

Updated Proposed Submission Version Local Plan: Heritage Impact Assessment for the South East Warrington Urban Extension

August 2021

Contents

Contents.....	1
Introduction	2
1. Scope of the study	2
Methodology.....	2
2. General Approach.....	2
2.2 <i>Step 1: Identifying the heritage asset(s)</i>	3
2.3 <i>Step 2: Understand what contribution the site (in its current form) makes to the significance of the heritage asset(s)</i>	3
2.4 <i>Step 3: Identify what impact the allocation might have on that significance</i>	3
2.5 <i>Step 4: Consider maximising enhancements and avoiding harm</i>	4
2.6 <i>Step 5: Determine whether the proposed site allocation is appropriate in light of the NPPF's tests of soundness</i>	4
3. Glossary.....	4
3.1 <i>Conservation area</i>	4
3.2 <i>Designated Heritage Asset(s)</i>	4
3.3 <i>Non-designated Heritage Asset(s)</i>	4
3.4 <i>Setting of a heritage asset</i>	4
Assessment	5
4. Site Area	5
5. Screening.....	5
6. Ancient Monuments	5
7. Listed Buildings	7
8. Locally Listed Buildings.....	15
9. Conservation Areas.....	27

Appendix 1 – Site Boundary and Heritage Assets

Appendix 2 – Assets Discounted from Main Assessment

Introduction

1. Scope of the study

- 1.1 To support the Local Plan Review, Warrington Borough Council (WBC) has identified the South East Warrington Urban Extension (herein after referred to as ‘the site’) as one of the areas of growth within the Proposed Submission Version Local Plan. The allocation will be comprised of land released from the Green Belt to provide a new sustainable urban extension to the south east of the main urban area of Warrington. It will deliver around 4,200 homes of which around 2,400 will be delivered within the plan period.
- 1.2 The South East Warrington Urban Extension (SEWUE) will mostly occupy land that was owned by the former New Town Commission, now owned by Homes England, and will effectively expand the existing communities of Grappenhall Heys, Appleton Cross and Pewterspear Green. The allocation will also extend south towards the M56 to include land to the south and east of Stretton.
- 1.3 The Council has recognised that if the site is allocated for development it may have the potential to impact on the historic environment within and surrounding the site. As such, this report will provide an appraisal of the potential impacts of the proposed allocation of the site upon the significance of the historic environment and, where possible, advice on any mitigation which may be required.

Methodology

2. General Approach

- 2.1 The methodology for assessment is based on Historic England’s (2015) guidance contained in ‘The Historic Environment and Site Allocations in Local Plans – Historic England Advice Note 3’¹. The guidance recommends that impacts on heritage assets should be assessed by undertaking the five steps identified below:
 1. Identify which heritage assets are affected by the potential site allocation
 2. Understand what contribution the site (in its current form) makes to the significance of the heritage asset(s)
 3. Identify what impact the allocation of the site might have on that significance
 4. Consider maximising enhancements and avoiding harm
 5. Determine whether the proposed site allocation is appropriate in light of the NPPF’s tests of soundness

Assessment of the five steps will be undertaken utilising the guidance contained within the following documents published by Historic England:

¹ Available at <https://content.historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/heag074-he-and-site-allocation-local-plans.pdf/>

- 'Conservation Principles Policies and Guidance for the sustainable management for the historic environment'² (2008); and
- 'The Setting of Heritage Assets – Historic Environment Good Practice Advice in Planning 3'³ Second Edition (2017).

2.2 *Step 1: Identifying the heritage asset(s)*

Identification of heritage assets within the site and those within the surrounding area that have the potential to be affected if the site is released from the Green Belt and allocated for development within the Council's Emerging Local Plan.

2.3 *Step 2: Understand what contribution the site (in its current form) makes to the significance of the heritage asset(s)*

Assessment of the nature and extent of the South East Warrington Urban Extension's contribution to the significance of the heritage asset(s) and its setting. The level of contribution the site makes to the significance of the heritage asset and its setting will be graded and defined as follows:

Negligible	The site provides little or no contribution to the significance of the heritage asset and its setting.
Slight	The site provides limited contribution to the significance of the heritage asset and its setting.
Moderate	The site is important to the significance of the heritage asset and its setting.
Considerable	The site is essential to our understanding of the significance of the heritage asset and its setting.
High	The site is very important to the significance of the asset and its setting.

2.4 *Step 3: Identify what impact the allocation might have on that significance*

An assessment of the degree of harm to be had on the asset and its setting as a result of potential allocation of the site for development. The level of harm will be graded and defined as follows:

² Available at <https://content.historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesguidanceapr08web.pdf/>

³ Available at <https://content.historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets.pdf/>

Negligible	The site allocation will result in insignificant or no harm to the significance of the heritage asset and its setting.
Slight	The site allocation will result low harm to the significance of the heritage asset and its setting.
Moderate	The site allocation will result in some harm to the significance of the heritage asset and its setting.
Considerable	The allocation will result less than substantial harm to the heritage asset and its setting.
High	The site allocation will result in substantial harm to the heritage asset and its setting.

2.5 *Step 4: Consider maximising enhancements and avoiding harm*

Consider enhancements that can be achieved to the historic environment through the potential site allocation and/or ways to mitigate any harm to the significance of the heritage asset through the potential site allocation.

2.6 *Step 5: Determine whether the proposed site allocation is appropriate in light of the NPPF's tests of soundness*

Following on from the assessment based on the steps 1 to 4 noted above, a conclusion will then be reached on whether potential site allocation would reflect national policy along with any recommendations for enhancement and/mitigating harm to the heritage asset and its setting.

3. Glossary

3.1 *Conservation area:-*

'An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance', designated under what is now s69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

3.2 *Designated Heritage Asset(s):-*

A World heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

3.3 *Non-designated Heritage Asset(s):-*

A building, monument, site, place, area or landscape which is identified by the local planning authority as having a degree of significance meriting consideration in planning decisions due to its heritage interest. This can include a local listing.

3.4 *Setting of a heritage asset:-*

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive

or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Assessment

4. Site Area

- 4.1 The site is situated immediately to the south east of Warrington’s built-up area. To the north, and southeast of the site are existing communities, which include: Grappenhall, Appleton, Dudlow’s Green, Stretton, Grappenhall Heys, Pewterspear and Appleton Thorn.
- 4.2 The northern boundary of the site is defined by Stockton Lane which runs between Stockton Heath and Grappenhall. To the east the boundary runs south from Grappenhall to Appleton Thorn, taking in Grappenhall Heys. It skirts around the western side of Appleton Thorn before joining Stretton Road. Stretton Road forms the southern boundary until Dorothy Farm where diverts south following field boundaries for the farm to the M56, which it then follows westward to the A49. The A49 (London Road) then forms the western boundary for the site until it meets with Stretton Road where it cuts back east around the Park Royal Hotel which it surrounds joining Stretton Road again where it then follows the eastern edge of the existing urban area back up to the junction of Lumb Brook Road with Stockton Lane.

