connects Croft Lane with Legh Road.

6.6 Trees, Landscape and Open Spaces

6.6.1 One of the most important features of the Legh Road Conservation Area is the abundance of mature trees, which mark the boundaries of dwellings and sit within their gardens. The conservation area has several "Crimson King" Norway Maples, Scots Pine, Corsican Pine, Larch, and several Cedar varieties. The Common English Oak also holds significant ecological value.

6.6.2 The northern section of Legh Road is bordered by a variety of native British trees such as Cedar, Pine, Beech and Copper Beech, Common Lime, Horse Chestnut, Yew, and Common Oak. The larger, mature trees which form the canopy over the northern entrance of Legh Road range in ages from approximately 80 to 150 years. These have been supplemented with Holme Oak, Wild Cherry, Irish Yew, Holly, Hawthorn, and more recently Cherry and Portuguese Laurel. Evergreen hedging plants such as Holly and the Laurel varieties have been utilised as hedging for privacy, whilst intermittent areas of hedging have been left to grow wild.

6.6.3 The southern part of Legh Road has a higher concentration of Pine trees. This contains two notable areas of woodland, firstly in the gardens of Woodgarth (part of the first Legh plantation)

and beyond this on the east side of Legh Road, and, secondly, between Leycester Road and Gough's Lane (the second of the historic Legh plantations). The intersection of the woodland during the construction of Legh Road would account for the Pine trees that straddle Legh Road; they are approximately 100 years old and it is likely that the Legh plantations would have been typical of 19th century estate plantations, which often contained larch and conifers, originally intended as a crop, for coup felling. The two woodlands may have been reduced in size, because of developments over the last 100 years, but these have been allocated Tree Preservation Orders.

6.6.4 Whilst many trees were probably planted when the 'Knutsford Estate' was laid out, and some may pre-date the estate, some 100 to 150 years later a number are reaching, or have passed, their prime.

6.6.5 A number of trees may in fact pre-date the laying out of the estate with hedgerow trees, as there were already several roads in place before 1866. Oaks, beeches, silver birch, yew, horse chestnut and holly are typical of the native species. There are also specimen trees, many exotic specimens imported from the Americas, including Wellingtonias, firs and other conifers, revealing the Victorian taste in collecting. Trees of a certain girth within the conservation area are automatically protected by their status within the designated area, but certain groups of trees have additional protection as they are covered by specific Tree Preservation Orders, including most of the trees fronting Legh Road, which lie within private gardens.

6.6.6 In 'How to Lay Out a Garden' (London, 1858), Edward Kemp had recognized three principal styles in landscape gardening: 'the old formal or geometrical style; the mixed, middle or irregular style, which Mr. Loudon called the gardenesque; and the picturesque'. He considered the mixed style 'with a little help from both the formal and the picturesque' to be 'altogether best suited for small gardens'. This is what we find largely in the 'Knutsford Estate'. It means that whilst there were formal elements, such as boundaries and lawns, the structural planting and the design of the gardens was quite fluid and tended to deliberately disguise those boundaries. Trees, therefore, don't rigidly follow property boundaries and the character of the area is the result of deep planting and lush green corridors.

6.6.7 Sanctuary Moor has a variety of species typical of the surrounding area such as Pine, Oak, Beech, and Sycamore. These trees are predominantly located around the perimeter of the moor and blend within the residential gardens of nearby dwellings that run along the west of Legh Road. Some of the moor wetland is home to Willow varieties, such as Weeping and Crack Willow, and Alder and Silver Birch.

6.6.8 Higher density developed areas, such as St George's Close, Rutherford Close, Leycester Close and Oakleigh have a lower tree density compared to the more "avenue" areas where roads were pre-existing or were developed adjacent to field perimeters. These developed areas do have trees that are possibly more than 100 years old, but these trees are in intermittent small rows, running through gardens, possibly because of the wider field boundaries from the late 19th century, or are standalone feature trees. These developments, along with the frontages of many of the properties along Goughs Lane, seem to favour currently popular species such as Cherry and Portuguese Laurel and a variety of Japanese Maple, along with a higher concentration of trees such as Silver Birch, which have an average life span of around 60 years; these are generally fast growing, short-living trees which can be easily planted and maintained.

6.6.9 **Open spaces** are limited to the fragments of public open spaces which run along the length of Chelford Road and Toft Road, the two former village greens at Higher Town Green (Booth's Green) and Paradise Green (currently outside the Conservation Area, but part of its setting), and the open

area around the Obelisk, which was cleared to provide a setting for the monument. Although there are two bowling greens in the conservation area, these are private clubs. Other communal areas are public highways and historic footpaths, which join Legh Road to Croft Lane, and two footpaths which link Leycester Road with Gough's Lane. The wide grass verges along Legh Road makes the centre of the conservation area particularly attractive.

6.7 Boundaries and Building Plots

6.7.1 Boundaries in the Legh Road Conservation Area are dominated by mature hedges and trees. Hedges along Legh Road and Character Area B are primarily formal, of evergreen varieties such as privet, rather than native species, whilst hedges along Character Area A are primarily native thorn and holly, albeit depleted in a number of places; the thorn is overgrown to form leggy specimens which have not been laid for some time, and there are some long sections replaced in beech.

6.7.2 Photographs of Watt's houses along Legh Road from the mid 20th century reveal timber palisade fencing supplemented with hedges, to create a soft edge, and the use of Lombardy Poplars, some already pollarded by the 1960s, to create an illusion of northern Italy.

6.7.3 Historic, rustic palisade fencing is formed from hand-riven oak, and pegged construction, in a form which is entirely sympathetic with the Arts and Crafts ideals of using skilled traditional craftspeople and natural materials. Examples can be seen outside The Old Croft and in Leycester Road.



Rustic oak palisade fencing, with oak pegs along Leycester Road

6.7.4 Boundaries vary between hedges and timber palisade fences and the more formal low coursed stone walls of three or four coursed blocks of sandstone, such as Stone Legh and Higham View on the west side of Legh Road, and many of the houses on the east side, or brick walls, with piers and recessed panels, incorporating sawtooth brickwork, which can be seen for example in Legh Road and Parkfield Road. These were largely intended to retain banks and raised lawns planted with trees and shrubs.



Ornate carved stone C19 gatepier



Low brick walls to Parkfield Road, with sawtooth details, modified with new gatepiers, open ironwork gates and short sections of low yew hedge to create a sympathetic entrance.

6.7.5 Elaborate carved ashlar stone gatepiers can also be found, such as in Parkfield Road. Some of the Harding Watt houses in Legh Road have low white or cream-painted rendered walls, often with thick planting behind, or have low buildings or ancillary structures along the back of the pavement, which echo the design of the main building behind, such as The Gate House.

6.7.6 Overall, the dominant character is one of gardens surrounded by soft perimeters. Metal railings are new urban features and out-of-place. On the topic of boundary fences Kemp said, *“Any description of high fence that confines a place too much is as faulty in all essential respects as a belt of plantation and in some particulars even more so. It has a harsher, more forbidding, and exclusive appearance, and its upper line will necessarily be stiffer. It gives an unkindly and inhospitable expression to a place. Besides, high close fences keep out air more than even trees, and also produce, for a given distance, a more complete shade. They should never be employed unless they are really indispensable, and then they ought to have the hardness of their lines relieved by trees and shrubs inside, or with ivy or other climbers scrambling irregularly over them”* (page 36 – 4th edition ‘How To Lay Out a Garden’).

He went on to describe how openness was also a fault.

6.7.7 The size and layout of the building plots to either side of Legh Road (above the junction with Parkfield Road), and in Parkfield Road and Leicester Road as well, reflect the planned layout of the late 19th and early 20th century estate with long, straight boundaries lying generally perpendicular to the roads. The buildings all have very large gardens, stretching back some distance from the road. This type of sub-division is reflected throughout the conservation area and applies mostly to the later housing, such as on the south side of Parkfield Road, although the plot sizes are smaller here. However, along Chelford Road and Croft Lane the plots are more diverse in shape and size, reflecting the earlier origins of development within this part of the conservation area.

6.7.8 Modern development (post 1950) can be seen to the southern end of the conservation area and it is generally of a high quality with relatively generous plot sizes. This is particularly evident along the southern end of Legh Road and facing Gough’s Lane.

6.8 Public Realm and Lighting

6.8.1 The conservation area contains a number of gritstone-setted entrances and vehicle cross-overs, such as the entrance to Keisley in Parkfield Road, using gritstone setts. Kerbs are usually long sections of sandstone, but they are laid relatively low to the roadway and prone to vehicle over-run. Historic sandstone or Yorkstone paving flags have given way to concrete flags in several places along the northern section of Legh Road. There are examples where new houses have created a Yorkstone flagged entrance driveway within the verge / public highway; these are sympathetic but not authentic.

6.8.2 Street lighting is provided by modern steel or concrete light standards, of no merit, although they are fortunately relatively neutral in their impact.

6.8.3 The streets are generally quite dark, the area is not overly lit and the domestic lighting is discreet, with few instances of lighting along boundaries or at gated entrances. Lighting tends to be located on the buildings, which also enhances the sylvan qualities and reduces urban intrusion.

7 Materials, Vernacular Buildings and Architectural Styles

7.1 The dominant traditional building materials of Knutsford are timber-frame and brick. Examples of timber frame buildings can be seen along Chelford Road. Although sporadic now, it was the dominant building material in the 17th century, in conjunction with long straw thatch for roofs. The earliest known building is 17th century – the Old Court House – and this contains a double-height hall with an encased timber-frame.

7.2 Brick was used widely in the 18th century and there are many examples where it is used along Toft Road and Chelford Road. The early 18th century use of brick can be seen at a number of properties, including End Croft/ Mid Cottage Toft Road, where bricks are used in an economic way (English Garden Wall bond – here five rows of stretcher bond to one row of header bond) and where we can see the use of cambered brick arches (square at the top and curved at the bottom), which is a detail particular to the first half of the 18th century; early 18th century cambered brick arches can also be seen on Nos. 35-37 Chelford Road, although obscured by later modifications and painting. At Hazelhurst, 7 Chelford Road, which has a datestone of 1725 and more expensive Flemish bond brickwork, the wedge-lintels have more refined flat, rubbed and gauged bricks. In the 18th century bricks were fired in local clamp kilns and one of the earlier field names in the centre of the conservation area was called “Clay Pit Field”, probably one of the sources for local brick making. Local bricks are a dark red colour, with good examples at The Legh Arms and 7 Chelford Road. As fashions changed during the 19th century, estates commonly started to limewash brickwork to provide estate cottages with a more picturesque character; this pattern can be seen along Chelford Road, including Old Dame School (now Grange Cottage) and Nos. 19 and 21, both formerly limewashed, probably originally by the Legh estate.

7.3 During the second half of the 19th century brick had a revival of interest and was being used in a plethora of ways. Strongly influenced by John Ruskin, the use of polychromy (multiple colours of bricks to create variations in pattern and texture and express form) was prevalent from the 1850s after *The Stones of Venice* was published (1853). Later in that decade G G Scott published *Remarks on Secular and Domestic Architecture* (1857), another major influence on provincial architects. From 1871, when the first of the Legh Road houses were being built, we see examples of the use of structural polychromy: Higham View and Stone Legh, designed as ‘Mount Pleasant’ by W P Samuels for ST Woodhouse, is a good example of the use of polychromy: a pale pink-coloured brick for the main



Across the Legh Road Conservation Area there are a wide variety of traditional walling materials: moulded red brick and terracotta, polychromatic brickwork, roughcast, mock timber-framing with plaster pargetting, lime render with buff sandstone, handmade red brick and red Cheshire sandstone, black-and-white timber framing.

walls, laid in a header bond, with a darker red brick banding enlivens the walls, with the same brick for window surrounds, and moulded terracotta details for embellishments, including friezes of terracotta plaques. The building adopts deep overhanging eaves, segmental and round-arched windows, and the apex of the gables is half-timbered. The Mount is a plain gault brick, more in the traditional character of a classical villa but using a brick which comes from southern England. Cornbrook and Wynthorpe, also designed by W P Samuels, adopt the same pink/ buff header-bond brickwork and red brick dressings and stock terracotta mouldings, but this time embellished with pale stone ashlar for projecting bow windows. Bramley, designed by Thomas Mason Davies in a Norman Shaw style with Dutch central gable also enjoys the use of a pale pink / buff English bond brick, with darker red brick and terracotta dressings. We find the use of blue bricks for banding and diaperwork, in common with carved sandstone ashlar details, on Oakfield and The Grange, Leycester Road, the latter designed by N. G. Pennington, both more self-consciously neo-Gothic in character.

7.4 The 1898 house Brae Cottage, designed by Paul Ogden for Frederick Henry Royce, sits firmly in the Arts and Crafts tradition of a solid neo-Jacobean building with local, vernacular connections: stone slate roofs, locally sourced, red sandstone (possibly from Helsby or Runcorn) and a later addition of 1908, incorporating Cheshire black-and-white close studding, by E A Steinthal.

7.5 In this context, Richard Harding Watt's villas are unusual, unique in Cheshire, as they do not adopt any vernacular details, local traditions or particularly local materials. The Roman clay roof tiles were reputedly sourced from Norfolk. His use of stone was not local, primarily because much of it was 'scrounged'; "bits of demolished buildings" were put "together in novel and exotic-looking ways" (Hyde, Hartwell, Buildings of England: Cheshire). He relocated Richard Lane's classical lodge of 1840 from Manchester Royal Infirmary to become part of the garden buildings at Aldwarden Hill.

7.6 Watt adheres to some of the principles of the Gothic Revival, adopting Ruskin's basic principle of 'perpetual variety' quite literally, but re-uses building parts in whimsical ways, rather than following authentic locations. Despite this, the stone used for dressings, motifs and perching places is largely a soft yellow sandstone which has a strong homogeneous characteristic. Masonry walls are now freshly painted in white, off-white or cream, but early photos suggest that the texture and tone of the original, painted, rough-textured stucco finish may have been deliberately intended to look slightly scruffy, perhaps using lime-wash or ochres to give an intended antique quality.

7.7 Richard Harding Watt (1842-1914) was a local philanthropist and idealist with a passion for building. He travelled widely in Southern Europe and the Middle East, and as far afield as Australia and Canada, and returned to Knutsford with strong ideas about architecture and social change, where as a councillor he chaired a Committee of Inquiry into the Housing of the Working Classes in 1898. In time, he provided workmen's housing and facilities for education and more cultural pursuits. His Congregationalist principles also advocated education, above all, and there is a strong sense of this in many of his buildings, some of which contain famous quotes.

7.8 Watt started living in Legh Road in 1895 when he moved into The Croft (now re-named The Old Croft), a house designed for him by the architect John Brooke. This house, in comparison with the later villas, which were to appear along Legh Road, is relatively conventional. A central entrance is flanked by cross wings to either side, with a later tower to the north with a trademark Watt open parapet, with plain piers alternating with gaps, overlooking the large garden. The ground floor is brick, with a roughcast first floor and plain clay tiled roof. The irregularly arranged fenestration and lead rainwater pipes decorated with animal motifs also suggest Watt's involvement with the design.

7.9 The collaboration between Watt and Brooke does not seem to have been long lived, for by the turn of the century Watt was using Harry Fairhurst for practical and drawing input into his ambitious projects in Knutsford. Taking forward some of the ideas in *The Old Croft*, Watt then proceeded to construct the range of Italianate villas in Legh Road which we see today, using other architects, such as Walter Aston and William Longworth. They were built in a relatively short period, between 1900 and 1907, in a fairly continuous group including stables, coach-houses, gardeners' cottages, garages and garden follies.

7.10 Richard Harding Watt's villas along Legh Road are surprisingly visible. They are a very important suite of buildings which are enhanced by their collective appearance and group setting, and therefore comprise a very significant core of the conservation area; the buildings have been described as Free Style, because they are unique to R H Watt and his chosen four architects, although even with different architects, there is a common influence, theme and repeated details pervading all of the buildings, as they were intended to represent parts of the Italian, or Roman, countryside. The detail even included the planting choices within the gardens and the use of Lombardy poplars, perhaps also cypress.