5. Screening

- 5.1 An initial screening of heritage assets likely to be affected by the potential allocation of the site for development in line with Step 1 was undertaken. All heritage assets within 200m of the site have been considered and those likely to be affected have been considered in this report. Other significant assets which were beyond the 200m buffer but considered to have the potential to be affected by development of the site are also assessed, including properties within the Grappenhall Village Conservation Area due to their importance as a collection of Grade I and II listed buildings.
- 5.2 The location of the site along with the 200m buffer and the heritage assets is show in Appendix 1. Some heritage assets were discounted from the assessment as detailed in Appendix 2.

6. Ancient Monuments

TWO SECTIONS OF ROMAN ROAD BETWEEN APPLETON AND STRETTON (List entry Number: 1006770)	
Heritage Asset	No details, old listing – add description (two sections of the road)

TWO SECTIONS OF ROMAN ROAD BETWEEN APPLETON AND STRETTON (List entry Number: 1006770)	
Contribution the site makes to the heritage asset	<p>The significance of the two sections of Roman road between Appleton and Stretton lies mainly in their archaeological and historic interest.</p> <p>The first section (the piece of road at the most westerly point out of the two) lies within an inset area at the boundary of the proposed site, and the second section lies within a more developed light industrial area with 122 m in-between.</p> <p>The majority of the surrounding area is open rural land which contributes to the heritage of the asset. Although there is some small scale development in the way of houses next to the west section, and industrial development near to the east section. The majority of the area of the site stands as unchanged open rural land since its use during the Roman times, so the sites contribution is moderate in this respect.</p>
Impact allocation may have on significance	<p>Allocation of the site for development may result in the loss of the open rural landscape which has contributed to the historic asset since the Roman times. Therefore, allocation of the site may result in a moderate impact to the significance of the ancient monument.</p>
Maximising enhancements and mitigating harm	<p>Retaining a distance buffer between the asset and any new development to preserve the open immediate setting of the road would allow the sense of historic openness of the road to remain. Any development should also be designed sensitively to be sympathetic to its rural context.</p>
Conclusion and recommendations	<p>For the reasons stated above, it is considered that allocation of the site may result in moderate harm to the significance of the ancient monument. If the site is allocated, there is a need for a thorough consideration of the amount, scale, design, location and layout of development with a view to minimise any negative impact on the significance of the designated heritage assets affected. Cheshire Archaeology Service should be consulted to ensure that the potential for archaeology is fully understood in terms assessments or trial trenches etc.</p>

7. Listed Buildings

CHURCH OF ST CROSS (List entry Number: 1139338)	
Heritage Asset	<p>SJ 68 SW APPLETON C.P. STRETTON ROAD (North Side) at Appleton Thorn.</p> <p>6/19 Church of St Cross.</p> <p>II</p> <p>Church 1886 by Edmund Kirby at the expense of Piers Egerton Warburton (of Arley). Red sandstone; red tile roof; oak-framed north porch on sandstone plinth. Cruciform with 2-stage tower over crossing. Low hip-roofed transepts; 3-window aisleless nave; one-window chancel; baptistry as a canted bay window projecting from the west end. Rose window above baptistry; Geometrical east window; straight-headed reticulated north and south windows to nave and chancel.</p> <p>Interior: Cradle roof to nave and chancel; crossing arches have continuous mouldings with no capitals; organ in north transept; east window has glass of 1870; stone pulpit.</p>
Contribution the site makes to the heritage asset	<p>The church is located in the centre of the village of Appleton Thorn and is a significant landmark in the area due to its height and size. The site lies approximately 280m to the rear (north west) of the church, which is surrounded by domestic scale development. The locally listed Thorn House sits immediately to the northwest of the asset. Whilst, the grave yard to the church and the locally listed Village Hall and Appleton Cross lies to the south and west. The soft landscaping which is planted around the boundary of St Cross Church provides screening of the asset. Due to the distance and soft landscaping to the rear of the heritage asset, it is considered that overall the site makes a limited contribution to the significance of the heritage asset and its setting.</p>
Impact allocation may have on significance	<p>It is considered that the allocation of the site will only have a slight impact on the significance of the heritage asset due to the distance between the site and the asset.</p>
Maximising enhancements and mitigating harm	<p>None required.</p>
Conclusion and recommendations	<p>The site allocation will result low harm to the significance of the heritage asset and its setting.</p>

SCHOOL FARM FARMHOUSE (List entry Number: 1139339.)	
Heritage Asset	<p>SJ 68 SW APPLETON C.P. STRETTON ROAD (North Side)</p> <p>6/21 School Farm Farmhouse.</p> <p>Grade II</p> <p>Farmhouse, early C17 or before, rewalled circa 1800. Brick with grey slate roof; oak wallplate survives (under front eaves) from former timber frame. L-shaped; 1½ storeys; door and 3 windows to front; 2 windows to left side; left gable chimney; chimney on front ridge and on ridge of left wing, all of brick. Small wood casement windows, under skewback arches in lower storey. C19 porch with tiled gabled roof on brackets.</p>

SCHOOL FARM FARMHOUSE (List entry Number: 1139339.)	
	Interior: The ingle nook in parlour right of entrance has a hood-beam supported (right of nook) on a shaped stone pier with carved patterns. Many chamfered oak beams of large section. Jowls survive from the former oak frame at ground floor ceiling; oak purlins; doors of 3 wide boards; one C17 oak door of small panels upstairs.
Contribution the site makes to the heritage asset	The site is located approximately 300m from the western curtilage of School Farm Farmhouse. The site is the back drop to the farmhouse but there is a substantial tract of open rural agrarian land between the two. It is considered that for this reason the site only makes a slight contribution to the significance of the heritage asset and its setting.
Impact allocation may have on significance	The allocation of the site will maintain a significant tract of open land between it and the asset. Therefore, it is considered that the allocation of the site will only have a slight impact on the significance of the heritage asset.
Maximising enhancements and mitigating harm	None required.
Conclusion and recommendations	The site allocation will result low harm to the significance of the heritage asset and its setting and no mitigation is required.

CHURCH OF ST MATTHEW (List entry Number: 1329772)	
Heritage Asset	<p>SJ 68 SW STRETTON C.P. STRETTON ROAD (North side) 6/40 Church of St.Matthew 8.1.70 II Church 1870 by George Gilbert Scott, replacing a Commissioners' Church of 1826-7 by Philip Hardwick. The chancel probably stands on Hardwick's foundations. Red sandstone with graded Westmorland slate roofs. 3 stage West tower has angle buttresses, octagonal north-east turret, a shaped oak door in cusped archway, single and paired lancets, paired bell-openings and corbelled plain parapet. The 5 bay aisled nave has geometrical tracery to aisle windows and paired lancets to clerestorey. North vestry has simple paired lancets in gable and square-headed windows in sides. The 2 bay chancel (different in character) has plate tracery and nook-shafts in corners of buttresses which carry a corbel-table. The chancel may predate Scott's work, say circa 1860.</p> <p>Interior: Arch-braced trusses (with wind braces) spring from corbelled stone shafts; cradle roof to chancel; organ between chancel and vestry; late C19 stained glass. Round and octagonal columns alternate in the arcades.</p>
Contribution the site makes to the heritage asset	The Church is a significant heritage asset and has a strong visual presence in the landscape of the area due to its height and size. The site is situated approximately 45m from the asset and is separated from it by Stretton Road (B5356). There are shared views between the site and the heritage asset. The contribution the site makes to the heritage asset is moderate as the rural landscape is a positive attribute in the way the asset is viewed and experienced.
Impact allocation may have on significance	Allocation of the site has the potential to cause a moderate impact to the significance of the heritage asset due to the loss of the rural historic setting of the heritage asset.
Maximising enhancements and mitigating harm	There should also be a limit on the height of development on the south side of Stretton Road immediately adjacent to the church, which should be restricted to a two story height limit. This is to ensure the Church is maintained as the tallest building within landscape of the immediate area.