Richard Harding Watt villas along Legh Road

7.11 The Arts-and-Crafts Movement influenced young architects and crusaded to make towns beautiful. The influence of Ruskin on Watt and other architects, furniture designers and metalworkers of the Arts and Crafts movement can also be seen in Legh Road Conservation Area. There is a direct relationship between Watt's Ruskin-inspired villas and the early 20th century Arts-and-Crafts villas along Leycester Road, which were developed from 1900, and the southern section of Legh Road, and the modern early 20th century reinterpretation of Arts-and-Crafts architecture, as seen at Roxburgh and Oak Lodge. The chief legacy of the Arts-and-Crafts Movement was a revival of interest in vernacular architecture. New buildings were inspired by the ordinary buildings, as opposed to grand architecture. We can see this in examples within the Conservation Area, which often incorporate local Kerridge stone slate roofs, in combination with roughcast, a form of heavily-textured render; small-paned timber casements or leaded-lights. The buildings are very well-articulated with multiple planes in the wall surfaces, sometimes with jetties, sometimes with deep overhanging eaves and bargeboards.

7.12 Render, or stucco had widespread use in the early 19th century and the higher status houses along the west side of Chelford Road often adopt extensive use of render. Other houses, such as

Sandings and parts of Tithe House and Orchard House, adopt off-white painted brickwork. Many of these houses along the west side of Chelford Road have evolved and grown, with a series of extensions, but they are not very well understood. Orchard House and Tithe House are both three storey dwellings, with a principal aspect to the west as well as to the Chelford Road, as their generous garden setting has become more important over time.

7.13 Further houses dating to the Inter-War period can also be found. Between 1920 and 1923 several bungalows were erected along the southern section of Legh Road, beyond Leycester Road – only three of these survive in anything like their original form and most have been replaced with two-storey dwellings.

7.14 A list of buildings in the conservation area is produced in Appendix I, which provides dating evidence, names of architects, where known, and a short description of each building.

8 Boundary Review

8.1 The last Conservation Area review in 2005 did not consider significant boundary changes. Extensions to the conservation area included a length of Chelford Road, to the east, and the west side of Toft Road. However, as part of this review of the Legh Road Conservation Area, we are undertaking a comprehensive review of the boundary. This is in-line with the government's advice on the need to review conservation areas from time-to-time². Whilst it is acknowledged that not all parts of a Conservation Area may have equal value or contribute to the character of the conservation area³, it is also important that conservation areas are not undermined or devalued by having areas with little or no architectural or historic interest⁴.

8.2 Where development falls on the periphery of the conservation area boundary, and where development amalgamates with other elements that dilute character, we need to consider whether the area, or part of it, retains architectural or historic interest. Those factors which led to the conservation area being designated can be harmed or changed so significantly that the special interest no longer applies.

2 Section 69(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

3 Para. 207 National Planning Policy Framework 2021, and subsequent versions

4 Para. 191 National Planning Policy Framework 2021, and subsequent versions

1. Toft Road and Paradise Green

The boundary of the conservation area was extended in 2006 to incorporate the large architect-designed houses to the west side of Toft Road. This also extended north to include a cluster of houses at Paradise Green. The conservation area, however, stopped short of including houses along the west side of Bexton Lane and the actual green itself.

This review of the conservation area has identified that houses along the west side of Bexton Lane, “Bexton Cottage” and “White Gates”, which are illustrated on the mid 19th century Tithe map, are all historically part of Paradise Green and retain sufficient historic and architectural interest to be included in the conservation area. Bexton Cottage retains its graduated Burlington slate roof, ridge chimney stacks and its early 19th century painted brickwork and has sympathetic casement windows. White Gates, which is set back from the road, is much older and was a farm building by 1836, and also has a part graduated slate roof and some remnants of penny-struck pointing, an early 18th century feature; it may contain some timber-frame. Bexton Mews, which was built to serve Bexton Lodge between 1898 and 1909, and the tall brick buttressed boundary wall serving the historic site of Bexton Lodge are both prominent with a strong building line and are of some architectural value.

The conservation area currently excludes the garage on the corner of the green and Bexton Lane, but the building is small and unobtrusive and has a neutral value, as a garage built by 1938, and since altered. The former ‘green’ is still clearly evident as open areas along the edge of the A50 and can be directly related to the layout on the Tithe map. In fact, the primary views of the green are in approaching from the north, where the large bow-fronted elevation of The Lodge would have been a prominent feature when it was built ca. 1800 for Captain Kinsey. The spatial quality of the green and the tree-lined approach is part of its character. The characteristic open ‘V-shape’ of the road network where Bexton Lane and Toft Road converge, is typical of the late medieval settlement edge, where the formalised boundaries met the open field. The ‘green’ is identified in the 1836 Tithe Award as ‘wasteland’ owned by Wilbraham Egerton.

The linear stretches of housing which line this peripheral part of the settlement of Knutsford, lie in a pattern of 18th century encroachment. The inclusion of these buildings and open space is consistent with the other developed parts of Toft Road lying within the Legh Road Conservation Area.

It is recommended that the boundary be re-drawn to include these properties at Paradise Green, the public green space, and the northwest side of Bexton Road.

2. Chelford Road

Clusters of development along the edge of Chelford Road are part of the historic settlement pattern of Over Knutsford (Knutsford Superior). The buildings which lie within the eastern side of Chelford Road, which fall within the conservation area, form a cohesive and well-preserved group, comprising buildings of the 19th century, early 18th century and some scattered houses of much earlier origin.

There are further dispersed stretches of historic buildings on the east side of Chelford Road, which lie outside the conservation area. A number of these have historic associations with the Legh (Booths Hall estate and there are datestones and evidence of a concerted effort to impart an estate character by unifying the finishes. Park Cottage (no. 19 - a grade II listed building has painted brickwork (formerly limewashed and chevron pattern to the projecting eaves; this shares prominent corbelled chimney stacks with No. 21, which is an earlier building, which was also once limewashed and has the same chevron-pattern eaves and estate plaque in the gable; limewashing brickwork was a common way of imparting a picturesque estate character in the early 19th century.

It is recommended that the boundary be re-drawn to include both dwellings, Nos. 19-21 Chelford Road (2 – see map).



17th, 18th and 19th century houses along Chelford Road which currently lie outside the Conservation Area.

Further south, there is a long ribbon development of cottages, which were located to the immediate west of Booths Hall (3 – see map). These were once visually separated from the hall (deliberately) by a plantation. A small grade II listed timber-framed and thatched cottage set back from the road (no. 29) is the start of this next cluster. This group incorporates a grade II listed pump, a row of cottages called Pump Cottages (Nos. 35-39), with 18th century painted brickwork, and an altered row (nos. 41-47) which contains large cruck blades from a 17th century, or earlier, building on this site. This row was recorded in a 19th century photograph with thatched roofs and painted brickwork. No. 47 once had a triangular pediment / gable to the front, which is like that at Hazlehurst (No. 7) and may have once held an estate datestone with shield. Slightly detached from this row is “Grange Cottage”, which was formerly known as ‘Old Dame School’ and was famous for being mentioned in “Cranford” by Elizabeth Gaskell. It is depicted in an early photograph of 1850 with painted brick and long straw thatch. This was occupied by Jane Roylance in 1848 and she is identified as the ‘schoolmistress’ in the 1841 and 1851 census. Despite external alterations, this building retains a 17th century core, complete with smoke-hood and early doorcases.

All these buildings are found on the 1877 OS map and 1848 Tithe map and are of both historic and architectural interest and are worthy of being included in the conservation area. They relate in age and function to the development of Booths Hall, and the predominantly dispersed linear character of

roadside encroachments along Chelford Road. This is consistent with the approach taken to extend the conservation area to the north.

It is recommended that the boundary be re-drawn to include these properties, Nos. 29-47 Chelford Road, and Grange Cottage (3 – see map).

9 Problems, Pressures and Capacity for Change

9.1 Boundaries

Historic property boundaries in the Legh Road Conservation Area have been of three main types:

- low brick retaining walls, designed to retain embanked gardens with shrubberies, of pier and panel construction, usually with sawtooth brick details and stone copings;
- low stone walls, usually erected as three or four courses of gritstone only, retaining an embanked garden, lawn and raised, planted shrubberies;
- hand-riven oak, open fencing in a palisade pattern – this occurs along all of the streets within Character Area B but the survival of genuine hand-riven fencing is now intermittent and becoming scarce.

Any one of these types is often combined with a hedge. There are also on occasion:

- privet, or similar, evergreen hedges;
- rendered walls – small sections only, erected at key locations around entrance gateways;
- small-scale, cleft chestnut paling fencing.

There are few exceptions to this rule. Gates and gatepiers, on the other hand, are eclectic and very varied; there are original late 19th century and early 20th century examples and some contemporary examples (post 2000) which also contribute to the special character of the conservation area; they often give a hint to the status of the dwelling behind and its date of construction, sometimes where the original dwelling may have been demolished.

A large number of the original, hand-riven oak palisade fences have been removed, either by replacement with an equivalent fence, or by partial demolition and replacement with an alternative fence. Whilst the original palisade fences do not last indefinitely, they are durable as they were constructed in oak, a long-lasting hardwood. Wherever possible, in order to preserve the character of the conservation area, all original or early palisade fences should be preserved or replaced with a like-for-like replacement.



Examples where tall close-boarded fences have been erected along the boundary or where landscape planting has been added to a frontage, with a boarded fence behind. Both are harmful to the character of the Conservation Area.



The addition of tall close-boarded fences either along the property boundary or behind the property boundary, which is then 'fronted with a hedge' or landscaped planting along the boundary is a new pattern of development, which is having a harmful effect on the historic character of the Legh Road Conservation Area. These latter examples can be seen at Silkmore, Parkfield Road, and Oakfield, Leycester Road. This may be an ad-hoc response to the perceived threat of theft, or it may be simply a fashion based on neighbourhood precedents. Close-boarded panel fences have been erected on the property boundary in a high number of locations and a number appear to be unauthorised. In other places, fences up to 2 metres high have been erected without the need for planning permission simply by locating the fencing away from the front boundary of the property. This may be circumventing the planning regulations within conservation areas. However, this is not permitted development in all instances and relative heights are critical. This desire for exclusive privacy has become quite prevalent in the conservation area in recent years, despite the filtering and buffering effects of landscaped gardens, trees and shrubberies around the perimeter of each dwelling. This is now reaching a critical point beyond which it may be difficult to resist applications for new close-boarded fences. The perception that a close-boarded fence will repel intruders, of course, also creates the opportunity whereby anyone inside the fence can act unobserved, so there is less natural surveillance within the community.

It is proposed that permitted development rights for fences be removed through an Article 4 Direction, and design guidance on options for creating more secure boundaries without introducing close-boarded fences be introduced. There are a significant number of Neighbourhood Watch schemes in the local area, but none in the Legh Road Conservation Area at present. Although the level of crime and theft is relatively low in this conservation area, there is a degree of insecurity; it is very important, therefore, that any response is based on accurate statistics and risks, as well as public perceptions; measures taken to prevent crime, a specific scheme, such as Neighbourhood Watch, should be explored, where appropriate, working with Cheshire Constabulary and community police officers, to identify for example, key locations for signs, supplemented with social media.

9.2 Public Realm - Highways, Verges and Pavements

The lack of pavements along the southern section of Legh Road has led to wear-and-tear patterns from pedestrian movement along the verges, creating muddy trackways through the grass verges. In some places, owners of properties behind the frontage have re-turfed or re-seeded these highway areas to try to maintain the quality of the grass verge, so the appearance of the verge is now patchy. Elsewhere, there is considerable evidence of vehicle over-run having been combatted by small timber posts set ad-hoc within the verge; these are not approved by the highway authority and can cause problems; the reason for these posts is unclear as the highway is maintained at the same generous width throughout Legh Road, and it may be related to historic issues of contractors' traffic. However, it is notable that the stone kerbs throughout the Legh Road area are very low and prone to vehicle overrun. On one occasion, during the survey for this Conservation Area review, a large number of film location vehicles were noted parked along the verge at Leycester Road. Consideration should be given to creating a single pedestrian pavement in stone paving flags along one side of Legh Road, to the south of Leycester Road, within the verge, not across the whole width of the verge, to provide a safe and maintained pedestrian route and take pressure off the verges. A review of kerb heights, use of sandstone kerbs and re-turfing, should be undertaken along the southern section of Legh Road and Leycester Road to prevent or deter vehicle overrun.



The northern section of Legh Road incorporates pavements, which are mainly concrete paving flags, often uneven. The southern section is without formal pavements and vehicle over-run has led to some residents adding posts to the verge.

Small gritstone setts at the vehicle crossovers on Parkfield Road are combined with tarmac to pavements in poor condition.

Pavements along Parkfield Road and some sections of Legh Road are in poor condition, with multiple repairs by landowners and utility companies to the tarmac surfaces of Parkfield Road pavement (north side only) and tarmac covering original setts at gated entrances. Along Legh Road, the pavements along the east side, which are generally concrete paving flags, are irregular and in poor condition overall. Positive enhancement to both of these pavements would be a considerable benefit to the appearance of the conservation area, by reinstating historic pavement finishes, in stone flags to Legh Road and surface dressing to tarmac along Parkfield Road.

9.3 New Development

New development provides a significant threat to the character of the Legh Road Conservation Area, with developers being attracted by the infill potential of the large gardens. There has been a long history of applications for new dwellings within domestic gardens within the conservation area, many refused and a number of appeals. Past examples of housing developments which are out of place include Fair Mead off Legh Road, Green Acre Close off Parkfield Road, Astley Close, Rutherford Drive and St. George's Close. These tend to destroy the historic form of development, with smaller houses, smaller gardens, cramped development, and a cul-de-sac street pattern. In the case of Fairmead, the development involved the loss of an important historic building. However, there are many examples of newer buildings within the conservation area, which have had little impact on the character of the area, as their siting and design have been more carefully considered. The 2004 Macclesfield Borough Local Plan incorporated a number of Saved Policies, including Policy BE13, which sought to preserve the 'low density housing' of the Legh Road Conservation Area; this was supplemented with Policy HI2, which set out the criteria for low density housing.

Land to the east of Toft Road within the conservation area was initially identified in the 2019 site allocations – Sub 2594/2655. A general shortage of available land for housing, as a result of the proximity of the Green Belt, has put pressure on the open space / agricultural land. As this open field forms part of the character and appearance of the CA in its current use, housing development on this land would fundamentally change the estate character of this part of the CA and its links to the agricultural history of this character area. This land is also Green Belt.

There are no potential development sites in the Legh Road Conservation Area, as the only areas of undeveloped land lie within the Green Belt designation to the south-western edge of the conservation area.

In recent years there has been some pressure to 'maximise' the potential of the large plots within the Legh Road Character Area in a number of ways:

- By sub-dividing them to create new detached dwellings within the existing residential curtilage, in order to split the site;
- By increasing the height, massing and overall size of the building on the site, either by extension (upwards or outwards) or by demolition and reconstruction;
- By amalgamating several plots to create one large plot, to justify a larger development.

There may be other ways that owners seek to develop plots in the future. However, the Legh Road area was purposely laid out in the 19th century to ensure that there were no more than 2 dwellings per acre. When erected, some buildings adhered to this principle and were built as semi-detached dwellings, or some ignored this and were built at even lower density, to create larger gardens. In cases where this latter arrangement survives, a judgement will need to be made whether the setting of the dwelling contributes to the host building or to the character of the conservation area. The historic development of plots since 1871 has thus created a green infrastructure around the perimeter of gardens and to the street frontages. This is of very high value and this sylvan character, with mature trees and shrubberies, is a major component of the character of the conservation area. The individual design of the large houses set in spacious grounds with mature trees and grounds is a fundamental part of the special character of the conservation area.

All historic plots which were laid out as part of the Legh Estate contribute to the significance of the Conservation Area and its historic grain and established settlement pattern (see Figure 4). The established building lines are important components of the different Conservation Area character

areas and what makes each area different. When considering development, the immediate context of each of the plots needs to be considered as part of the different phases of development, as identified in this appraisal. Legh Road Conservation Area has been identified since 1976 as a low-density housing area, this policy has now fallen away since the introduction of the SADPD policies. However, this is an important element of significance and has been reflected in modern developments within the conservation area such as Goughs Lane, where plot quality is high and is generally consistent with historic plots within the Conservation Area, with emphasis on mature planting and partially hidden from view. Recent new development within the conservation have not maintained these principles which is eroding these characteristics.

Extensions to historic buildings need to consider the significance of the host building, as well as the wider group value within the conservation area. This is particularly pertinent for the Watt buildings, which are a designed ensemble, as seen from both Legh Road, Toft Road and Sanctuary Moor; and historically from Brook Street. Recent applications for large extensions to both listed and positive buildings within Legh Road Conservation Area have tended to ignore the architects' designs, as seen in-the-round, only considering the views from the principal roads. It is very important that full recognition is given to all the designed elevations when considering extensions, and the legibility of the architect's concept. This is more apparent after leaf fall when there is greater visibility.

Proposals to merge plots together to create larger buildings, whether as exceptional single houses, or apartment blocks, will cause harm to the structure and layout of the estate, as originally conceived and as it evolved. Proposals to demolish positive buildings within the conservation area, to redevelop plots, will cause harm to the character of the conservation area. In all instances there is a presumption against works that harm the character or appearance of the conservation area, and this will need convincing justification and demonstrable public benefit that outweighs any harm.

9.4 Other Planning Considerations

In 2011, residents whose gardens adjoin Sanctuary Moor, concerned by rising water levels in their gardens and the increase in open water, instigated an investigation into the cause of the additional water. An increase in run-off was identified and this raised questions of how best to cope with an increase in local flows into the River Lily. Proposals for new development, therefore, should also consider the effects of any increase in surface water from hardstanding or development, and include provision, where appropriate, for sustainable drainage, water conservation, permeable hardstandings, and catchment within the property.

As part of the Knutsford Neighbourhood Plan, a Design Guide was produced which sets out considerations on building plot ratios, building lines and materials. The Neighbourhood Plan has distinct Heritage Policies, which are not repeated in this appraisal but which are material considerations. Policy (HE3) on Conservation Areas sets out the specific requirements for development within Legh Road, with specific provisos for the 'local building line', two-storey development, and the retention of mature trees.

9.5 Recognition of Important Buildings

There is generally a lack of recognition of the value of the unlisted buildings in the Conservation Area. A full review of the list is desirable. A number of buildings which are presently unlisted are of potential listable quality. There is a general misunderstanding that only buildings on the Local List are 'non-designated heritage assets'. This is a misconception. The National Planning Practice Guidance states that, "Irrespective of how they are identified, it is important that the decisions to identify them as non-designated heritage assets are based on sound evidence." Our evidence base, in the form

of the appendix I summary table, research and visual assessment, identifies how 'non-designated heritage assets' have been identified for this appraisal. This table can be added to, as understanding of the conservation area grows and new research brings to light more information about the properties, their architects, designers and occupants.

In view of the level of interest of the Watt buildings and the high concentration of listed buildings, the Conservation Area is of high value, containing a nationally important collection of 20th century buildings.

Buildings identified as positive on the accompanying Figure I include non-designated heritage assets; these include Local List buildings and others which are not on the Local List, but which may have equal merit and special attributes; positive buildings also include occasional modern development which contributes to the character and appearance of the Conservation Area. Whilst positive buildings can also include modern architecture, only those buildings dating from before 1950 will be considered as 'non-designated heritage assets'.

When considering applications for development, all positive buildings which are identified as 'non-designated heritage assets' should be considered both under para. 203 of the NPPF (2021), and under paras. 199-202 of the NPPF as they contribute to the character of the conservation area.

9.6 Trees

Mature trees underpin and form the predominant, landscaped core of the Legh Road Conservation Area. As well as trees that are located within private gardens, there are trees lining the west side of Chelford Road that were planted by the Legh Estate, perhaps originating as long ago as the 18th century, and other plantations created by the Legh Estate in the 19th century. There are a number of trees in the public domain, but the vast majority are in private ownership.

Because trees were planted so deeply within private gardens, we do not have a record of all mature or significant trees. Many of the trees are covered by Tree Preservation Orders, but the vast majority are not.

Whilst trees are given a degree of protection in the conservation area, the main issue is the lack of succession planting when trees are removed. Concerns over succession planting have been raised by residents during the response to the Cheshire East declared climate emergency. Trees of amenity value have been afforded Tree Preservation Orders but inevitably the trees will decline and will likely need replacing. Replacement specimens can fail to reach maturity due to competition or subsequent removal. The roads which are lined with trees will be impacted by the loss of large veteran trees, an impact which has both an ecological and historic landscaping perspective, as the conservation area is so heavily influenced by the natural architecture. Whilst there are many trees within the confines of the residential gardens, the loss of trees from the frontages of these properties will result in a dramatic change to the character of the historic landscape and conservation area. To soften the impact, replacement planting should be considered sooner rather than later; to allow for the establishment of trees prior to the loss of the veteran trees.



9.7 Sanctuary Moor

Sanctuary Moor is a designated Wet Woodland, a Nature Reserve and Local Wildlife Site. Surface water drainage, including Glacial sand aquifers, flows roughly south to north through the low-lying land west of Legh Road and east of Toft Road. There is no evidence for natural springs and the land is well-defined geologically as a 'brine subsidence trough'. It contains some modified artificial drainage for the surrounding higher land, including a culvert running beneath Brook Street. The site is particularly sensitive to changes to the immediate environment and is part of a green corridor running from Windmill Wood in the south to Tatton Mere in the north. Development can, therefore, have consequences on the ecology outside the conservation area.

Gardens descend from a number of private houses to the low-lying areas and some merge with Sanctuary Moor, but there are, equally, many parts of Sanctuary Moor which are impenetrable, where the land lies beyond domestic gardens, and where ownership is not clear-cut. Sanctuary Moor is included in the conservation area largely for its associations with Richard Harding Watt, his interventions and the relationship of this designed and managed landscape with the houses that he built along Legh Road.

As a local wildlife site, much of which is managed by agreement with the Cheshire Wildlife Trust, with large water bodies, an area of historic bog and water meadows, the ground holds considerable water, but water levels have risen increased in recent decades and flooding has affected standing trees; works to the ponds and natural water courses and drainage ditches can cause flooding at the Brook Street end, whilst any downstream obstructions or changes such as temporary damming can cause water to rise at the Croft Lane end. Sanctuary Moor is currently experiencing the start of a period of tree decline. The consequences of any interventions into this area are often felt in different localised areas, so the whole area is susceptible to different management practices. It is very important, therefore, that there is a shared management which is cohesive, and which promotes the site ecology, habitats, and the retention of the wet woodland.

Where areas of garden have started to encroach into the woodland and introduce non-native species, or where there are new barriers to the movement of wildlife and an impact on habitats, consideration should be given to the wider objectives of the nature reserve. Solid barriers, such as hazel hurdles or close-boarded panel fencing can affect movement of wildlife and should ideally be avoided altogether. Post and wire or post-and rail fences around domestic gardens should only be erected where absolutely necessary. The encroachment of domestic gardens into the nature reserve and changes to the use of the land should be resisted, as this is likely to result in loss of habitat.

The selective removal of trees should only be undertaken with ecological management expertise, as this can cause further loss of surrounding trees.

I0 Monitoring and Review

The Conservation Area Appraisal, and the accompanying management plan, should be regularly reviewed, within 10 years. It is recommended that a full photographic record is produced of the buildings and boundaries of the conservation area, to enable the condition of the conservation area to be monitored.

I1 Further Information

For more information about the Legh Road Conservation Area, please contact:

The Conservation Officer,
Heritage and Design,
Development Management,
Cheshire East Council
Po Box 606
Municipal Building,
Earle Street
Crewe
CW1 9HO
Tel: 01625 383717

Historic England
3rd floor Canada House
3 Chepstow Street
Manchester
M1 5FW
tel: 0161 242 1416



**Legh Road Conservation Area
Management Plan 2024**

Conservation Area Management Plan 2024

Introduction

The National Planning Policy Framework (NPPF) stresses the need for local planning authorities to set out a positive strategy for the conservation and enjoyment of the historic environment. Local planning authorities are required to define and record the special characteristics of heritage assets within their area and 'to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.'⁵

The Management Plan sets out the clear intent of all organisations and bodies involved in the management and maintenance within the historic environment.

Conservation Areas may be affected by direct physical change or by changes in their setting or in the uses of buildings or areas within it. Each Management Plan is bespoke, with site-specific recommendations. Where there is specific planning policy related to the Conservation Area, this is referenced in the Plan, with a link to that policy. In order to make this plan more user-friendly we have avoided quoting policies in full which can be found elsewhere.

In this Plan we set out actions to maintain and enhance the special character of the area, as defined in the Appraisal. This includes the development control process and other aspects of the historic environment.

Both the Management Plan and Appraisal are informed by a raft of documents, including:

- Conservation Area Appraisal, Designation and Management, (Historic England, Advice Note 1, 2019)
- Streets for All: North West (Historic England, 2018);
- Conservation Principles, Policies and Guidance, (2008).

New Development

There are a number of relevant areas of design guidance which should inform any applications for development in the Conservation Area, including: The Neighbourhood Plan Knutsford Design Guide, The National Design Guide, Cheshire East Council Design Guide – Parts 1 and 2, Supplementary Planning Documents (2017) and Cheshire East Local Plan Strategy Policy SE1 – New Design for Development.

Design Codes

In 2020 the government introduced the concept of local Design Codes. The Design Codes for Cheshire East Council are under development.

National Design Guide

The National Design Guide addresses the question of how we recognise well- designed places, by outlining and illustrating the Government's priorities for well-designed places in the form of ten characteristics:

1. Context
2. Identity
3. Built Form

5 Section 71(1) Planning (Listed Buildings and Conservation Areas) Act 1990.

4. Movement
5. Nature
6. Public Spaces
7. Uses – mixed and integrated
8. Homes and Buildings – functional, healthy and sustainable
9. Resources – efficient and resilient
10. Lifespan – made to last

This is presented as a series of good practice examples in order to draw out the issues in a visual and informative way.

<https://www.gov.uk/government/publications/national-design-guide>

Cheshire East Borough Design Guide (2017 – part 1 and 2) sets out the criteria for working with the grain of the place or its context, which means using the character and setting of the area positively to influence the design of new development as it progresses.

https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire_east_local_plan/supplementary_plan_documents/design-guide-supplementary-planning-document.aspx

Knutsford falls within the Character Area known as the “North Cheshire Fringe”. Within that Knutsford has a network of conservation areas of very different character. At a local level the Legh Road Conservation Area also has its own set of distinctive characteristics. The following specific, locally identified, priorities should also be considered in developing any design and should be addressed in Design and Access Statements. All new development will need to consider these principles:

Enclosure – boundary treatments, including the subtle, organic and non-uniform nature of landscaping and shrub and tree planting around property boundaries, and the importance of tree planting as a means of containment, defining the extent of development and contributing to the sylvan quality of the conservation area; boundary treatments should limit the number of physical barriers to natural surveillance along street frontages; there is a strong presumption for the preservation and enhancement of the authentic boundary treatments, such as cleft oak palisade fencing, privet hedges, and low stone walls; development should avoid boarded fences and high walls; in new development the planning authority will actively seek to replace close-boarded fencing or to ensure that alternative boundary treatments are considered; hedges or picket / riven palisade fences that have open characteristics will be preferred; where there are existing riven oak palisade fences these should be retained or replaced with a traditional riven oak palisade fence (see Advice to Occupiers – para. page 61)

Trees – trees have both amenity value, capture CO₂ from the atmosphere, and can have high ecological value, but they have a finite life / an end-of-life expectancy and they can be in poor condition, suffer from wind damage or disease; there are pressures on trees from new development and they can become overcrowded and their canopy or roots can become impacted, so it can occasionally be good management to carry out some judicious management, subject to the approval of the planning authority; development should consider how to enable the continued life of the existing tree canopy and how to allow for succession tree planting, using extra heavy standard trees or advanced nursery stock, and mixed planting (which also enshrine strong seasonal contrasts), in preference to small garden, orchard-type trees (e.g. prunus, sorbus, malus); proposals for development should consider how existing and proposed trees can be allowed to reach full maturity and enable succession;

Grain and spatial quality – historic settlement pattern; it is important that new development respects boundary and historic property divisions within the different Character Areas, such as historic plot divisions and maintaining the historic plot ratios, or reinstating these where lost; in Character Area B new development should reflect the original local building line set out by the Legh estate; proposals for amalgamation of plots will be resisted and proposals for development across the width of plots will be resisted where this compromises the spatial quality of the Conservation Area, where this creates the impression of conjoined development and / or where development affects root protection zones and canopies of the existing trees; there should be sufficient space to the sides of the plot to ensure dwellings sit well within the plot and maintain the spatial quality relative to the plot, avoiding development across the entire width of plots with minimal gaps between dwellings; new development or ancillary buildings should ensure that there is an opportunity to create planting schemes to the sides and rear of properties, avoiding a deep footprint which might remove the opportunity for a rear garden; good design will work with existing site features identified during site survey, including topography, trees, hedgerows, existing buildings, watercourses, water bodies, retention and framing of panoramic views;

Infrastructure - green infrastructure and corridors need a holistic understanding, considering the wider role of trees, footpaths, watercourses as linkages connecting wildlife and linkages connecting people sustainably; Policy SE6 of the Local Plan Strategy is particularly relevant;

Building Heights – the immediate context of prevailing eaves and roof heights of neighbouring buildings; new development should be an appropriate height for its context; buildings can vary considerably within the conservation area and there are examples of single storey bungalows and tall three-storey dwellings, although this is the general limit; building heights should be related to the immediate context and the Character Area within which they fall, taking into account topography and overall heights, rather than the number of storeys; the planning authority may request panoramic street views to correct levels, to demonstrate the context where this is in any doubt;

Roof materials and massing – traditional roof pitches (the Conservation Area has predominantly steep roof pitches) and the use of high-quality materials, will be actively encouraged and there will be a presumption against proposals that remove existing stone slate roofs, natural clay tiles and natural slate; the planning authority will not support the use of concrete or cement-based unsustainable roofing materials in the Conservation Area;

Building materials and palette - the Conservation Area has three distinctive areas with different concentrations of materials and different palettes; in the outer areas, Character Areas A and C, new development should use the vernacular forms of architecture which are prevalent (considering the specific colour palette, traditional materials and details); in Character Area B there is more scope for architecturally distinctive and outstanding designs that build on the highest quality of architectural composition; extensions to unlisted buildings in the Legh Road Conservation Area should not significantly reduce the garden space; **extensions** should respect the height, bulk and general form of the host building; extensions should be secondary in character to the original building;

Important Open Space – new development should take into account the important open space identified in the appraisal and ensure that views are not blocked or harmed by development;

Ancillary buildings - ancillary domestic buildings or annexes will be considered in locations between the main dwelling and the highway on a case-by-case basis; garages and ancillary buildings should be independent and not included with the massing of dwellings.