CHURCH OF ST MATTHEW (List entry Number: 1329772)	
	Additional soft screening should also be implemented along the northeast corner of the proposed allocation site adjacent to the junction of Stretton Road and Spark Hall Close, to soften the impact of the proposed development.
Conclusion and recommendations	Allocation of the site for development may result in moderate harm to the significance of the heritage asset through the loss of some of the rural setting to the south west. Mitigation measures detailed above are therefore recommended in order to ensure that allocation of the site conserves and enhances the heritage asset and its setting.

WRIGHTS GREEN HOUSE (List entry Number: 1329744)	
Heritage Asset	<p>SJ 68 SW APPLETON C.P. LUMB BROOK ROAD (South Side) at Wrights's Green. 6/11 Wright's Green House. 8.1.70 GV II</p> <p>Cottage, late C17. The front gable and front part of right side are oak framed (rectangular panels), other walls are brown brick, probably C19. Brown tile roof with brick chimney. Of 1½ storeys and 2 bays with single storey C19 brick leanto at rear, slightly extended mid C20. Mullioned windows: 5-light in rear gable (centre light bricked up) with leaded glazing, in left wall with leaded glazing and in right wall of 2 lights with small iron casements.</p>
Contribution the site makes to the heritage asset	The heritage asset is located within the proposed allocation site, near the eastern edge of a small strip of residential properties known as Wright's Green. The asset is located next to the heritage asset Wrights Green Cottage, as such the proposed impact is similar. The proposed site and heritage asset share views as the asset is located within the proposed allocation site. The open landscape of the site makes a moderate contribution to the character of the heritage asset as a rural area.
Impact allocation may have on significance	Allocation of the site may result in the loss of the historic rural setting to the rear of the cottages. Therefore, development of the site may result in a moderate level of harm to its significance.
Maximising enhancements and mitigating harm	If the site is allocated for development, harm to the heritage assets can be mitigated by retaining the assets and their curtilage on the site and ensuring that design of the development within the site is sympathetic to its setting. The provision of additional screening will ensure that the heritage asset is experienced in its own setting without visual intrusion from development/building on the allocation site.
Conclusion and recommendations	The site allocation has the potential to cause moderate harm to the significance of the heritage asset. It is therefore recommended that mitigation measures outlined above are considered to fully mitigate this harm.

LUMB BROOK BRIDGE (AN AQUEDUCT) (List entry Number: 1135858)	
Heritage Asset	<p>SJ 68 NW APPLETON C.P. LUMB BROOK ROAD (North End) 3/12 Lumb Brook Bridge (an aqueduct). The northern half of the aqueduct is in Stockton Heath CP.</p> <p>Grade II</p> <p>Aqueduct carrying the Bridgewater Canal, 1770 (date on springer) by James Brindley for the Duke of Bridgewater. Squared snecked Cyclopean blocks of red and yellow sandstone with red brick lining to the deep segmental arch for Lumb Brook Road. Slightly concave, broadly canted and battered abutments. Ramped path from road to towpath has sandstone retaining walls and simple</p>

LUMB BROOK BRIDGE (AN AQUEDUCT) (List entry Number: 1135858)	
	<p>post-and-rail fence. A brick parapet wall, curved in plan, with 6 rectangular recessed panels to outer side and concrete coping (probably rebuilt mid C20) protects the towpath.</p> <p>A semi-circular arched sandstone culvert carries Lumb Brook diagonally beneath the road through the aqueduct.</p>
Contribution the site makes to the heritage asset	The north west corner of the site is adjacent to the bridge. Views are partially screened by mature trees, however views from the site can still be attained. The site is situated higher than the land around the heritage asset by around 10m, this is at a gradual slope. In terms of the contribution the site makes to the heritage asset, it is considered that it makes a moderate contribution to the assets significance, as the site positively influences the way the asset is experienced as an attractive rural backdrop.
Impact allocation may have on significance	Allocation of the site may result in the loss of the historic semi-rural setting the bridge/aqueduct is located in. Therefore, development of the site may result in a moderate level of harm to its significance.
Maximising enhancements and mitigating harm	If the site is allocated for development, harm to the heritage asset can be mitigated by ensuring that design of the development within the site is sympathetic to its setting. Soft landscaping and adequate space between the site and heritage asset should also be retained.
Conclusion and recommendations	The site allocation has the potential to cause moderate harm to the significance of the heritage asset. It is therefore recommended that mitigation measures outlined above are considered to reduce any potential harm.

THE COTTAGE (NORTH OF JUNCTION WITH LUMBBROOK ROAD) (List entry Number: 1329770)	
Heritage Asset	<p>SJ 68 NW STOCKTON HEATH C.P. GRAPPENHALL ROAD (North side) 3/30 The Cottage (north of junction with Lumb Brook Road)</p> <p>Grade II</p> <p>Cottage, circa. 1800 or earlier. Brown brick (English garden wall bond) with graded grey slate roof and brick chimney on ridge, right of centre. Two storeys; two windows to each storey right of the door, two downstairs and one upstairs left of the door. Recessed 20-pane sashes (5 panes wide), right; small-pane casements left. Door covered in hardboard.</p>
Contribution the site makes to the heritage asset	The site is located approximately 135m to the southeast of the heritage asset. The asset and the allocation site are separated by significant infrastructure, in the form of Grappenhall Road (A56) and the Bridgewater Canal, and suburban development. The Bridgewater Canal is at an elevated level relative to the asset. Hence, there are no shared views between the site and the heritage asset and the site makes a negligible contribution to the asset.
Impact allocation may have on significance	The site makes a negligible impact to the significance of the heritage asset due to the distance and there being no shared views. Thus, allocation will have no impact on significance.
Maximising enhancements and mitigating harm	None required.
Conclusion and recommendations	The site makes a negligible impact to the significance of the heritage asset and its allocation for development is unlikely to result in harm to the significance of the asset.

CHURCH COTTAGES EAST & WEST (List entry Number: 1136647)	
Heritage Asset	<p>SJ 68 NW GRAPPENHALL C.P. CHURCH LANE (north side)</p> <p>1/10 Church Cottage East and Church Cottage West</p> <p>GV II</p> <p>Pair of Gothick houses, circa 1830, rendered (probably on brick) with gabled roofs of grey slate. Each house, of 2 storeys and 3 windows, has a slightly projecting central gable. Continuous verandah on 7 cast iron openwork supports. Tudor-arched doorways have replaced doors. Gothick casements of wood are of 3 lights to parlours and 2 lights to other rooms; all openings have labels. 3 diminishing chimneys with diagonal flues; ornate open-work bargeboards. Interior: Dogleg open-string stairs with stick balusters and mahogany handrails with curtains.</p>
Contribution the site makes to the heritage asset	<p>The site is located approximately 350m from the asset at its closest point. There is very limited connection, if any, between the site and the asset due to the distance between them. Therefore, it is considered that the site makes a negligible contribution to the heritage asset.</p>
Impact allocation may have on significance	<p>The site makes no visual connection between the Grade II listed cottage and its setting such that its allocation will have a negligible impact to the significance of the asset.</p>
Maximising enhancements and mitigating harm	<p>None required.</p>
Conclusion and recommendations	<p>The site makes a negligible contribution to the significance of the asset and its allocation for development and is unlikely to result in harm to the significance of the asset.</p>

CHURCH OF ST WILFRID (List entry Number: 1139320)	
Heritage Asset	<p>SJ 68 NW 1/7</p> <p>GRAPPENHALL C.P. CANAL SIDE (north side) Church of St. Wilfrid</p> <p>8/1/1970</p> <p>GV I Church, C12 (nave and corbel-table), 1334 (South Chapel), 1525-39 (tower and most of fabric), 1834 and 1874 (clerestorey). Red sandstone with slate roof. West tower, aisled nave with south chapel, chancel, vestry and north transept. Tower of 3 stages has Tudor-arched west door, restored 4-light west window with panel tracery, diagonal west buttresses and square east buttresses, paired bell-openings with quatrefoil heads and crenellation. Aisle windows have round-headed mullioned lights. South chapel has reticulated tracery. Clerestorey windows have paired round-headed lights. Vestry east window (moved from chancel) has 5 lights with panel tracery. The south porch and north transept are probably 1874, by Paley and Austin.</p> <p>Interior. Continuous nave and chancel of 7 bays with 6-bay aisles. Octagonal pillars with plainly-moulded caps carry double-chamfered arches. Easternmost south window of south aisle has C14 glass (re-arranged 1834) depicting St. John Baptist, St. Thomas, St. Bartholomew, St. Mary Magdalene, St. James (or a pilgrim), St. Philip and an unidentified saint. The east window of south aisle by Mayer of Munich and London. Fragments of medieval glass elsewhere. Effigy in chancel (north side) of Sir William Boydell, died 1275, found in churchyard</p>

CHURCH OF ST WILFRID (List entry Number: 1139320)	
	and placed in church 1874, restored. Norman arcaded rectangular font, found in churchyard and reinstated in nave 1874. C13 dugout chest. Peal of 8 bells.
Contribution the site makes to the heritage asset	The asset is located in the centre of Grappenhall Village and is significant in the landscape due to its height and size. In terms of the contribution the site has to the heritage asset, the site is not visible from or near the Church and thus makes a negligible contribution to the significance of the building.
Impact allocation may have on significance	Due to the distance, the site makes no connection between heritage asset and its setting, therefore the allocation of the site will have a negligible impact to the significance of the heritage asset.
Maximising enhancements and mitigating harm	None required.
Conclusion and recommendations	The site makes a negligible contribution to the heritage asset and thus the development is unlikely to result in harm to the significance of the asset.

THE HALL, WITH GATES AND FORECOURT WALLS (List entry Number: 1329760)	
Heritage Asset	SJ 68 NW GRAPPENHALL C.P. CHURCH LANE (south side) 1/13 The Hall, with Gates and Forecourt Walls GV II Parish Hall, circa 1840, of brown brick (Flemish bond) with gabled grey slate roof. Plain brick pilasters and projecting band under eaves divide the front into 6 panels from right to left: the right panel contains double doors (each of 2 panels) under a square fixed light of 12 panes; each of the next 3 panels contains a 12-pane recessed sash; the 5th panel contains double framed and boarded doors; the left panel contains stage door (reached by external steps) in an altered opening. Door and window openings have gauged brick flat arches. Small C20 slate-roofed lean-to against right gable wall. Low stone walls to areas in front of Hall; pair of cast iron gates contemporary with Hall on plain stone gatepiers to right entrance. Interior: King-post trusses; gallery at right end; stage at left end. Listed for group value only.
Contribution the site makes to the heritage asset	The site is located approximately 500m from the heritage asset. As a result of the distance and woodland screening to the rear of Christmas Tree Farm and Carr House Farm the asset and the site do not share any views. Hence the site makes a negligible contribution to the heritage asset.
Impact allocation may have on significance	Due to the distance, and soft and hard screening, the site makes no connection between the heritage asset and its setting. Therefore, the allocation of the site will create a negligible impact to the significance of the heritage asset.
Maximising enhancements and mitigating harm	None required.
Conclusion and recommendations	The site makes a negligible contribution to the heritage asset and its allocation for development is unlikely to result in harm to the significance of the assets.

GRAPPENHALL RECTORY (List entry Number: 1139322)	
Heritage Asset	<p>SJ 68 NW GRAPPENHALL C.P. CHURCH LANE</p> <p>1/11 Grappenhall Rectory</p> <p>GV II</p> <p>Rectory circa 1830, stucco with grey slate roof, Gothick. Of 2 storeys and 5 windows; the left and right wings, each of 1 bay and one slightly recessed, are of (or altered during) 1855 (drawings in the possession of the rector). Crenellated Gothick porch has Tudor arch and corner pinnacles. Part-glazed double doors at back of porch under Tudor-arched fan with flowing pattern of cusped iron bars. A 1-storey canted bay to each side of porch has Gothick pointed windows: left bay has ornate iron cresting; that to right bay removed for repair (1983). Upper windows are 2-light casements, each light of 12 panes, margined, above porch and bay windows. Right wing and upper storey of left wing have 12-pane recessed sashes; lower left window is replaced. Interior: Doors have 6 raised and fielded panels. Plain open-string dogleg stair has stick balusters, mahogany rail and curtail.</p>
Contribution the site makes to the heritage asset	<p>The site is located approximately 420m to the west of the heritage asset. As a result of the distance and woodland screening to the rear of Christmas Tree Farm and Carr House Farm the asset and the site do not share any views. Hence, the site makes a negligible contribution to the heritage asset.</p>
Impact allocation may have on significance	<p>The site makes no connection between the Rectory and its setting due to the distance between and soft landscaping obscuring views. Such that, its allocation will create a negligible impact on the significance of the asset.</p>
Maximising enhancements and mitigating harm	<p>None required.</p>
Conclusion and recommendations	<p>The site makes a negligible contribution to the heritage asset and its allocation for development is unlikely to result in harm to the significance of the asset.</p>

BRIDGEWATER CANAL, CHURCH LANE BRIDGE (List entry Number: 1329797)	
Heritage Asset	<p>SJ 68 NW GRAPPENHALL C.P. BRIDGEWATER CANAL</p> <p>1/4 Church Lane Bridge</p> <p>GV II</p> <p>Roadbridge over Bridgewater Canal, circa 1770, by James Brindley. Red-brown brick with red sandstone dressings. Deep segmental arch with brick voussoirs, backed by plain projecting stone band, on stone springers. Curved and battered abutments. Stepped brick parapets have plain flush stone copings.</p>
Contribution the site makes to the heritage asset	<p>The site is located approximately 520m from the heritage asset. As a result of the distance and woodland screening to the rear of Christmas Tree Farm and Carr House Farm the asset and the site do not share any views. Hence, the site makes a negligible contribution to the heritage asset.</p>
Impact allocation may have on significance	<p>Due to the distance, and soft and hard screening, the site makes no connection between the heritage asset and its setting. Therefore, the allocation of the site will create a negligible impact to the significance of the heritage asset.</p>
Maximising enhancements and mitigating harm	<p>None required.</p>