Archaeology

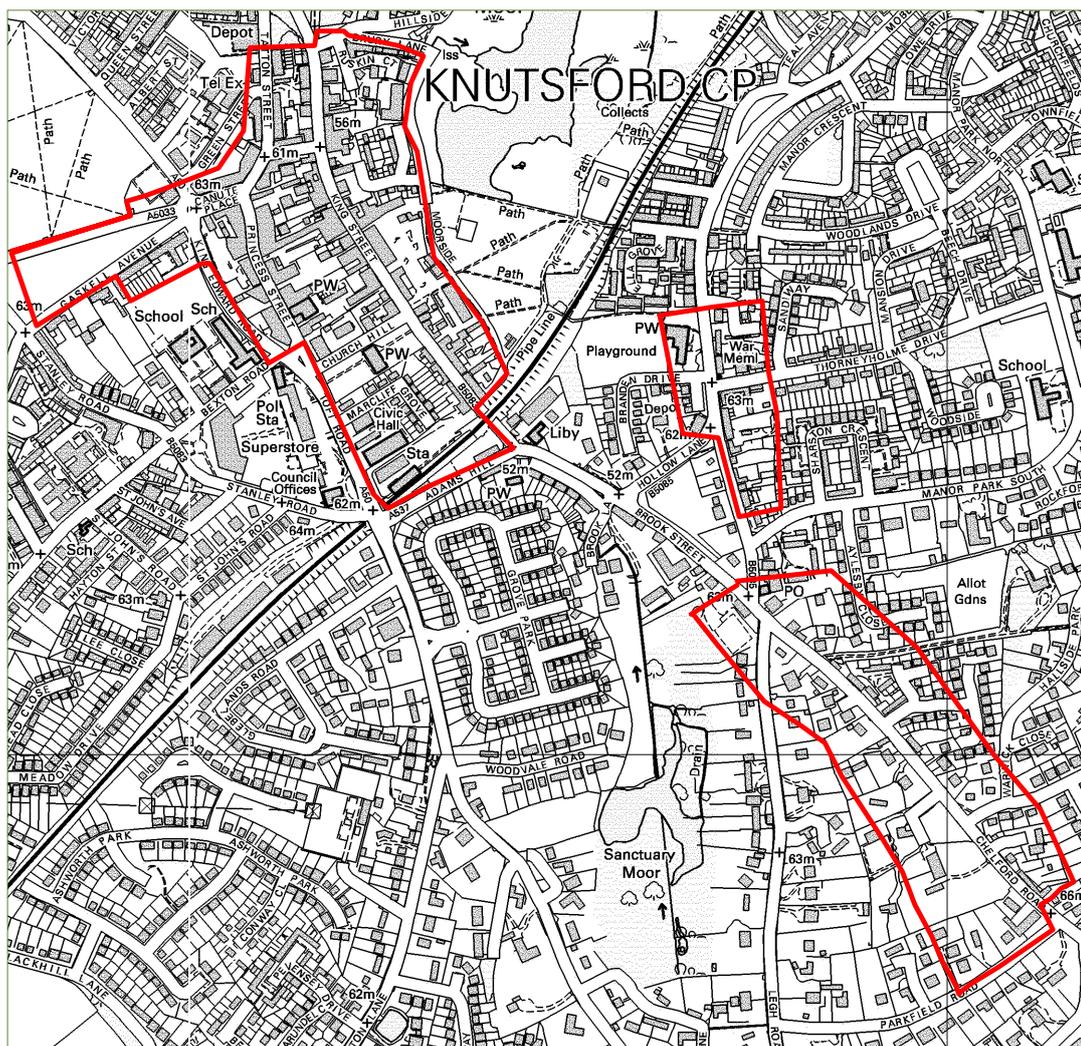
The appraisal identifies a large length of Chelford Road, within and overlapping Character Area C, as being part of the historic medieval settlement of Over Knutsford, an area of Archaeological Potential. This is one of three areas identified to have archaeological potential within the Knutsford area, two of which lie outside the Legh Road Conservation Area boundary. Each of these areas of Archaeological Potential have been assessed to have significant below ground remains relating to their medieval core and require archaeological mitigation for any below ground works.

The area of Archaeological Potential is not directly related to conservation area boundaries, and this supports and highlights the potential spread of historical materials in a complementary manner to the conservation areas.

All proposed developments within these areas⁶ will require direct consultation with the local authority archaeological service.

In the year 2020/21 there were 27 direct consultations relating to developments within the Knutsford parish and the archaeological mitigation recommended ranged from Desk Based Assessments to Palynological and Topographical Survey. Each consultation is assessed individually, and the

⁶ This excludes Scheduled Monuments, where applications are notified to Historic England.



Knutsford Areas of Archaeological Potential

archaeological mitigation is recommended based the proposed development, the supporting documentation and the information held on the Cheshire Historic Environment Record.

Proposals for development in any of the areas of Archaeological Potential is likely to trigger the requirement for archaeological observation. Proposals outside the area of Archaeological Potential will be assessed and there may be requests to undertake archaeological works, based on the available evidence.

The areas of Archaeological Potential are reviewed periodically to ensure all potential below ground remains relating to the medieval cores, historical deposits and archaeological deposits are assessed effectively.

Boundary Review

The Conservation Area Appraisal sets out a clear review of the boundary and key recommendations for changes to the boundary. All of these are fully explained and justified in the appraisal. These are limited to the following locations:

Additions:

Include properties at Paradise Green, the public green space, The Garage, and the northwest side of Bexton Lane, Bexton Cottage, White Gates and to the east of Bexton Lane, Flats Nos. 1 and 2, Bexton Lodge.

Include Nos. 19-21 Chelford Road.

Include Nos. 29-47 Chelford Road, and Grange Cottage.

The proposed boundary changes are subject to full public consultation, as part of the adoption of this appraisal and management plan. Alterations to the boundary are considered at full Planning Committee and notified in The Gazette.

Planning Control

Article 4 Direction

The appraisal has identified the need to provide additional control of development, to prevent the loss of historic boundary treatments, to prevent the introduction of high or solid fences which undermine the openness and sylvan character of the Conservation Area, and to strengthen the character of the Conservation Area. A planning authority is empowered to remove permitted development rights under the Town and Country Planning (General Permitted Development) (England) Order 2015. An Article 4 Direction brings under planning control development so that the local planning authority can consider a proposal in detail.

The proposed introduction of an Article 4 affects buildings which are wholly in residential use (C3 Dwellinghouses), and includes dwellings which are divided into apartments, residential care homes (C2 Residential Institutions), houses for retirement living (Use Class C2 and C3), or multi-occupancy (C4 Houses in multiple occupation). All of these types of uses are contained within the Legh Road Conservation Area as many historic properties have been subdivided or re-developed because of their large size. It does not apply to listed buildings, which do not have permitted development rights within their curtilage.

The proposed introduction of an Article 4 Direction is specific to the set of circumstances found in the Legh Road Conservation Area and the threats identified in the appraisal. It is considered that an Article 4(1) Direction is necessary to protect the local amenity of the area and the special historic character of the Conservation Area.

The proposal is to remove permitted development rights for certain classes of operational development, which will control the treatment of boundaries to all dwellings in the Conservation Area (including C2 and C4 use), and the construction of any new walls or fences within property boundaries, as well as ancillary buildings. Under the Town and Country Planning (General Permitted Development) (England) Order 2015 express planning consent is not required for certain works, although the controls are different in conservation areas (known as Article 2(3) land), which have more stringent rules.

The introduction of an Article 4 Direction will also provide much greater clarity over what needs planning permission and will prevent the 'deep frontage syndrome' whereby tall fences are erected up to 2 metres high behind the existing fenceline or a heavily planted boundary of trees and shrubs, or hedge which is adjacent to the highway, in order to circumvent planning controls. The new Direction will apply to proposals going forward and is not retrospective. It is unlikely, therefore, to lead to acclaims for compensation that properties are adversely affected.

The relevant parts of the GPDO are:

- Part 1 - Class E
- Part 2 – Class A
- Part 11 – Class B



Example of a traditional boundary in the Conservation Area, where shrubs and trees supplement the brick wall and provide a high degree of privacy whilst maintaining the character of the Conservation Area.



Example of a traditional boundary in the Conservation Area, where a new close-boarded fence has been added to provide a complete screen, removing the garden from public view and undermining the openness and sylvan character.



Example of a modern interpretation of a panel fence, with minimal transparency and horizontal proportions that stands out in the Conservation Area and draws the eye.

Part 1 – Development Within the Curtilage of a Dwelling House

Class E – The provision within the curtilage of the dwellinghouse of-

- (a) any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure; or
 - (b) a container used for domestic heating purposes for the storage of oil or liquid petroleum gas.
- This will apply to dwellings as defined under use Class C3 and C4.

Part 2 – Minor Operations

Class A - The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.

This will apply to Use Classes C2, C3 and C4. It will also apply to sui generis uses, such as public houses, and offices (Class Eg).

Demolition of boundary walls

Under permitted development rights certain walls within the conservation area which are lower than 1 metre high could be demolished without the need for planning permission, under 'relevant demolition' rules. As many of the historic property boundaries are lower than 1 metre high, and retain embanked gardens, it is considered appropriate to remove the opportunity to demolish low historic boundary walls by removing permitted development rights for demolition. Complete replacement of an existing wall or fence will require planning permission, but removal of permitted development rights is advisable to provide consistency and clarity, to address partial replacement and demolition of walls which are either over or under 1 metre high, or variable in height .

Part 11 – Heritage and Demolition

Class B – Any building operation consisting of the demolition of a building.

The Article 4 Direction, therefore, applies to most properties in the Legh Road Conservation Area, with very few exceptions.

All proposals relating to the Article 4 direction will be subject to a six-week period of consultation as part of the adoption of this management plan.

The procedures for an Article 4(1) Direction involve ratification by the Secretary of State. It is likely that this will be a 'non-immediate' direction. The number of owners / occupiers is likely to make individual service impracticable, but the procedure will require extensive local advertisement and a general awareness -raising letter to all property addresses in the Conservation Area.

Advertisements

A wide range of advertisements can be displayed without requiring express consent from the Authority. However, the use of security signs within the Legh Road Conservation Area is becoming a threat to its special character. These require consent, and, in most cases, these will not be approved.

The Local Planning Authority will encourage the establishment of a Neighbourhood Watch for the Legh Road Conservation Area, which will then be able to consider appropriate signage under permitted development rights.

Advice to Occupiers

The appraisal has identified that additional guidance is needed to provide examples of appropriate riven oak palisade fences. Replacement of existing riven oak palisade boundary fences or reinstatement of missing riven oak boundary fences and the provision of new riven oak fencing to new developments will be considered on a case-by-case basis.

There are a large variety of interpretations of the authentic riven oak fence. Examples of where this is successful and where this is unsuccessful are given below.



Example of an original oak palisade fence, with split or riven oak and oak pegs fixing the uprights to the rails. The oak has weathered to a muted silver-grey colour and fence panels are irregular with a subtle difference in height.



Example of a modern machine-sawn palisade fence, stained and nailed to rails, of regular height and form.

The Local List and ‘Non Designated Heritage Assets’

A large number of unlisted buildings which fall within the Legh Road Conservation Area will be classified by the local planning authority as ‘non-designated heritage assets’ (NDHA for short). This is not the same as the Local List. These NDHAs are covered by separate planning policy under the National Planning Policy Framework⁷ and under the Local Plan (part 1) Strategy 2010-2030, Policy SE7 <https://www.cheshireeast.gov.uk/pdf/planning/local-plan/local-plan-strategy-web-version-1.pdf> and Policy HER1 of the Local Plan (part 2) draft Site Allocations and Development Policies Document.

The research undertaken for the Conservation Area Appraisal has uncovered more information about the historic or architectural interest of properties in the conservation area, which is summarised in Appendix I of the Appraisal. This is not an exhaustive summary of special interest and the appraisal recognises that there is more information to be found out about many individual, architect-designed buildings in the Conservation Area. Information will often be held by property owners in their deeds. As part of any application for development, including alteration, extension and demolition, a full Heritage Statement should be prepared by a suitably qualified professional; this should consider the property deeds and any historic plan evidence from the deeds; the planning authority may request that information as part of the justification, in order to make an informed decision.

The effect of development on positive buildings in the Conservation Area and / or Non Designated Heritage Assets is a material planning consideration. There is a general presumption against the demolition of buildings in a Conservation Area which make a positive contribution to the character of the Conservation Area (see Figure 1 and Appendix 1). There may be exceptions, but these will only be considered for demolition where there are substantial public benefits that outweigh their retention and a balanced judgment will be needed; for example, an application for development of a replacement dwelling is not considered to be a public benefit. Where applications are submitted for development in conservation areas involving the demolition of a positive building, these will be considered under either paragraph 201 or paragraph 202 of the National Planning Policy Framework.

7 Para. 203 of the National Planning Policy Framework 2021, and subsequent modifications

Protection of Trees

The appraisal identifies that a large part of the character of the conservation area is the dominant presence of large, mature trees, most of which are located within private gardens. The mature treescape contains an older, high canopy. Street trees within the public domain are limited to Leycester Road and Goughs Lane. However, trees lined many roads when they were planted as part of the Legh estate or where they were planted in the 19th century and early 20th century to enhance gardens. Removal of mature trees dilutes the special character of the Conservation Area and is harmful.

The Conservation Area appraisal identifies where and why trees are important to the Conservation Area. These include:

- Trees that are part of wooded areas, with extensive canopy; Trees that have a strong landscape function, for example defining road frontages, or forming a backdrop to the Harding-Watt villas in views from the west;
- Trees in large gardens with a great variety of form, colour and seasonal contrast;
- Smaller trees planted within boundaries, such as yew and holly, often under a larger, taller canopy, providing screening;
- Individual specimen trees that are distinctive in their own right, whether this is for their age, their colour, their rarity, or their form and stature.

Trees are a material consideration in the planning process and protection of their visual contribution to the character of a Conservation Area carries significant weight. This is supported by Policy ENV6 Part of the Local Plan and Policy SE5 Part 1 of the Local Plan.

Within conservation areas, anyone intending lopping or felling a tree greater than 75mm. diameter at 1.5 metres above the ground must give us six weeks written notice before starting the work. This provides the planning authority with an opportunity of assessing the tree to see if it makes a positive contribution to the amenity, character or appearance of the conservation area, in which case we may decide to serve a Tree Preservation Order.

There are already a large number of TPOs within the Legh Road Conservation Area and these include individual specimens and group designations.

It is important that in any planning application for development recognition is given to the contribution that mature trees make individually and collectively to the character of the Conservation Area. In most cases an application for development will need to be accompanied by an Arboricultural Impact Assessment.

Applications need to consider long-term impacts and suitable locations where trees can thrive. In general, the local planning authority will seek to avoid quick growing conifers that are used for screening, where this does not tie in to the existing character of the Conservation Area. Similar types of large ornamental trees will be expected for succession planting, to provide the same visual benefits.

In general, permission will not be given to fell healthy trees which have a long life ahead of them, without a very robust justification. Where justification is provided for the removal of a tree, the planning authority has a 3 for 1 replacement strategy, wherever this is feasible. Where the site allows, the local planning authority will expect new trees to be extra heavy standard or advanced nursery stock.

Cheshire East Local Plan Strategy (Part 1) Policy SE5 protects trees, hedgerows and woodlands and where development is concerned, “the sustainable management of trees, woodland and hedgerows including provision of new planting within the infrastructure of new development proposals to provide local distinctiveness within the landscape, enable climate adaptation resilience, and support biodiversity”.

Policy SE3 – Biodiversity and Geodiversity is also particularly important for the area of Sanctuary Moor, the Local Wildlife Site, in Legh Road. This needs a special and specific approach in recognition of its high value habitat, the need to preserve the site as an ‘ecological stepping stone’ and ‘wildlife corridor’.



Legh Road - extensive tree cover and high canopy

Policy ENV6 (Part 2 SADPD) of the Local Plan sets out specific policies to cover trees, woodland, ancient woodland, hedgerows, and ancient or veteran trees. This states:

1. Development proposals should seek to retain and protect trees, woodlands and hedgerows.
2. The layout of the development proposals must be informed and supported by an arboricultural impact assessment and/or hedgerow survey. Trees, woodlands and hedgerows considered worthy of retention should be sustainably integrated and protected in the design of the development to ensure their long term survival.
3. Where the loss of significant trees is unavoidable it must be compensated for on the basis of at least three replacement trees for every tree removed.
4. Replacement trees, woodlands and/or hedgerows must be integrated in development schemes as part of a comprehensive landscape scheme. Where it can be demonstrated that this is not practicable, contributions to off-site provision should be made, prioritised in the locality of the development.'

Trees have not been individually assessed. They are too numerous. In certain circumstances, the planning authority will continue to use Tree Preservation Orders where a tree or a group of trees has significant amenity and / or landscape value and is considered to be under threat.

Streets, Traffic and Highway Management

The appraisal has identified a number of issues related to the maintenance and condition of the highways.

Traffic management and highways maintenance schemes can have a significant impact on the character of conservation areas. The problem of vehicles over-running verges along Legh Road and Leycester Road will need to be considered by the highway authority to address kerb heights, gully maintenance, the maintenance of verges, the maintenance of pavements and the potential provision of a new pavement along the southern section of Legh Road. It is essential that the stone kerbs are retained and or/ restored, that the character of the grass verges is preserved, that paving materials are sympathetic, in either stone flags or a surface dressing avoiding 'blacktop', and that obstructions to the highway are removed.

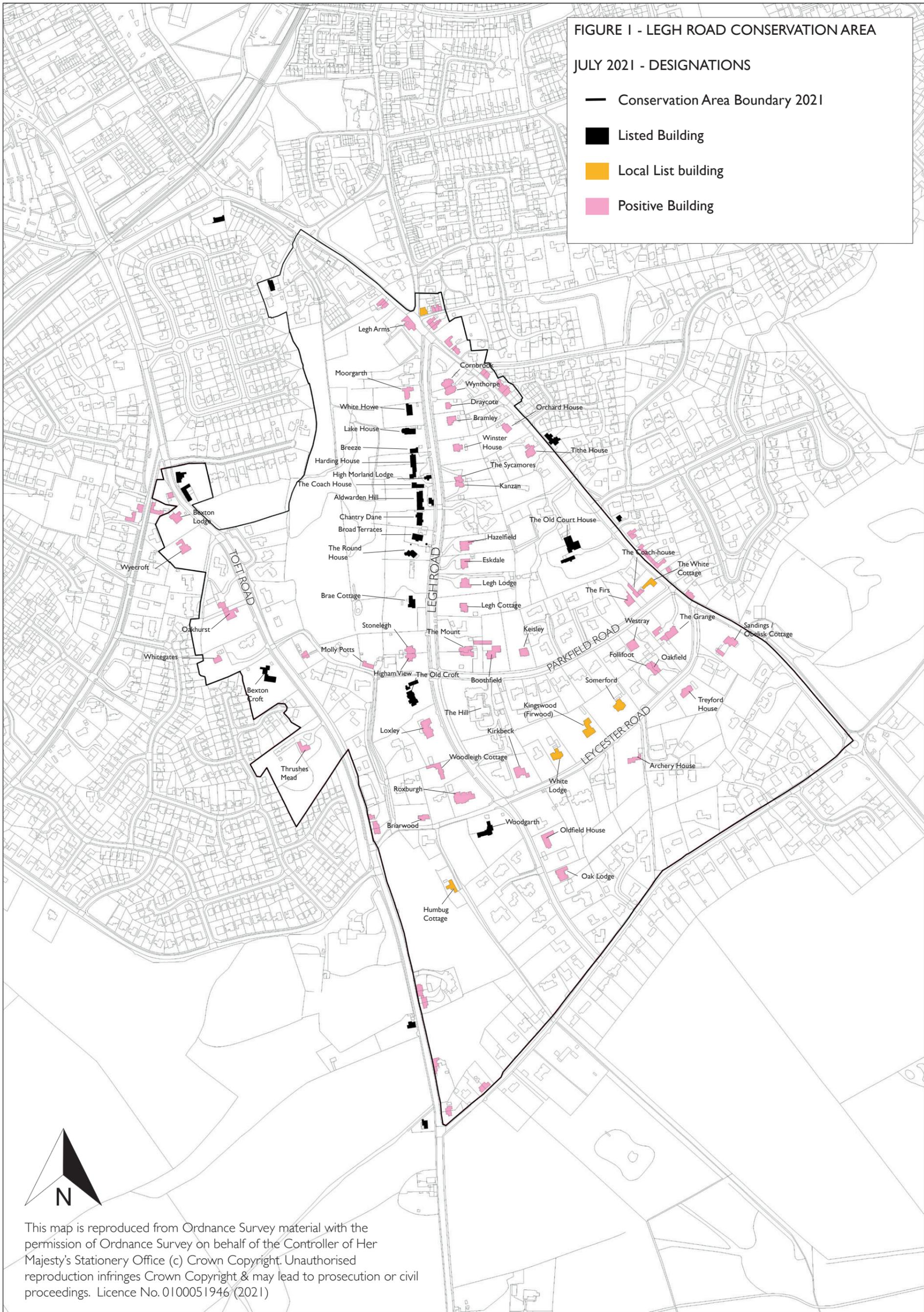
The highway authority will work with and consult the Town Council, the Conservation and Design Team at Cheshire East Council and local disability organisations on the detailed design of highways works in the conservation area.

The Historic England guidance Streets for All: North West contains detailed advice for the management of highway works in conservation areas.

FIGURE I - LEGH ROAD CONSERVATION AREA

JULY 2021 - DESIGNATIONS

- Conservation Area Boundary 2021
- Listed Building
- Local List building
- Positive Building



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FIGURE 2 - LEGH ROAD CONSERVATION AREA

JULY 2021 - CHARACTER AREAS

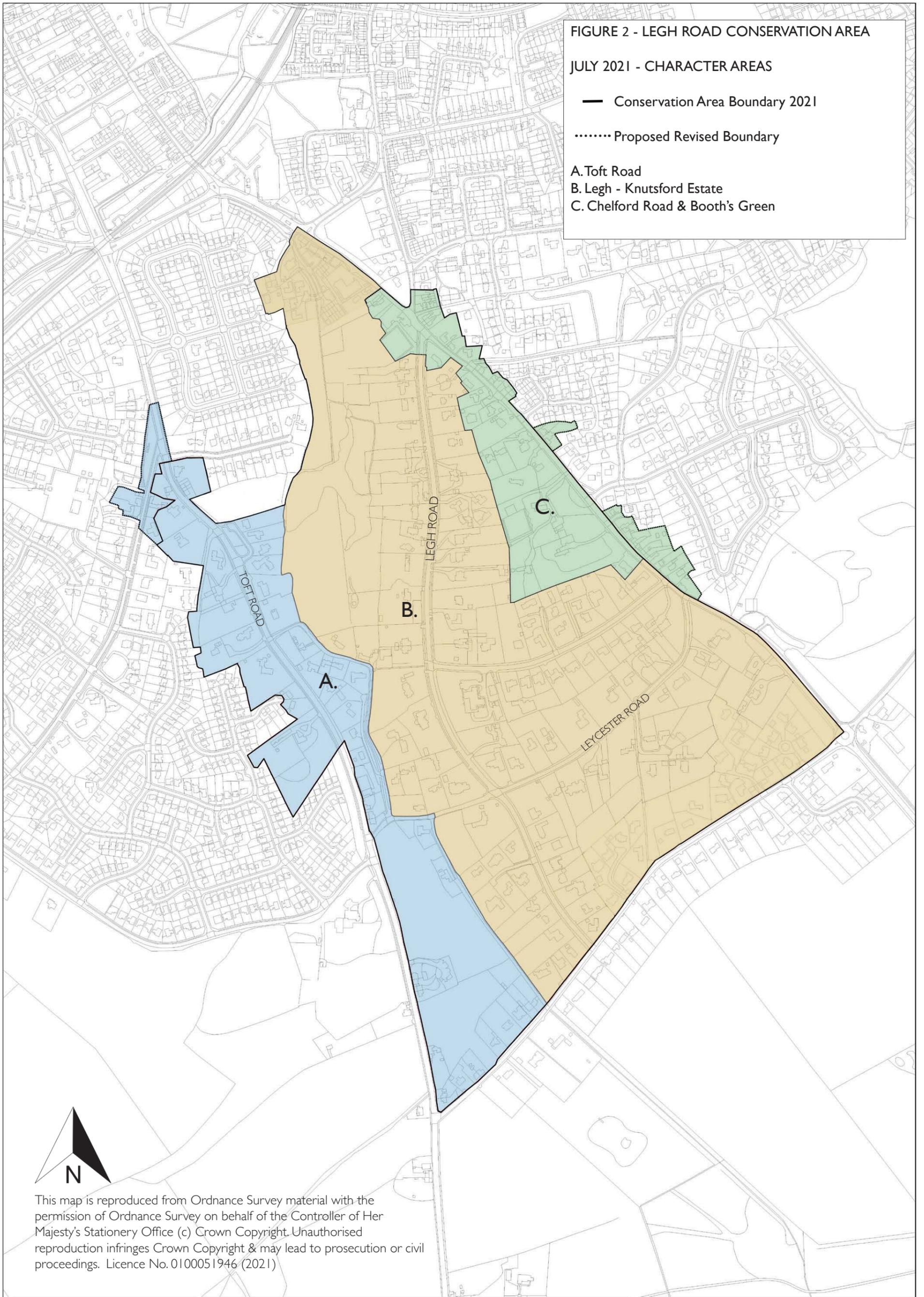
— Conservation Area Boundary 2021

..... Proposed Revised Boundary

A. Toft Road

B. Legh - Knutsford Estate

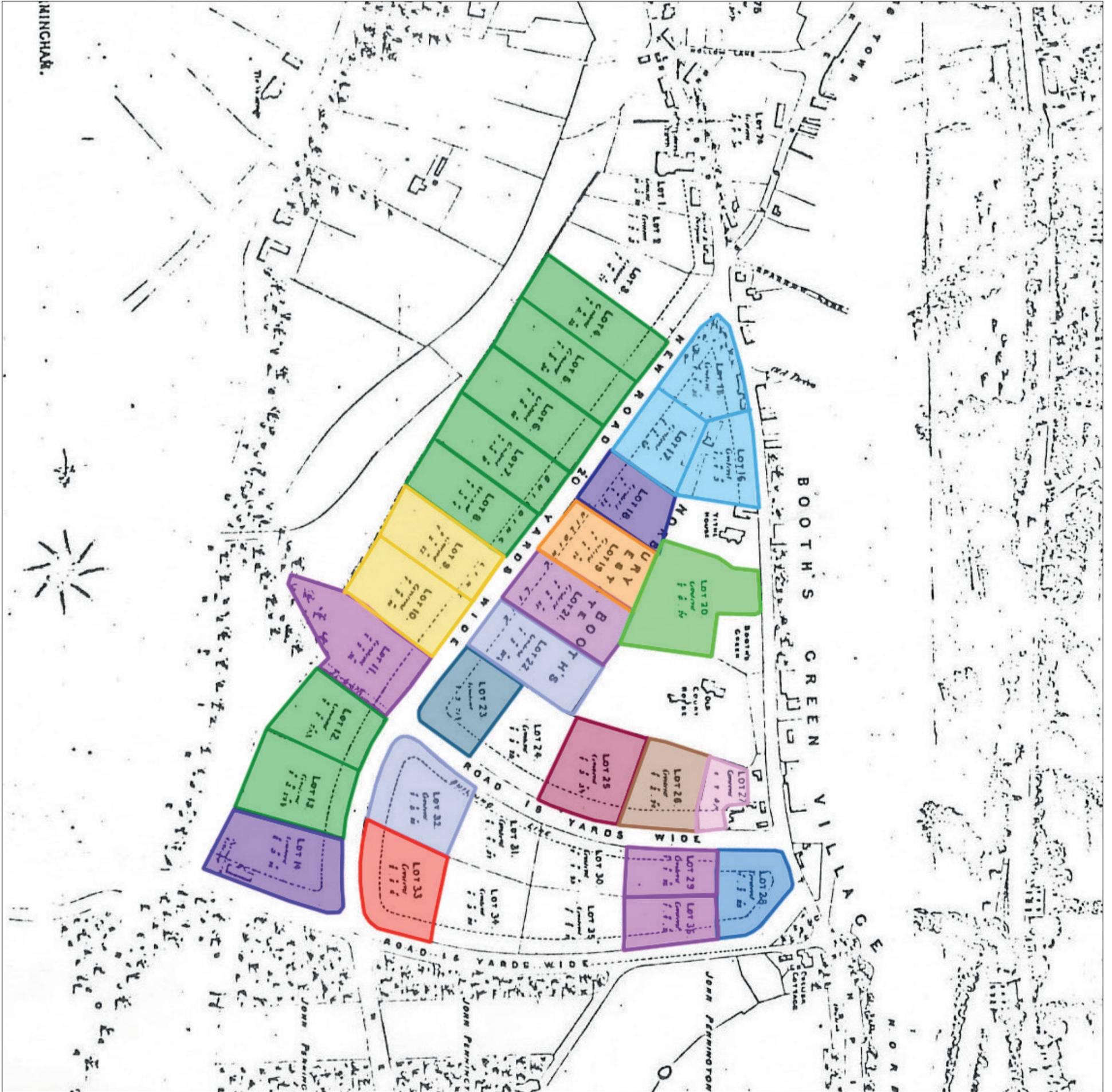
C. Chelford Road & Booth's Green



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FIGURE 3 - LEGH ROAD CONSERVATION AREA

1866 PLAN with colour-coded overlay of purchasers

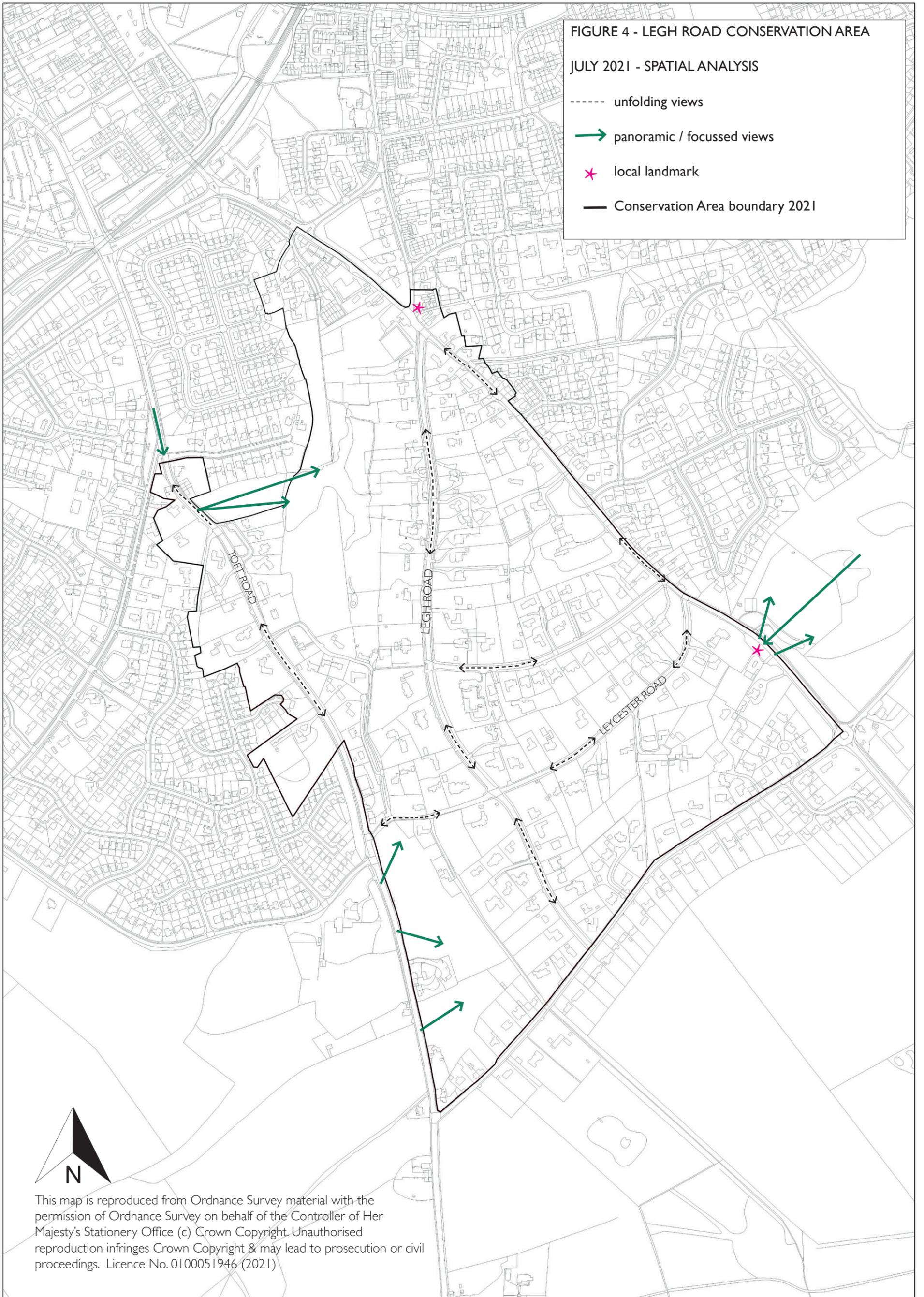


	Richard Harding Watt		Benjamin Gibbons		Thomas Mason Davies		Edward Lewis Ashworth
	Frederick Henry Royce		Robert Flatters		Richard Page		William Samuel Inman
	Samuel Thomson Woodhouse		William Ormsby Pooley		William George Caldwell		Mary Oakes
	John Tickell		Jane Emelie Woodhouse		Murray Mackenzie Speakman		Nathan Glossop Pennington