BRIDGEWATER CANAL, CHURCH LANE BRIDGE (List entry Number: 1329797)	
Conclusion and recommendations	The site makes a negligible contribution to the heritage asset and its allocation for development is unlikely to result in harm to the significance of the asset.
BRIDGE STORES, 2 BELLHOUSE LANE (List entry Number: 1329796)	
Heritage Asset	<p>SJ 68 NW GRAPPENHALL C.P. BELLHOUSE LANE (south side), Grappenhall</p> <p>1/1 No.2 (Bridge Stores)</p> <p>GV II</p> <p>Shop, dwelling and store shed, early C19, of painted brick with grey slate roofs. 2 storeys. Shop and dwelling are under the main hipped roof; the attached store (right, with side to canal towpath) is under a narrower hipped roof. House door of 6 fielded panels; recessed 16-pane sash to each storey, left, blocked window above door and shop window of 20 small panes in moulded timber case, right, with 16-pane recessed sash above. Boarded shop-door right of shop window. Interior not inspected.</p>
Contribution the site makes to the heritage asset	The site is located approximately 520m from the heritage asset. As a result of the distance; the grounds of the former Grappenhall Hall Residential School and woodland screening to the rear of Christmas Tree Farm and Carr House Farm the asset and the site do not share any views. Hence, the site makes a negligible contribution to the heritage asset.
Impact allocation may have on significance	With the distance and landscaping, the site makes no contribution to the Bridge Stores and its setting, such that its allocation is unlikely to impact on the significance of the asset.
Maximising enhancements and mitigating harm	None required.
Conclusion and recommendations	The site makes a negligible contribution to the heritage asset and its allocation for development is unlikely to result in harm to the significance of the asset.

GREENBANK, CANAL SIDE (List entry Number: 1329758)	
Heritage Asset	<p>SJ 68 NW GRAPPENHALL C.P. CANAL SIDE (south of Church Lane)</p> <p>1/6 Greenbank</p> <p>II</p> <p>House, circa 1800, of smooth rendered brick with gabled grey slate roof. Of 2 storeys and 3 windows, with blank extension of 1 bay, slightly recessed, to left. Door of 6 fielded panels under square fanlight with radial bars and 4 camber bars, at rear of projecting porch with Tudor-arched opening and classical cornice. 2 ridge chimneys of brick. 12-pane recessed sashes to front, and 2 in lower storey of right gable wall. Mid C20 recessed garage at left end, in keeping. Interior not inspected.</p>
Contribution the site makes to the heritage asset	The site is located approximately 450m from the heritage asset. As a result of the distance; the grounds of the former Grappenhall Hall Residential School and woodland screening to the rear of Christmas Tree Farm and Carr House Farm the asset and the site do not share any views. Hence, the site makes a negligible contribution to the heritage asset.
Impact allocation may have on significance	Given the distance from the site, landscaping and limited visual relationship. There would be a negligible impact on the significance of the heritage asset.

GREENBANK, CANAL SIDE (List entry Number: 1329758)	
Maximising enhancements and mitigating harm	None required.
Conclusion and recommendations	The site makes a negligible contribution to the heritage asset, its allocation is unlikely to result in harm to the significance of the asset.
CROSS COTTAGES, PEPPER STREET (List entry Number: 1329745)	
Heritage Asset	<p>SJ 68 SW APPLETON C.P. PEPPER STREET (South-West Side)</p> <p>6/15 Cross Cottages</p> <p>Grade II</p> <p>Pair of cottages (one to left unoccupied) probably C17, altered and extended to rear and left. Rendered brick painted to imitate timber frame, with gabled thatched roof and brick chimney. One storey with attic bedrooms in roof; 3 bays in all. Timber casements (probably C19) in small openings; C19 boarded doors.</p> <p>Interior: Ingle nook with tapered oak beam in right cottage; oak main beams and some oak joists to upper floor; oak purlins and rough rafters probably of oak. The interior of the unoccupied left cottage not inspected.</p>
Contribution the site makes to the heritage asset	The assets are located approximately 85m from the south eastern boundary of the proposed allocation site, at the junction of Stretton Road, Pepper Street and near Walnut Tree Lane. They are part of a small group of properties clustered around the junction. The rural character of the site contributes moderately to the buildings, providing an attractive rural setting to the assets. However, there are limited views between the heritage assets and the site, as they are separated from the site by Stretton Road (B5356) and the other properties on the north side of Stretton Road, which screen the asset from the site to a large degree. The screening limits views between the heritage asset and site and thus the site makes a limited contribution to the significance of the heritage asset and its setting.
Impact allocation may have on significance	The site makes no contribution to the historic asset and its setting such that its allocation will have a negligible impact on its significance.
Maximising enhancements and mitigating harm	None required.
Conclusion and recommendations	The site makes little or no contribution to the heritage assets and its allocation for development is unlikely to harm the significance of the assets.

8. Locally Listed Buildings

COBBLED STREET AREA OF GRAPPENHALL VILLAGE, CHURCH LANE O/S RAMS HEAD P.H.	
Heritage Asset	A picturesque cobbled lane. Most of the buildings along Church Lane are 19th century, constructed mainly from rendered brick with slate roofing.

COBBLED STREET AREA OF GRAPPENHALL VILLAGE, CHURCH LANE O/S RAMS HEAD P.H.	
Contribution the site makes to the heritage asset	The site is located approximately 325m from the heritage asset. There is residential development along Church Lane and Broad Lane and woodland screening to the rear of Christmas Tree Farm and Carr House Farm that mean that the asset and the site do not share any views. Due to the distance and intervening development and screening, the site makes no contribution to the significance of the heritage asset and its setting.
Impact allocation may have on significance	Allocation of the site is likely to result in a negligible impact on the significance of the asset due to the distance and intervening development.
Maximising enhancements and mitigating harm	None required.
Conclusion and recommendations	The site makes a negligible impact to the asset and its allocation for development and is unlikely to result in harm to the significance of the asset.

PARR ARMS PH, CHURCH LANE	
Heritage Asset	Public House with an arched door surround and five sash windows to front, the exterior brickwork at the front of the building has been rendered and painted. It has a gable roof covered in grey slate with a chimney at either end.
Contribution the site makes to the heritage asset	The site is located approximately 400m from the heritage asset. There is residential development along Church Lane and Broad Lane and woodland screening to the rear of Christmas Tree Farm and Carr House Farm that mean that the asset and the site do not share any views. Due to the distance and intervening development and screening, the site makes no contribution to the significance of the heritage asset and its setting.
Impact allocation may have on significance	Allocation of the site is likely to result in a negligible impact on the significance of the asset due to the distance and landscaping in-between.
Maximising enhancements and mitigating harm	None required.
Conclusion and recommendations	The site makes a negligible impact to the asset and its allocation for development and is unlikely to result in harm to the significance of the asset.