FIGURE 4 - LEGH ROAD CONSERVATION AREA

JULY 2021 - SPATIAL ANALYSIS

- unfolding views
- panoramic / focussed views
- * local landmark
- Conservation Area boundary 2021



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APPENDIX I – BUILDING SUMMARY TABLE

Current Name	Date	Documentary Sources	Previous Name / s	Replacement / Demolished house	Architect / short description
Parkfield Road – north side					
Glencorrie	Ca. 1989				
Boothfield	Ca. 1873	Part of Lot 24 1876 OS map 1901 Census 1911 Census – ‘Boothfield’ Edward Lewis Ashworth Mrs E L Ashworth at Boothfield House, Knutsford – Pall Mall Gazette – 14.3.1874	Boothfield House (1876)		Designed as one of a pair of detached houses with Keisley. Flemish bond red brick with gault brick bands and round-arched windows to first floor, bracketed eaves and sawtooth brick to stone cill band. Attractive timber porch. Advanced bay to front has tri-partite windows with gault brick ‘mullions’, corbelled brackets support the first floor.
Keisley	Ca. 1873	Part of Lot 24 1876 OS map 1901 Census 1911 Census – Mrs Percival 1898 OS map – “Elton House” 1892 – Robert Whitehead Esq. Elton House, Knutsford – Sporting Gazette – 5.11.1892	Kirsley (1876 & 1909 OS map) Keisley (1911 Census Summary)		Designed as one of a pair of detached houses with Boothfield. Flemish bond red brick with gault brick bands and round-arched windows to first floor, bracketed eaves and sawtooth brick to stone cill band. Attractive timber porch. Advanced bay to front has tri-partite windows with gault brick ‘mullions’, corbelled brackets support the first floor.
Greenacre	1934	Lot 25 Edward Lewis Ashworth (1878) 1934 – 407 - proposed new house in Parkfield Road for R. Fontes Esq. – “Greenacre” 1967 OS map			
Longfield	Ca. 1978	Lot 26 – William Samuel Inman (1878) Proposed new house in Parkfield Road, for Mr J. Acton (insp. April 1880) – 55A (LUK 1871). John Acton was recorded as a builder in Knutsford in the 1881 census 1911 – Alfred Crewdson Junior 1928 280 – proposed alterations at “Eversley”, Parkfield Road, by Mellor Speakman and Hall for T.H. Hardy Longfield - 1978 OS map		1898 OS - Eversley (1911) dem. Replaced by Longfield (1978) and Red Walls (2014)	
Red Walls	2014			1967 OS map (see above entry)	Bridge Architects
The Firs	Ca. 1872	Lot 27 – Mary Oakes (1871) 1876 OS map 1911 Census – John Cockburn Aitchison			Stucco villa, with hipped slate roofs and deep overhanging timber bracketed eaves and some ornate bargeboards. Italianate in overall style. Sash windows, mainly round-arched, and blind, round-arched articulated panels to external chimney breasts; horizontal moulded stone bands enliven the walls, projecting bay windows and open verandah.

Current Name	Date	Documentary Sources	Previous Name / s	Replacement / Demolished house	Architect / short description
Coach-house (The Firs)	Ca. 1872				Ancillary building to The Firs, which copies the use of round-arched windows, ornate bargeboards, and simpler banding – painted brickwork and Welsh slate.
The White Cottage LL	ca. 1840	1848 – Tithe map Richard Starkey Building shown on 1871 allotment plan 1876 OS map (LL) Mrs Massenlli – The Laurels Knutsford recorded on 16.6.1880 (Buxton Herald)	The Laurels (1876)		House with heavy roughcast or harling, with some picturesque characteristics, including deep overhanging eaves with ornate, frill-like timber skirt and some leaded-light windows. The origins of this house are not fully understood but it may contain earlier fragments.
Coach-house (The White Cottage)	ca. 1872.				Coach-house attached to The Firs coach-house and probably designed at the same time, painted brick (altered).
Parkfield Road – south side					
Hill Cottage		1967 OS map			
Bay Tree House					
Park House	2011				
Pinetops	2015				
The Willows	2015	1967 OS map - rebuilt			
Oak Lodge	2007				
Parkfield House					
Silkmore	1930s	1934 – Kelly’s Directory – Resident J R Hope			
March House	2006	Part of Lot 29 – Samuel Thomson Woodhouse (1893) – 1978 - rebuilt			
Foxmead	2006	Part of Lot 29 – Samuel Thomson Woodhouse (1893) – 1978 – Fawns Mead - rebuilt			
Westray	ca. 1945	Part of Lot 29 – Samuel Thomson Woodhouse (1893) 1967 OS map			Asymmetrical half-timbered house of pegged construction with pair of large, projecting jettied gables, one with an oriel, the other with a bay window, brick ground floor, in English Garden Wall bond, with off-centre, stepped, round-arched door surround. A simple but strong house, echoing other houses of the early C20.
The Boundary		Part of Lot 29 – Samuel Thomson Woodhouse (1893)			
Grange Coach House (see The Grange – Leycester Road - north side)	Ca. 1872-74				Purpose-built coachhouse of ca.1872, designed by N G Pennington. Similar detail to The Grange, with louvred ventilator to slate roof.
Leycester Road - north side					
		Unattributed BPR: 1908 131 – proposed new houses in Leycester Road, Dec. 1908 Messrs I Massey 1910			

BPR = Building Plans Register

Highlights (pink) = positive building, (bold) = listed building

Current Name	Date	Documentary Sources	Previous Name / s	Replacement / Demolished house	Architect / short description
		Proposed new stables and house in Leycester Road – architect I. Massey and Sons, Feb. 1910 – 136 1939 614 – det. House on Leycester Road – for N.S. Notem Esq. by W. Thorpe & H.H. Smith			
1 Briarwood	Ca. 1890.	1876 OS map 1898 OS map shows the current plan form, a replacement for the earlier Sandford Cottage. 1911 Census Summary – “Brierwood” – Mr Carver	Sandford Cottage (1876) Briarwood Cottage (1909) Brierwood (1911 Census Summary)		Red brick house, with pair of half-timbered jettied gables (a first impression of a pair of semi-detached houses). English Garden Wall bond, of orange tone, with dentils forming bracket supports to the jettied first floor joists. Possibly a late C19 estate cottage, or pair, quickly converted to a single dwelling.
3 Tall Timbers		1967 OS map		House demolished January 2021	
Wolseley Lodge	2003				
Kirkbeck, 7 Leycester Road	2003	Application no. 03/0162P		Bungalow demolished 2003	Fallows Gowen Partnership. A house of 2003 which borrows details from the neighbouring dwellings on this side of the street. The design has strong similarities with Somerford and White Lodge in the use of roughcast and a pair of projecting jettied gables with projecting massive joist ends, although in this instance with western jettied gable has a two-storey bay window. Central segmental-arched porch, as at Somerford. Artificial stone slate roof.
Silvercraig, 9 Leycester Road	Ca. 1989	Does not appear on 1987 OS map.			
11 White Lodge LL	Ca. 1910	1967 OS map (‘The White Lodge’ 1911 Census Summary – Mr Redmayne) Are these “BPR - ¹ 131 – proposed new houses in Leycester Road, Dec. 1908 Messrs I Massey”? Or “Proposed new stables and house in Leycester Road – architect I. Massey and Sons, Feb. 1910 – 136 “ Isaac Massey & Sins worked for Percy Worthington on other projects. Was this and Somerford designed by P Worthington? Pall Mall gazette – 26.2.23 – “The White Lodge, the Hon. Hubert and Mrs Constantine Smith’s house”	White Lodge (1967)		White Lodge was built as an identical pair with Somerford. Paired gables to the front elevation, with shallow jetties and projecting massive joist ends, deep overhanging eaves with exposed rafter brackets, roughcast. Mullioned and transomed casement windows. Central segmental-arched projecting porch. Ground floor bay and bow windows. Replacement Welsh slate roof. Gable-end stacks and off-set central stack with central flat-topped dormer. Unusual monolithic chamfered gateposts to driveway, with giant ball finials.

Current Name	Date	Documentary Sources	Previous Name / s	Replacement / Demolished house	Architect / short description
15 Kingswood LL	Ca. 1912	15 & 17 LL N.S. Notem – 1934 Kelly’s Directory - Firwood.	Does not appear on 1909 map Firwood		The HER states that Firwood was built in 1910. Ornate black-and-white half-timbered house, with paired projecting gables to the front elevation, pegged construction and decorative panelling and braces, mullioned and transomed windows with leaded lights. The plan form with the central dormer window and the off-set chimney stack is identical to Somerford and White Lodge, as is the distribution of windows. Suggests that all were built by the same architect. Clay tiled roof, probably re-roofed.
19 Somerford LL	Ca. 1910	LL 1911 Census Summary – Fitzgerald Falkner Are these “BPR - 131 – proposed new houses in Leycester Road, Dec. 1908 Messrs I Massey”?	Does not appear on 1909 map		Somerford was built as an identical pair with White Lodge. Paired gables to the front elevation, with shallow jetties and projecting massive joist ends, deep overhanging eaves with exposed rafter brackets, roughcast. Mullioned and transomed casement windows. Central segmental-arched projecting porch. Ground floor bay and bow windows. Gable-end stacks and off-set central stack with central flat-topped dormer. Somerford retains its original stone-slate roof and small-paned leaded-light casement windows Unusual monolithic chamfered gateposts to driveway, with giant ball finials.
Legh Court		Part of Lot 36 – S T Woodhouse (1872) 1978 OS map			
Follifoot	Ca. 1874	Lot 36 – Samuel Thomson Woodhouse (1872) OS map (1876 OS map – rear part)	Senlac (1967)		If this was originally one property built by S T Woodhouse, was it also designed by W P Samuels, his preferred architect? (see description below)
Oakfield	Ca. 1874	Lot 36 – Samuel Thomson Woodhouse (1872) OS map (1876 OS map – rear part) 1881 census – Jane Bostock (widow – 70) 13.9.1882 – Chester Courant – S Bostock, Oakfield, Knutsford Oakfield – 1911 Census Summary 164 – “Oakfield”, Leycester Road – extensions by Mills and Murgatroyd for T. Blatherwick			W P Samuels? Mills and Murgatroyd Large red brick house, primarily neo-Gothic in style, of Flemish bond, with decorative blue banding and diaperwork to gables, projecting chimney breast with tumbling courses of brickwork, and some stone dressings. Welsh slate roofs, overhanging eaves and bargeboards. A variety of windows, some with brick pointed arches, some segmental brick, some flat in stone. Prominent gable and first floor window to street, with pointed arched window, carved central column, foliated capital and carved blind panel above with

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Current Name	Date	Documentary Sources	Previous Name / s	Replacement / Demolished house	Architect / short description
					sinkings and quatrefoil; ground floor projecting bay with blind shield (former entrance porch) Pair of massive carved pink sandstone gatepiers
The Grange	Ca. 1872-74	Lot 28 – Nathan Glossop Pennington (1871) 1876 OS map 1873 – The Grange - Chester Courant – N G Pennington			Nathan G Pennington (architect of St. Mary's Hospital Manchester). In practice as Pennington and Brigden (1861-1894) of Queen's Chambers Manchester and 8 John Street, Adelphi, London. Also designed St. Paul's College Knutsford in 1873. Polychromatic brickwork with neo-Jacobean style diaperwork to external chimney breasts, blue-brick banding, half-hipped slate roofs, heavily-bracketed overhanging eaves with bargeboards. Highly distinctive exaggerated chimney stacks with moulded brickwork set within the half-hips
Leycester Road – south side		Unattributed BPR: 1924 237A – proposed new house Leycester Road - N Newton for William Tetlow, builder F. Whitehead			
2 Toft End	1968				Anthony Jones
4 Humbug Cottage (off Leycester Road) LL	C17 and C20	1876 OS map (LL)			Lobby-entrance plan, timber-framed cottage of the C17, with some small-framing in-situ and arched braces to posts. Wall-plate intact and possibly roof, but soleplate removed. Original doorway blocked up but still evident. Brick nogging replacement of wattle-and-daub. Central brick stack to original 2-bay dwelling. Thatched roof to original cottage and later extensions. Picturesque thatched bay window may have been added by the Toft Hall estate in the early C19. Extensions Anthony Jones
Woodgarth (grade II LB)	1903 1904 (list des.)	1909 OS map 1911 Census Summary - 1903 Proposed house at jcn. Of Legh Road and Leicester Road for Mr G. Wragg, architect / builder T Worthington – in pencil Woodgarth, (Insp. July 1903) – 113A Proposed alterations of Woodgarth for Mr T Tattersall May 1908) – 128 “WOODGARTH has great architectural charm and possesses a quiet quality of picturesqueness which is very pleasing. The happiest bit of grouping is the garden front, close to the edge of an old sand-pit containing a tennis lawn and circular pagoda. “ (British Architect, 14 July 1905)			Percy Scott Worthington T Worthington (builder) See list description

Current Name	Date	Documentary Sources	Previous Name / s	Replacement / Demolished house	Architect / short description
		"In 'Woodgarth' the architect, aided by the practical artistic appreciation of his client, Mr Wragge, has produced what will rank as one of the beautiful homes of England. Lying off the beaten track in the heart of a silver birch and pine copse, and approached through a circular-topped oak gateway, the house, being L-shaped, seems like two out-held arms, the main door and vestibule filling the centre angle;From the top of the steps on the left, leading up to the back entrance, a view is obtained of the wild woodland, in harmony with which is the pergola at the lawn end, where, as in the adjacent copse, the feathered songsters can build and rest in peace."			
8 Sylvan Lodge	Dem. 2021	1954 OS map			
10	2011		Russet House (dem. 2008)		Smith
12 Leathwaite		1954 OS map	Foxchase (1967)		
14 Foxchase	Between 1938 and 1954	1967 OS map – extant Split to become Leathwaite and Foxchase by 1978t			
16 Archery House	Ca. 1930	1954 OS map	Archery House (1967)		House, with large format stone-slate roof, rustic brickwork, prominent chimney stack, and diamond-lattice leaded-light casements. Late Arts and Crafts.
18 Aramis	Ca. 1970s		Amarle (1978)		
20 Treyford House	1901	New House and drains in Leicester Road, for Mr H. Winstanley, architects Solloman and Stenshall – T....rd House, (insp.Mar. 1901) – 103 1909 OS map 1911 Census Summary – Hubert Winstanley	The Homestead (1911)		Solloman and Stenshall Good Arts and Crafts three-storey house of 1901, of brick and roughcast, with deep overhanging eaves, exposed rafter feet and machine-made red clay plain tiled roof, which are set on various levels and planes. Details of both tile-hanging to upper gables and pegged black-and-white timber-frame to front projecting bay, which also retains the date carved into the bressummer, and some original metalwork and hopper details. Timber small-paned casement windows. Original red brick ground floor, now painted, with roughcast to upper floor, would have emphasised the contrasting red and white, more akin to the Queen Anne style.
22 The Pines	Ca.1972	1978 OS (not on 1967 or 1971 OS)			
24 Lee Side	Ca.1972	1978 OS (not on 1967 or 1971 OS)			
Sandings		1876 OS map 1911 Census – M M Speakman – "The Obelisk"	Obelisk Cottage (1876)		Villa of white painted brickwork, with bracketed eaves, hipped Welsh slate roofs and large windows, heavily articulated, with projecting hipped bays to the east. Mid C19
<u>West Side of Legh Road (n to s)</u>					

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Highlights (pink) = positive building, (bold) = listed building

Current Name	Date	Documentary Sources	Previous Name / s	Replacement / Demolished house	Architect / short description
		<p>Unattributed BPR:</p> <p>1871 - Proposed House 'Croft Moor", Legh Road, for Mr R. Watt, Architect W. Ashton, Manchester (insp. Sep. 13th 1871) – 52A (LUK 1871) – not built</p> <p>1926</p> <p>248 – proposed house in Legh Road for J. Beswick Esq, by Jones and Dalrymple Location?</p> <p>385 – proposed new house in Legh Road by Max Tetlow for Thomas Beswick - Jan. 26th 1933 Location?</p>			
Oakwell	1970s	1987 OS map			
Legh Croft	2010	Lot 4 - Richard Harding Watt (1897)	Slayley Holme (1911 Census Summary) The Crescent (1967 OS) Blair House (1987 OS)	Slayley Holme (1898 OS map)	
Moorgarth	1898	Lot 4 – Richard Harding Watt (1897) 1909 OS map 1911 Census Summary Proposed plan of House in Legh Road, for Mr R.H.Watt, by architects Fairhurst and France – (insp. Mar. 1898) – 93A			Harry S Fairhurst and R H Watt Prominent red clay tiled roof, altered. Has important associations with R H Watt. Matthew Hyde describes this as 'Japanese in style with thin decoration in wood' (Buildings of England – Cheshire), but it is not clear how much of this is original and how much is later.
White Howe (gde II LB)	1901 (list des)	Lot 5 – Richard Harding Watt (1897) 1909 OS map 1911 Census Summary (uninhabited) 1911 139A - Proposed additions of porch at "White House" Legh Road for Mr R.H. Watt, Mar. 1911			Walter Aston Italianate – see LB description and Buildings of England – Cheshire Roman pantiles – purportedly from Bridgewater, Somerset.
Lake House (gde II LB)	1902 (list des)	Lot 6 – Richard Harding Watt (1897) 1909 OS map 1911 Census Summary	10 Tor Walden (1911 Census Summary) - Sparrow		R H Watt / Walter Aston see LB description and Buildings of England – Cheshire
Breeze (gde II LB)	1902 (list des)	Lot 6 – Richard Harding Watt (1897) 1909 OS map Plan of House – Legh Road, R. H. Watt (The Breeze? in pencil), (insp. July 1902) – 109A 121A - Proposed house in Legh Road for R. H. Watt (in pencil Breeze), (insp. April 1905)	Part of Tor Walden on 1909 OS		Walter Aston for R H Watt see LB description and Buildings of England – Cheshire
Harding House (gde II LB)	1903 (list des)	Lot 7 – Richard Harding Watt (1897) 1909 OS map	Built as one property with Harding House, and named 11 High Morland in 1911		William Longworth for R H Watt see LB description and Buildings of England – Cheshire

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Current Name	Date	Documentary Sources	Previous Name / s	Replacement / Demolished house	Architect / short description
High Morland (gde II LB)	1903 (list des)	Lot 7 – Richard Harding Watt (1897) 1909 OS map 1911 Census Summary	Built as one property with Harding House, and named 11 High Morland in 1911		William Longworth for R H Watt see LB description and Buildings of England – Cheshire
High Morland Lodge (gde II LB)	1903 (list des)	1909 OS map 1911 Census Summary	12 Morland Lodge (1911)		William Longworth for R H Watt see LB description and Buildings of England – Cheshire
The Coach House (gde II LB)	1907 (list des)	Lot 8 - Richard Harding Watt (1897) 1909 OS map			R H Watt see LB description and Buildings of England – Cheshire
Aldwarden Hill (gde II LB)	1906 (list des)	Lot 8 – Richard Harding Watt (1897) 1909 OS map	Alwarden Hill, No.13 in 1911 Census Summary – part of The Gatehouse		R H Watt see LB description and Buildings of England – Cheshire
Chantry Dane (gde II LB)	1906 (list des)	Lot 8 – Richard Harding Watt (1897) 1909 OS map 1911 Census Summary	Chantry Dean (LB), 14. Chantry Dane 1911 Census Summary		R H Watt see LB description and Buildings of England – Cheshire Bird House – conical roof – R H Watt
The Lodge (grade II LB)	Ca. 1906	House, incorporating the former entrance lodge of the Royal Manchester Infirmary, originally c1845, Richard Lane, re-erected on the site by Richard Harding Watt, and extended, c1906.			R H Watt & Richard Lane see LB description and Buildings of England – Cheshire
Broad Terraces (gde II LB)	1907 (list des),	Lot 8 – Richard Harding Watt (1897) 1909 OS map	15 Census Summary		R H Watt see LB description and Buildings of England – Cheshire, d.1905 Garden pavilion – cylindrical – R H Watt
The Round House (gde II LB)	c.1900	Lot 8 – Richard Harding Watt (1897) 1909 OS map 1911 Census Summary 123 - Proposed house in Legh Road for R. H. Watt (in pencil The Round House), (insp. June 1905) 126A - Proposed motor house at Tower House, Legh Road for R. H. Watt (in pencil Legh Road), (insp. Dec. 1907)	16 Tower Knowle 1911 Census Summary		R H Watt see LB description and Buildings of England – Cheshire, d. 1904 Garden rotunda
Treetops	1933?	Lot 9 – Frederick Henry Royce (1897) 1938 OS map “385 – proposed new house in Legh Road by Max Tetlow for Thomas Beswick - Jan. 26 th 1933” ?			
Brae Cottage (gde II LB)	1898 (list des). Does not appear	Lot 10 – Frederick Henry Royce (1897) 1909 OS map 1911 Census Summary	17 Brae Cottage 1911 Census Summary		Paul Ogden A Steinshal see LB description

Current Name	Date	Documentary Sources	Previous Name / s	Replacement / Demolished house	Architect / short description
	on 1898 OS map.	Plans of Brae Cottage, Legh Road for Mr Baronian – 42 & 48 (LUK 1871). Alterations and Extensions to Brae Cottage, Legh Road, June 1908 for Mr Z. S. I Baronian, architect A. Steinshal – 129A 381 – alterations to Brae Cottage, Legh Road, Max Tetlow for Thomas Beswick, feb. 7 th 1933			
Stonelegh	1886	1898 OS map 1911 Census Summary Lot 11 - owned by S T Woodhouse (1871) Semi-detached Villas – Legh Road, for S Woodhouse, architect W.P. Samuels – (insp. April 1886) - 64A (LUK 1871) Samuel Woodhouse 1901 census Jane Woodhouse (sister)	18 Stone-Legh 1911 Census Summary - Mount Pleasant		W P Samuels Pale pink-coloured brick, laid in a header bond, with a darker red brick banding, the same brick for window surrounds, and moulded terracotta details for embellishments, including friezes of terracotta plaques. The building adopts deep overhanging eaves, segmental and round-arched windows, and the apex of the gables is half-timbered.
Higham View	1886	1898 OS map 1911 Census Summary Lot 11 - owned by S T Woodhouse (1871) Semi-detached Villas – Legh Road, for S Woodhouse, architect W.P. Samuels – (insp. April 1886) - 64A (LUK 1871)	19 Pen-Craig 1911 Census Summary Sheer Hazel (1967 OS map)		W P Samuels Pale pink-coloured brick, laid in a header bond, with a darker red brick banding, the same brick for window surrounds, and moulded terracotta details for embellishments, including friezes of terracotta plaques. The building adopts deep overhanging eaves, segmental and round-arched windows, and the apex of the gables is half-timbered.
The Old Croft (gde II LB)	1895	Lot 12 – R H Watt (1894) 1898 OS map 1911 Census Summary The Builder – January 25 th 1896 - drawing	20 The Croft 1911 Census Summary, occupied by Mr Watt		John Brooke ARIBA see LB description
Coach-house north of The Old Croft (gde II – part of above)	1897	1909 OS map The Builder – January 25 th 1896 - drawing			John Brooke ARIBA see LB description
Loxley	2009	Lot 13 – R H Watt (1894) 1967 OS map	The Croft (1978 OS)	“385 – proposed new house in Legh Road by Max Tetlow for Thomas Beswick - Jan. 26 th 1933” possible – or Treetops? Dem. 2009	Neil Collins – NC Architecture Modern house in traditional style, Flemish bond gault brick, with strong French influence in decorative ironwork balconettes and oeil-de-boeuf windows and dormers. Bracketed eaves and hipped slate roofs, pedimented central entrance with rusticated and plain pilasters.
Woodleigh Cottage	2002	Lot 14 – John Tickell – (1874) 1876 & 1909 OS map 1901 Census - Woodleigh	Dwelling “Woodleigh in Yard” 1911 Census Summary	Former coach-house to Woodleigh dem. 2002	

Current Name	Date	Documentary Sources	Previous Name / s	Replacement / Demolished house	Architect / short description
Roxburgh	2004	Lot 14 – John Tickell – (1874) 1967 OS map		Woodleigh (1911 census and 1876 OS map) Benjamin Gibbons of Woodleigh(1888)	Chris Stubbs of Fallows Gowen. Bold Arts and Crafts revival see Buildings of England – Cheshire
Lovat Drive	2008-2016	Replacement dwellings for development of circa 1974			
Foxwood	Ca. 1935	1954 OS map			
The Moorings	Ca. 1935	1954 OS map			
North Riding	Ca. 1935	1954 OS map	Richmond (1967 OS map)		
Springfield	Ca. 1950	1954 OS map			
<u>East Side of Legh Road (n to s)</u>					
The Hollies	Pre 1987	Lot 16 – William George Caldwell (1871) 1987 OS map			
Cornbrook	Ca. 1895	lot 17 owned by William George Caldwell (1871) 1898 OS map 1911 Census Summary (Cornbrook – E. H Downie) A W C – monogram to elevation			W P Samuels Polychromatic banded brickwork - pink/ buff header-bond brickwork and striking horizontal red brick banding and dressings and stock terracotta mouldings, embellished with pale limestone ashlar for projecting bow windows. Extended eaves to red clay tiled roof, with ornate brackets and timberwork to prominent gable. Round-arched windows with leaded lights. Stone carved initials as monogram in quatrefoil panel
Wynthorpe	Ca. 1895	lot 17 owned by William George Caldwell (1871) 1898 OS map 1911 Census Summary – Herbert Turner Jones 1895 (LUK 1871) 86A – proposed semi-detached houses corner of Legh Road and Chelford Road (in pencil Corn Brook and Wynthorpe), W. P. Samuels architect for Mr C. J. Galloway	Dovengill (1967)		W P Samuels Polychromatic banded brickwork - pink/ buff header-bond brickwork and striking horizontal red brick banding and dressings and stock terracotta mouldings, embellished with pale limestone ashlar for projecting bow windows. Extended eaves to red clay tiled roof, with ornate brackets and timberwork to prominent gable. Round-arched windows with leaded lights.
Draycote	1975	Part of lot 16 (1871) – William George Caldwell			Small Georgian style two-storey dwelling, in soft red hand-made bricks, with timber dentilled eaves cornice, raised swept brick parapet with stone coping, central pedimented doorcase with Doric columns, broken pediment and fanlight. Timber sash windows with exposed box frames. Careful attention to detail.
Bramley	Ca. 1880	Part of lot 17 (1871) - William George Caldwell 1898 OS map 1911 Census Summary – Robert Leigh Pickering 286 – proposed alterations to “Bramley”, Legh Road, Mills and Murgatroyd for Col. Blatherwick Esq. 1928			Thomas Mason Davies (Leach) Mills and Murgatroyd (1928) Norman Shaw / Queen Anne style, English Jacobean polychromatic brickwork, with central pedimented Dutch gable, oval oculus or oeil-de-boeuf window, stone shaped copings, English bond brickwork in pink/ grey

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Current Name	Date	Documentary Sources	Previous Name / s	Replacement / Demolished house	Architect / short description
					colour, with contrasting dark red brickwork to window and door dressings, moulded terracotta to pilaster surrounds and entablature. Steep, hipped, red clay tiled roof with coved rendered eaves. Tall brick chimneys with moulded terracotta oversailing courses. Tall small-paned sash windows, projecting above eaves line with entablature.
Winster House	Ca. 1891	Part of lot 17 (1871) – William George Caldwell 1898 OS map 1911 Census – Catharine Rivaz	1911 Census - Haresfinch		Soft red / pink brick with decorative bays and moulded brick bands, raised moulded brick surrounds to windows, decorative scrolled bracketed timber canopies. Sash windows.
The Sycamores	Ca.1874	Lot 18 (1874) – Richard Page 1876 OS map	The Sycamores (1911 census – Herbert Hartley)		Late neo-gothic; red brick with blue banding, variety of window types, with round-arched, flat-headed and segmental arched lintels. Ornate bargeboards to steep pitched roofs. Open porch with ornate timber posts. Welsh slate roof.
Kanzan	Ca. 1874	Lot 18 (1874) – Richard Page 1876 OS map 1911 Census – Edith Claremont (Endsleigh)	Endsleigh (1911 Census Summary)		Late neo-gothic; red brick with blue banding, variety of window types, with round-arched, flat-headed and segmental arched lintels. Ornate bargeboards to steep pitched roofs. Open porch with ornate timber posts. Welsh slate roof.
		Lot 19 – Thomas Mason Davies (1886) 1911 Census – Mr Greenagh 1978 OS map - extant		Fair Mead 1898 OS map Dem. Ca. 1980	Thomas Mason Davies
Hazelfield	Ca. 1886	Part of lot 21 – Jane Emelie Woodhouse (1886) Proposed new house in Legh Road for Miss J.E. Woodhouse, architect R.L. Edwards (insp. Aug. 1886) – 67A 80A – Miss J E Woodhouse – proposed additions to Hazelfield – Feb. 1892 1898 OS map 1911 Census Summary – Mr Beard Motor Garage at “Hazelfield”, Legh Road, for Mr Beard, by Redfern Bros., July 1911	Hazelfield 1898		R L Edwards (? Frederick R L Edwards) Delightful loose gothic villa, in strong orange/red brick with moulded red brick details incorporating red brick cusped tracery in blind panels below windows and carved stone and moulded brick window dressings to squat mullioned and transomed windows; red clay tiled hipped roof with exposed rafter feet, ornate lead finial; later tile-hung jettied gable, with black-and-white half-timbered coved eaves, and very tall, ribbed chimney stacks.
Eskdale	1886	Part of lot 21 (1886) - J. E. Woodhouse 1909 OS map 1911 Census Summary – Woodhouse	The Gables (1911), occupied by Mr Woodhouse		Probably R L Edwards Three prominent, half-timbered, gables in jettied construction, with outer pair of full-height bay windows and a central oriel window; deeply-overhanging eaves, with exposed rafters, bargeboards, with drop finials, and Cheshire ‘black-and-white’ framing to gables; ground floor brick, upper floor rendered, separated by a moulded red brick dentilled band. Distinctive sash windows in timber, upper sashes with small panes. Arts and Crafts style.