RAMS HEAD PH, CHURCH LANE	
Heritage Asset	The existing building was built in 1893, and is listed as being of architectural and historical importance to the village. There has been an inn or hotel on the same site for much longer and the village of Grappenhall itself is recorded as far back as the Domesday Book of 1086. One of the many unique features of The Rams Head Inn is the original village well, situated near the bar. The well actually pre-dates the existing building at about 150 years old, but is now fitted with walkover glass and illuminated from the inside.
Contribution the site makes to the heritage asset	The site is located approximately 375m from the heritage asset. There is residential development along Church Lane and Broad Lane and woodland screening to the rear of Christmas Tree Farm and Carr House Farm that mean that the asset and the site do not share any views. Due to the distance and intervening development and screening, the site makes no contribution to the significance of the heritage asset and its setting. building.
Impact allocation may have on significance	Allocation of the site is likely to result in a negligible impact on the significance of the asset due to the distance and landscaping in-between.

RAMS HEAD PH, CHURCH LANE	
Maximising enhancements and mitigating harm	None required.
Conclusion and recommendations	The site makes a negligible impact to the asset and its allocation for development and is unlikely to result in harm to the significance of the asset.

BIRCHFIELD AND INGLESIDE, CHURCH LANE	
Heritage Asset	The property is a pair of Georgian style residences with a simplistic design with large windows, a gabled roof, and stone brick walls.
Contribution the site makes to the heritage asset	The site is located approximately 220m from the heritage assets. There is residential development along Church Lane and Broad Lane and woodland screening to the rear of Christmas Tree Farm and Carr House Farm that mean that the asset and the site do not share any views. Due to the distance and intervening development and screening, the site makes no contribution to the significance of the heritage asset and its setting.
Impact allocation may have on significance	Allocation of the site is likely to result in a negligible impact on the significance of the asset due to the distance and landscaping in-between.
Maximising enhancements and mitigating harm	None required.
Conclusion and recommendations	The site makes a negligible impact to the asset and its allocation for development and is unlikely to result in harm to the significance of the asset.

STANNY LUNT BRIDGE, CHURCH LANE	
Heritage Asset	Stanny Lunt bridge a single arch brick bridge which carries over the Bridgewater Canal. Constructed in 1770, the bridge is of the same style as all the original arches on the canal. The bridge has a pipe attached to one side of it. In addition a modern footbridge has been built next to the bridge.
Contribution the site makes to the heritage asset	The site is located approximately 140m to the west of the heritage asset. The asset is separated from the proposed site by a small cluster of cottages at the junction of Church land and Stockton Lane and an open field. Due to the small size of the asset, the distance and intervening buildings, the site makes a negligible contribution to the significance of the heritage asset and its setting.
Impact allocation may have on significance	Allocation of the site is likely to result in a negligible impact on the significance of the asset due to the distance and landscaping in-between.
Maximising enhancements and mitigating harm	None required.
Conclusion and recommendations	The site makes a negligible impact to the asset and its allocation for development and is unlikely to result in harm to the significance of the asset.

THE COTTAGE, 3 CHURCH LANE	
Heritage Asset	Detached cottage constructed in red brick and designed with a gable roof.
Contribution the site makes to the heritage asset	The site is located approximately 260m from the heritage asset. There is residential development along Church Lane and Broad Lane and woodland screening to the rear of Christmas Tree Farm and Carr House Farm that mean that the asset and the site do not share any views. Due to the distance and

THE COTTAGE, 3 CHURCH LANE	
	intervening development and screening, the site makes no contribution to the significance of the heritage asset and its setting.
Impact allocation may have on significance	Allocation of the site is likely to result in a negligible impact on the significance of the asset due to the distance and limited views between the site and the asset.
Maximising enhancements and mitigating harm	None required.
Conclusion and recommendations	The site makes a negligible impact to the asset and its allocation for development and is unlikely to result in harm to the significance of the asset.

1 & 2 – COTTAGES, CHURCH LANE	
Heritage Asset	Pair of semi-detached cottages constructed in red brick and designed with a gable roof.
Contribution the site makes to the heritage asset	The site is located approximately 260m from the heritage assets. There is residential development along Church Lane and Broad Lane and woodland screening to the rear of Christmas Tree Farm and Carr House Farm that mean that the asset and the site do not share any views. Due to the distance and intervening development and screening, the site makes no contribution to the significance of the heritage asset and its setting.
Impact allocation may have on significance	Allocation of the site is likely to result in a negligible impact on the significance of the asset due to the distance and limited views between the site and the asset.
Maximising enhancements and mitigating harm	None required.
Conclusion and recommendations	The site makes a negligible impact to the asset and its allocation for development and is unlikely to result in harm to the significance of the asset.

3, 5 and 7 BROAD LANE, GRAPPENHALL	
Heritage Assets	<p>No.3 - Large detached house in a semi-rural location, constructed in brick and designed with gable roofs covered with slate. Set within a mature garden with court yard. Possibly the old Smithy.</p> <p>No.5 - Large detached house in a semi-rural location, constructed in brick and designed with gable roofs covered with slate and a chimney above each gable. The exterior brickwork has been rendered and painted white. The front of the property has five sash windows with stone cills and a small flat roofed porch over the doorway.</p> <p>No.7 - Large detached house in a semi-rural location, constructed in brick with a multi gable roof design covered in slate. There is a Lean-to on the west side, built from stone block and brick with a slate covered roof and brick chimney.</p>
Contribution the site makes to the heritage asset	<p>The assets are located approximately 90m from the eastern boundary of the proposed allocation site. They are within the central part of the village envelope and there are a couple of dozen properties to the west between them and the site. The rear of the assets is screened by trees along Narrow Lane.</p> <p>Due to the distance and intervening buildings and landscaping between the site and the assets there are no shared views.</p>
Impact allocation may have on significance	Allocation of the site is likely to result in a negligible impact on the significance of the asset due to the distance and limited views between the site and the assets.

3, 5 and 7 BROAD LANE, GRAPPENHALL	
Maximising enhancements and mitigating harm	None required.
Conclusion and recommendations	The site allocation would make a negligible impact to the significance of the heritage asset due to there being a limited relationship with the site.

CLAY BANK FARMHOUSE, BROAD LANE	
Heritage Asset	The property is a Georgian style house with a symmetrical appearance, gabled roof, and arched windows.
Contribution the site makes to the heritage asset	The asset is located approximately 40m from the eastern boundary of the proposed allocation site. However, the asset is surrounded by other buildings, landscaping on its northern boundary and a cricket ground to the west.
Impact allocation may have on significance	Allocation of the site is likely to result in a negligible impact on the significance of the asset due to intervening buildings and the proximity of the cricket ground.
Maximising enhancements and mitigating harm	None required.
Conclusion and recommendations	The site makes a negligible impact to the asset and its allocation for development and is unlikely to result in harm to the significance of the asset.

THE LODGE, EAST LODGE TO GRAPPENHALL HEYS, BROAD LANE	
Heritage Asset	Former lodge to the now demolished Grappenhall Hey, mirroring a similar building on Lumb Brook Road to the west. Built in the late C19/early C20. An attractive single storey building constructed from brick with stone quoins, headers and cills with a multi hipped roofed covered with slate.
Contribution the site makes to the heritage asset	The asset is located immediately adjacent to the eastern boundary of the proposed allocation site. There are direct shared views between them. In front of the heritage asset there is Broad Lane and to the north is open land which is currently used as a cricket ground. The setting is considered to contribute considerably to the asset and therefore the site is essential to the significance of the heritage asset and its setting.
Impact allocation may have on significance	Allocation of the site will result in the removal of the setting to the south of the property. Therefore it is considered that there is the potential for a considerable impact to the significance of the heritage asset as a result.
Maximising enhancements and mitigating harm	In order to ensure that the allocation of the site is not detrimental to the setting of the asset, it is recommended that a substantial distance is kept between the heritage asset and any development on the proposed allocation site and that the recently planted belt of woodland immediately to the south of the asset and the established landscaping to the east of the cricket ground are retained as part of the wider landscaping for the allocation site.
Conclusion and recommendations	The above mitigation methods need to be applied to reduce the potential of moderate impact to the heritage asset. With appropriate mitigation methods it is considered that the impact on the heritage asset will be negligible.

NO.'S 60, 62 & 64, CHESTER ROAD	
Heritage Asset	Row of three two storey cottages. Designed with hip and gable roofs in grey slate. The exterior brickwork has been rendered and painted.

NO.'S 60, 62 & 64, CHESTER ROAD	
Contribution the site makes to the heritage asset	The site is situated approximately 120m to the south of the historic asset, on the opposite side of the Bridgewater Canal. The asset is on the southern edge of the main urban area of Warrington. There are shared views between the heritage asset and site. The rural nature of the site as the backdrop to the house contributes slightly to the character of the heritage asset.
Impact allocation may have on significance	The allocation of the site will result in slight harm to the heritage asset. This is due to the potential loss of some of the rural surroundings to the south which contribute positively to the heritage asset. However, the sports fields on Stockton Lane are outside of the site and will be retained, preserving the immediate setting of the asset.
Maximising enhancements and mitigating harm	None required.
Conclusion and recommendations	The site has the potential to slightly impact the heritage asset. However, due to the retention of the sports fields the impact on the asset will be negligible.

189 CHESTER ROAD	
Heritage Asset	189 Chester Road is Georgian in appearance. It has a hipped roof, gabled entrance and large sectioned glass windows.
Contribution the site makes to the heritage asset	There is approximately 60m between the heritage asset and the site with the potential of shared views in-between. However, the asset is located on the north side of Chester Road (A56), within a suburban setting, and there is the Bridgewater Canal, Stockton Lane and a small terrace of cottages on the south of the lane between the site and the asset. Therefore, it is considered that shared views will be limited and as a result of this, it is considered that the contribution the site makes to the heritage asset is slight.
Impact allocation may have on significance	The site allocation will result insignificant or no harm to the significance of the heritage asset and its setting.
Maximising enhancements and mitigating harm	None required.
Conclusion and recommendations	The site makes a negligible impact to the asset and its allocation for development and is unlikely to result in harm to the significance of the asset.

SUMMERVILLE RESIDENTIAL HOME, CHESTER ROAD	
Heritage Asset	The heritage asset dates back to the nineteenth century. The property has large bay windows, red brick work, a pillared entrance way with some modernisation and updates over the years to make it usable as an elderly care home.
Contribution the site makes to the heritage asset	The heritage asset is located 185m north of the proposed allocation site on the southern edge of the existing urban area of Warrington. It is located on the north side of Chester Road (A56), within a suburban setting, and there is the Bridgewater Canal, Stockton Lane and the Grappenhall sports grounds between the site and the asset. Therefore, it is considered that shared views will be limited and as a result of this, it is considered that the contribution the site makes to the heritage asset is negligible.
Impact allocation may have on significance	The site has a negligible impact to the significance of the heritage asset due to the distance and there being no shared views. Thus, allocation will have no impact on significance.
Maximising enhancements and mitigating harm	None required.

SUMMERVILLE RESIDENTIAL HOME, CHESTER ROAD	
Conclusion and recommendations	Allocation of the site for development will have a negligible impact to the asset and its allocation for development and is unlikely to result in harm to the significance of the asset.

THE HOLLIES 2, 4 and 6, ACKERS ROAD	
Heritage Asset	The heritage asset is part of 3 terraced houses. The property is of the Victorian era, with white rendered walls, and a gabled entrance.
Contribution the site makes to the heritage asset	The assets are located approximately 180m from the northern boundary of the proposed allocation site. The assets and the allocation site are separated by significant infrastructure, in the form of Grappenhall Road (A56) and the Bridgewater Canal, and suburban development. The Bridgewater Canal is at an elevated level relative to the asset. Hence, there are no shared views between the site and the heritage asset and the site makes a negligible contribution to the asset.
Impact allocation may have on significance	The site makes a negligible impact to the significance of the heritage asset due to the distance and there being no shared views. Thus, allocation will have no impact on significance.
Maximising enhancements and mitigating harm	None required.
Conclusion and recommendations	The site makes a negligible impact to the asset and its allocation for development and is unlikely to result in harm to the significance of the asset.

PATCH COTTAGE, LUMB BROOK ROAD	
Heritage Asset	Semi-detached two storey cottage in a semi-rural position. Designed with a gable roof in grey slate. The exterior brickwork has been rendered and painted and there is a gabled porch over the entrance to the front. Possibly dating from pre 1744.
Contribution the site makes to the heritage asset	The heritage asset is located within the proposed allocation site, at the eastern end of a small strip of residential properties known as Wright's Green. The asset is located near to the heritage assets Wrights Green House and Wrights Green Cottage, as such the proposed impact is similar. The proposed site and heritage asset share views as the asset is located within the proposed allocation site. The open landscape of the site makes a moderate contribution to the character of the heritage asset as a rural area.
Impact allocation may have on significance	Allocation of the site for development may result in the loss of the rural setting surrounding the asset. Therefore it may result in a moderate level of harm on the significance of the asset.
Maximising enhancements and mitigating harm	If the site is allocated for development, harm to the heritage assets can be mitigated by retaining the asset and its curtilage on the site and ensuring that the design of the development within the site is sympathetic to its setting. The provision of additional screening around the asset will ensure that it is experienced in its own setting without visual intrusion from development on the allocation site.
Conclusion and recommendations	The site allocation has the potential to impact on the heritage asset. It is therefore recommended that mitigation measures outlined above are considered to reduce any potential harm.