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Legh Lodge	Ca. 1891	Part of lot 22 - Robert Flatters (1873) Letter from W Andrew Jones, Legh Lodge, Knutsford – Manchester Courier, 9.11.1892 1898 OS map 1911 Census Summary – Robert Gregson 1914 179A – “Legh Lodge”, A and M. E. Gregson, R. A. Hyatt Phipp; builder T Davies, Gorton – May 5 th 1914 – plans approved			Red brick villa, classical in style, with full-height, shallow bow window and full-height articulated bay window, hipped roofs to bay, with finials; dentilled moulded eaves in terracotta; ashlar surround to all prominent bay and bow windows, horizontal ashlar cill band. Sashes. Central round-arched door case in moulded brick, with round-arched window above. Welsh slate roof. Sister house to Legh Cottage – the same architect.
Legh Cottage	Ca. 1891	Part of lot 22 – Robert Flatters (1873) William Henry Houldsworth – Legh Cottage, Legh Road – Manchester Evening News 2.7.1892 1898 OS map 1911 Census – Hinton Arthur Stewart			Red brick villa, classical in style, with two-storey bay window and ground floor bow window. Hipped roofs to bay, with finials; Welsh slate roof. Dentilled moulded eaves in terracotta; ashlar dressings to windows and horizontal ashlar cill band. Central round-arched door case in moulded brick, with round-arched window above. Sister house to Legh Lodge – the same architect.
April Cottage	Ca. 1990				
The Mount	Ca. 1871	Lot 23 – William Ormsby Pooley (1880) 1876 OS map 1911 Census – Francis Ashworth	Mount Pleasant (1876) The Mount (1911)		Large classical villa, in yellow / gault brick, with painted sawtooth timber eaves cornice, hipped Welsh slate roofs, stone cills and stone banding, decorative stone balcony to south elevation, with pierced parapet; prominent canted two-storey bay windows to the west elevation; segmental and flat gauged brick arches, moulded brick and sawtooth brick details and banding. Sash windows.
The Hill	Rebuilt d?	Lot 32 – Robert Flatters (1873) 1876 OS map 154A – alteration to The Hill, Legh Road, Oct. 1912, T Worthington for Mr E.A. Kolp	Fernhill (1901 census and 1909 OS map) The Hill (1967)		
Thornfield	Ca. 1965	Lot 33 – Benjamin Gibbons (1888) 1967 OS map			
?building dem. Replacement 2013					
The Laurels			Claydon (1967 OS)		
Oldfield House	Ca. 1920	1938 and 1954 OS map Advert for housekeeper-cook – Mrs Wallace, Oldfield house, Knutsford – Staffordshire Advertiser, May 1922 Advert for maid – Mrs Hilton, Oldfield, Legh Road, Dec. 1939 – Manchester Evening News Buildings of England – Cheshire incorrectly states that this is c.1990			Arts and Crafts dwelling with a number of similarities with R H Watt in the random and varied fenestration pattern and use of classical details; prominent three-storey gable and main elevation to Legh Road and unusual slate-hung canted gable to south, set within deeply undercut, overhanging eaves; main doorcase surround to Legh Road in ashlar with ornate console brackets and shallow segmental arch, carved stone surround to staircase window; prominent timber classical modillion eaves cornice. Mixture of leaded-light

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					and small-paned timber windows, with quirky eaves dormers, also with shallow segmental pediments.
Langdale					
Oak Lodge	2008-09				Chris Stubbs for Fallows Gowen Arts and Crafts revival. Simple and strong lines, with Voysey influence (see Buildings of England – Cheshire
The Owls	dem.			Arngibbon 1923 bungalow in Legh Road, designed for the Misses Forresters, by Frank Hindley	
Chimneys				Somerville (1967 OS) dem.	
Unattributed BPR:		1920 207 – bungalow in Legh Road, P. C. Rhodes			
Pendle Cottage	1923	1954 OS map 1923 - 220A – proposed bungalow at Legh Road for H Crossley, by Mercer, Stedman and Manley			
Lane End	1923	1954 OS map 1923 - 223 – new bungalow in Legh Road, Frank Hindley for Miss Bottomley; builder: Fearnley & Sons			

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<u>Goughs Lane</u>					
3 / 5	Ca. 1800	1841 Tithe map 1876 OS map			Pair of estate cottages, of late C18 / early C19 date, formerly a single dwelling, owned by the Leycester family in 1848 but a pair of cottages by 1876; warm red brick, shallow slate roofs, part hipped, and dentilled brick eaves. Segmental arched windows to ground floor, with no external lintels to first floor, later alterations and extension with soldier course lintels.

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<u>Croft Lane</u>					
2 / 4	Ca. 1830s	1841 Tithe map 1876 OS map			Pair of early 19 th century cottages, originally owned by the Leycester estate as workers cottages. English bond brickwork, segmental brick arches and pointed gables

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					to front elevation. Some original small-paned timber casements. Highly prominent pair of chimney stacks with engaged flues. Blue clay tiled roofs.
Molly Potts	1840s + 1886	Tithe map 1876 OS map Proposed alterations and additions to cottage, Molly Potts Lane, for S. Woodhouse, architect W.P. Samuels, (insp. Aug 1886) – 66A Proposed reconstruction of cottage near “The Croft” (insp. Dec. 1897) for Mr Watt, by architects Fairhurst and France – 93			Fairhurst and France & R H Watt Unusual long cottage, with half-timbered effect first floor, simulating a jetty, with close-studding; painted brick to ground floor; very small-paned leaded lights casement windows and continuous glazed lean-to porch with leaded-lights; R H Watt Roman-style chimney stacks (3) with wide vents alternating with bricks set as columns, triangular pediments, finished with clay-tiles. Replacement concrete tiles to main roof and lean-to porch.

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Chelford Road West side					
29-33 Brook Street	Late C18 early C19			N/A	29-31 is a late C18 / early C19 brick cottage, part rebuilt and enlarged in the early C20, with some segmental arched windows, and later casements re-set in window openings, with small cornice and stone cills. Original profile of steep pitched roof can still be seen on the gable end. 33 is a late C19 house, with single-storey bay window, round-arched porch and recessed door, sash windows, and later matching extension, embellished with half-timbered first floor window surrounds, which break the eaves.
Legh Arms	1735 and 1896	1841 Tithe map 1876 OS map	Sword and Serpent PH	N/A	18 th century inn, Legh Estate, formerly known as the ‘Sword and Serpent’. Red brick with segmental brick arches to windows and central doorcase (blocked) remodelled. Stone date plaque of 1735 JES relocated in small timber-framed pediment. Extension in orange/ red brick with half-timbered gable in close-studding, with date of 1896 carved into the bressumer. Windows all probably adapted in 1896.
Orchard House	Ca. 1900	1911 Census – William Samuel Mainprice		N/A	Three storey house, slight echoes of Queen Anne Revival style, with soft orange red brickwork to ground floor and upper floor part roughcast and part brick, painted. Prominent gable to Chelford Road breaks forward and is heavily windowed. Central round-arched staircase window to Chelford Road, with ornate tracery. Moulded stone bands, and ornate door and surround. Small-paned timber sashes. Steep pitched roofs in red clay

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					tiles. Prominent chimney stacks with moulded terracotta oversailing courses.
Tithe House	Early and late C19	Tithe map 1848 – Cragg Watkinson occupier, owner – Peter Legh	Named as Moorfield – 1882 OS map		Two-storey early C19 brick dwelling facing Chelford Road, with three-storey C19 addition to the west overlooking a garden. Painted brick, with Welsh slate roofs, sash windows (some small-paned late Georgian)
The Old Court House and West Court Outbuildings (all Gde II LBs)	C17, C18 and possibly C16	1911 Census – The Old Courthouse – George C Hamilton			See list description and HER ECH5675
The Grange (see Leycester Road – north side)					
Haysville	Ca. 1930s	1938 OS map extant			
Balgownie	Ca. 1930s	1938 OS map extant			
Chelford Road East side					
1-3 Mobberley Road, Higher Town (LL)	Ca. 1890s and 1900	1909 OS map Cheshire Image bank – Thompson’s Shop Cheshire Image bank – c04154			1 Higher Town Post Office Locally listed building. 1890s corner shop with extension to north Ca. 1900 shop (possibly early ‘County Stores’, Co-operative store) with Vernacular Revival timber framing corbelled out to first floor and brick to ground floor. Integral dwelling to east is solid brick. Ornate cross-bracing to timber-frame panels and complex timber brackets to overhanging eaves. Plaster pargetting to infill panels with improving mottoes and educational images of people and scenes of industry: harvesting in the fields, sewing seed, threshing corn, a baker with loaves of bread, a shop counter with sugar cones, a hunting / fishing scene, and some scenes from Aesop’s fables: the dog and his reflection, the bear and the bees, the fox and the stork, the fox and the grapes. Oriel window with coving and motto: “Great Business Must Be Wrought Today Our Mission Is To Sell, We’ll Do our Part Full Well, Yours to Quickly Buy If You’ll Only Let Us Try” And to the main gable, which has a coved half-hip are two panels with the inscription: “Think of Ease but Work On, No Gains Without Pains” Complete shopfronts to all elevations, with leaded-light clerestory glazing.
1-5	Ca. 1900	1909 OS map			Row of three houses built in red brick with ground floor bay windows, recessed shallow porches in basket arches, with terracotta mouldings, asymmetrical projecting bays with half-timbered panels and bargeboards. Welsh slate roofs and prominent

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					chimneys. Sashes. To Chelford Road, wrought iron pedestrian gates and bricks set in a herringbone pattern to boundary. Nos 3 and 5 were built as a pair ca. 1900, and No. 1 was added later, by 1910.
7 Hazelhurst	1725	1841 Tithe map 1876 OS map		N/A	C18 Flemish bond brick house, of fine quality, with later single-bay extension. Tithe map shows it was owned by the Legh estate. Date plaque in the form of a shield to central projecting pediment, above corbelled eaves, in lead or carved stone SLJ 1725. Ribbed and gauged flat brick arches to windows, with later sashes. Good Georgian panelled door. Welsh slate roof.
11	C18	1841 Tithe map 1876 OS map Cheshire image bank -		N/A	Linear row of three C18 cottages, now one. Painted and rendered brick, slate roofs. Segmental brick arched windows (modern uPVC has replaced timber).
13-15	C19, possibly earlier interior and roof	1841 Tithe map 1876 OS map Cheshire image bank photo – c12552			Three bay cottage, probably early C19, painted brick. May contain earlier building. Eaves dormers, formerly thatched. Large stack.
17 Caldwell House					C18 or C19 row, with late C19 and C20 additions. Painted brick, render and plain brick, with ornate decorative bargeboards to all elevations. Deep overhanging eaves and exposed rafter feet. Modern frame to gables. Tall, extended chimney stacks.
Park Cottage (gde II LB) 19 Chelford Road	Late C18 / early C19				No. 19 listed grade II – painted brick, with massive extended eaves, chevron-pattern moulding to boxed cornice, central raised pediment with same chevron detail and drop finial, small-paned casements.
21	Late C18 / early C19				Early C19 picturesque estate cottage. No 21 in English Garden Wall bond brickwork (formerly lime-washed), flush eaves, now raised, with chevron pattern moulding to eaves fascia. Three-light casement windows, those to ground floor with wedge rubbed brick lintels. Ball finial to southern gable. Tall brick chimney stacks with multiple oversailing courses.
29 Chelford Road (gde II LB)	C17				See list description
31-33	Early C19	Tithe map 1848			One early C19 dwelling, extended to create two by 1898. Brick, now rendered. Large corbelled stacks. Former estate house, owned by Peter Legh in 1848.
35-39 Pump Cottages	Early C18	Cheshire Image Bank c04280 Tithe map 1848			Early / mid C18 row of cottages, with painted brick, cambered lintels to ground floor windows, altered. No. 39 has a prominent gable frontage to the street and may have replaced an earlier building or may encase an earlier building. Former estate cottages, owned by Peter Legh in 1848. Slate roofs, modern windows. Photo in

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					Cheshire Image Bank shows three-light timber casements to Nos. 35-37.
41-47		Cheshire Image bank c04280 Tithe map 1848			C17 and C18 row of cottages with remains of cruck frame to No. 41 and no. 43. Rendered, modern windows. Former estate cottages, owned by Peter Legh in 1848. Nos. 41-45 were formerly thatched (see archive photo) and may have all had cruck frames. No. 47 is later, probably C18, rendered, and formerly had a central triangular pediment to the centre of the eaves, as found at No.7 Chelford Road.
Grange Cottage	Early C17	Cheshire Image bank c04313 Tithe map 1848			Early C17 cottage, with trusses and substantial remains of timber-frame to interior, smokehood to first floor, and four-centred arched doorways to cross wall. Formerly known as Old Dame School and occupied by Jane Roylance in 1848; she is identified as the 'schoolmistress' in the 1841 and 1851 census. Formerly a thatched cottage and used as inspiration as a 'school' by Elizabeth Gaskell in her novel Cranford. Two cottages by 1898. Roughcast and small-paned timber casements. Eaves now raised and Welsh slate roof.

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<u>Toft Road West Side s to n</u>					
Thrushes Mead	Ca. 1920s	1938 OS map		N/A	Painted brick, with moulded brick details, neo-Georgian-style, small-paned timber windows and round-arched doorcase with fanlight. Welsh slate roof.
Bexton Croft (gde II* LB)	1896	To the right of the porch, a stone carved car carries lead rainwater head, with initials DDM and the date 1896. Small brass plaque records that the house was built for Donald and Bessie Macpherson and built by John and Joseph Beswick. 'Proposed house at Knutsford, for D.D. Macpherson, Esq. designed by Mackay Hugh Baillie Scott and Seton Morris' – Academy Architecture and Annual Architecture Review 8 (1898).			MH Baillie-Scott The house is considered to be one of Baillie-Scott's best early buildings and has retained much of its original detail. Roughcast render over brick, and mock timber to entrance front, with stone-flagged roof. A stunning example of the Arts and Crafts movement, with strong Cheshire influence. See list description
Whitegates	Ca. 1950s				
Oakhurst, Oakhurst Cottage and Newlands	Ca. 1881-1885	F W Carver – residing at "Oakhurst", Manchester Courier 1886 F W Carver – 1891 census, and until his death in 1922.	The Gilds		Strong red brick, tile-hanging with ornate fish-scale tiles, black-and-white half timbering to gables, red-clay tiled roofs and prominent bay windows.
Wycroft	1928	1938 OS map			Brindled brick with clay-tiled hipped roofs, deep overhanging eaves and timber casements.

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		455 – detached house adjoining Oakhurst, Toft Road for J. E Braggins Esq, architect Meller Speakman and Hall (1928)			
Bexton Lodge, Toft Road	A.D. 1876 dated porch	John Harrison – 1881 and 1891 Census 1938 - 585 – alterations and additions to Bexton Lodge, by S. Birkett for W. P. Smith			Prominent Dutch gable with segmental pediment and ornate terracotta panel to Toft Road, strong red brick with red-clay tiled roof, moulded surround to windows, terracotta moulded bands and tall chimneys, timber sash windows.
Garden Cottage	Ca. 1862	1876 OS map	The Cottage		1862 (Leach) Small Georgian-style house, in Flemish bond brickwork, with flat gauged brick lintels, modillion eaves timber cornice, round-arched stucco doorcase with panelling, and modern windows replacing sashes. Welsh slate roof. Gable chimney stacks with oversailing brick courses. Panelled door.
<u>Toft Road East Side</u>					
The Lodge (Gde II LB)	C18 and ca. 1800	Tithe map 1848			See list description
End Croft, The Cottage and Midcot (Gde II LB)	C18	Tithe map 1848			See list description
White Cottage	Early C19	Tithe map 1848			Rendered cottage with broad extended eaves, gable bargeboards and large format slate roof (possibly formerly thatched). The building is linear and runs parallel with the road, abutting the pavement, with a central chimney stack. The presence of a window to the southern bay with a stone hood mould and the same hood mould to the southern gable is distinctive and suggest an imposed early 19 th century picturesque character. The relationship to the road, presence of hoodmoulds to windows, Tudor character, and the location of the window and door at the corner of the southern bay all combined suggests that this may be a former tollhouse.
Rowley Cottage & Rowley Bank Cottage	C18				Leycester Estate cottages. Large format slate roofs, English Garden Wall bond brickwork and segmental brick arches to small-paned timber casement windows.
Nos. 2-5 The Toft	C18	Tithe map 1848 and award - Occ. George Eden			Nos.2 and 3 are a former C18 farm building, known as the Dairy Farm until ca.1990, previously of the Toft Estate; now in residential use. English Garden Wall bond (5 rows of stretchers to 1 of headers) brickwork. Segmental brick arches to road are part of later conversion to residential. Nos. 4 and 5 are the original farmhouse, in English Garden Wall bond brickwork with cambered brick arches (early C18) to ground floor, modified at a later date in

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					the late C19 with half-timbered oriel windows to first floor and similar detail to porch. Large format slate roof and oversailing courses to brick chimney stacks. Modern replacement windows.
Ivy Cottage and Roebuck Cottage		Tithe map 1848 and award – 'The Roebuck', occupied by James Sumner Original window with leaded lights – Google Streetview	The Roebuck		Formerly known as The Roebuck, a small inn, part of the Leycester Estate. Pair of brick cottages, in English Garden Wall bond (5 rows of stretchers to 1 of headers), with large format slate roof, end and central brick chimney stacks, with multiple oversailing courses. Ground floor windows have cambered arches (early C18) whilst first floor windows are set at the eaves, using the wallplate for a lintel. Small-paned timber casements (original windows had leaded-lights set within a metal casement – 12 x 12 x 12).
Rose Bank & Toft Cottage	Ca. 1870	1876 OS map			Pair of semi-detached estate cottages, probably by the Leycester (Toft Hall) Estate. Very steeply pitched gable-fronted cottages, with bargeboards, red clay tiled roofs. English Bond brickwork, with segmental arched lintels and shaped moulded soffits. Small-paned timber casements windows. Massive square central chimney stacks with moulded corners and multiple oversailing courses. Split-oak picket fences.