WRIGHT'S GREEN COTTAGE, LUMB BROOK ROAD	
Heritage Asset	<p>SJ 68 SW APPLETON C.P. LUMB BROOK ROAD (South Side) at Wrights Green. 6/10 Wright's Green Cottage. 8.1.70 GV II</p> <p>Cottage C17, altered. Oak panel framing (brick-nogged C19) to side walls; a pair of ogee-shaped crucks in each gable; red tile roof; sandstone walling to east gable wall up to 1st floor. Brick chimney on east gable. Of 1½ storeys and 2 bays. Modern glazed porch; C19 brick leanto at rear; small casements.</p> <p>Interior: chamfered oak beam over parlour; a pair of crucks in partition wall; 2 massive oak purlins.</p>
Contribution the site makes to the heritage asset	<p>The heritage asset is located within the proposed allocation site, near the eastern edge of a small strip of residential properties known as Wright's Green. The asset is located next to the heritage asset Wrights Green House, as such the proposed impact is similar. The proposed site and heritage asset share views as the asset is located within the proposed allocation site. The open landscape of the site makes a moderate contribution to the character of the heritage asset as a rural area</p>
Impact allocation may have on significance	<p>Allocation of the site may result in the loss of the historic rural setting to the rear of the cottages. Therefore development of the site may result in a moderate level of harm to its significance of the heritage asset.</p>
Maximising enhancements and mitigating harm	<p>If the site is allocated for development, harm to the heritage assets can be mitigated by retaining the assets and their curtilage on the site and ensuring that design of the development within the site is sympathetic to its setting. Soft landscaping and adequate space between the site and heritage asset should be retained to mitigate any potential harm.</p>
Conclusion and recommendations	<p>The site allocation has the potential to cause moderate harm to the significance of the heritage asset. It is therefore recommended that mitigation measures outlined above are considered to reduce any potential harm.</p>

PERSIAN COTTAGE & CHERITON COTTAGE, LUMB BROOK ROAD	
Heritage Asset	<p>Semi-detached two storey cottages in a semi-rural location, built in the mid C19 designed with a gable roof in grey slate and built in red brick.</p>
Contribution the site makes to the heritage asset	<p>The pair of cottages are located adjacent to the eastern boundary of the proposed allocation site. Due to the close proximity and shared views the site makes a moderate contribution to the significance of the heritage assets.</p>
Impact allocation may have on significance	<p>Allocation of the site for development may result in the loss of rural setting surrounding the cottages. Therefore it may result in a moderate level of harm to the significance of the asset.</p>
Maximising enhancements and mitigating harm	<p>If the site is allocated for development, harm to the heritage assets can be mitigated by retaining the assets and their curtilage and ensuring that the design of development is sympathetic to its rural setting. The provision of additional screening along the western boundary of the assets will ensure that they are experienced in their own setting without visual intrusion from development on the allocation site.</p>
Conclusion and recommendations	<p>The site allocation has the potential to cause moderate impact to the heritage asset. It is therefore recommended that mitigation measures outlined above are considered to mitigate this harm.</p>

THORN HOUSE (APPLETON THORN VICARAGE), GREEN LANE	
Heritage Asset	Large detached property, built late C19 in red brick with matching red brick heads, mullions & cills and a red tile multi gable roof.
Contribution the site makes to the heritage asset	The proposed allocation site is located to the rear of the vicarage building approximately 280m to the northwest. The rear curtilage boundary of the properties on the western edge of the village will have views of the site. There is a substantial high hedgerow around the curtilage to Thorn House and the other properties immediately to the south, which provide moderate screening of the asset. Due to the distance and limited views through the soft landscaping to the rear of the heritage site, it is considered that the site overall makes a slight contribution to the significance of the heritage asset.
Impact allocation may have on significance	It is considered that the allocation of the site will only have a slight impact on the significance of the heritage asset due to the distance between the site and the asset.
Maximising enhancements and mitigating harm	None required.
Conclusion and recommendations	The site allocation will result low harm to the significance of the heritage asset and its setting.

THORN BROW FARMHOUSE, GREEN LANE	
Heritage Asset	Large detached former farmhouse. Built in brick with gable roofs covered in slate.
Contribution the site makes to the heritage asset	The Farmhouse is located approximately 200m from the proposed allocation site. Whilst it is near the western edge of the village it is surrounded by other properties with only limited shared views with the allocation site. Therefore, it is considered that the site only makes a slight contribution to the way the heritage asset is experienced.
Impact allocation may have on significance	It is considered that the allocation of the site will have a negligible impact on the significance of the heritage asset due to the distance between the site and the asset.
Maximising enhancements and mitigating harm	None required.
Conclusion and recommendations	The site allocation will result little or no harm to the significance of the heritage asset and its setting.

APPLETON THORN VILLAGE HALL, STRETTON ROAD	
Heritage Asset	Formerly the village school. Built circa 1852 from sandstone block with sandstone heads, mullions & cills with a slate covered multi gabled roof and brick built chimney with sandstone quoins and two diamond flues. The original building owned by the Arley Estates.
Contribution the site makes to the heritage asset	The asset is located on the western edge of the village approximately 200 metres from the boundary of the proposed allocation site. There is a substantial high hedgerow along the rear curtilage of the Village Hall and the church grounds immediately to the north, which provide moderate screening of the asset. Due to the distance and slight views through the soft landscaping to the rear of the asset, it is considered that the site overall makes a slight contribution to the significance of the heritage asset.
Impact allocation may have on significance	It is considered that the allocation of the site will only have a slight impact on the significance of the heritage asset due to the distance between the site and the asset.

APPLETON THORN VILLAGE HALL, STRETTON ROAD	
Maximising enhancements and mitigating harm	None required.
Conclusion and recommendations	The site allocation will result low harm to the significance of the heritage asset and its setting.

WALNUT TREE BARM and WALNUT TREE FARMHOUSE, STRETTON ROAD	
Heritage Asset	Farm house - Detached 2 storey farm house formerly part of a traditional farmstead, the exterior has been rendered with an uneven, painted, sand/cement over what is assumed to be Cheshire brickwork as seen on the barn building to the west. It has a cross gable roof design covered in grey slate. Barn - Formerly part of a traditional farmstead, Circa 1850, constructed in red brick with a gable roof covered in slate, the east end of the roof is of saltbox design.
Contribution the site makes to the heritage asset	The heritage assets are located immediately adjacent to the south eastern boundary of the proposed allocation site, at the junction of Stretton Road and Walnut Tree Lane. They are within a small group of properties clustered around the junction. The rural character of the site contributes moderately to the farm houses, providing an attractive rural setting to the heritage assets.
Impact allocation may have on significance	Allocation of the site may result in the removal of the rural landscape which could result in moderate harm to the setting of the asset.
Maximising enhancements and mitigating harm	If the site is allocated for development harm to the heritage assets can be mitigated by ensuring that the design of development is sympathetic to its rural setting and additional landscaping is provided. It is recommended that additional landscaping is provided around the northwest and southeast curtilage of the assets to screen the assets and ensure that they are experienced in their own setting without visual intrusion from development on the allocation site.
Conclusion and recommendations	Allocation of the site for development may result in moderate impact to the setting of the heritage asset. It is therefore recommended that measures outlined above are implemented to mitigate the potential harm.

HATTON FARM COTTAGE/THE COTTAGE, PEPPER STREET	
Heritage Asset	Semi-detached cottages set back from the road with staggered build lines. The front of Hatton Farm seems to be exposed wood frame with infill rendered panels, it has a stone built porch with a hip roof covered with tile, and the main roof is covered with slate. The cottage is constructed in red brick, the windows have stone heads and cills and the doorway has a brick arch.
Contribution the site makes to the heritage asset	The asset is located approximately 125m to the south of the proposed allocation site. It is separated by Stretton Road (B5356) and an open cultivated field. The northern boundaries of the assets are defined by mature landscaping consisting of trees and hedgerows. Therefore, the site makes a negligible contribution to the setting of the heritage asset.
Impact allocation may have on significance	The site makes no contribution to the historic asset and its setting such that its allocation will have a negligible impact on its significance.
Maximising enhancements and mitigating harm	None required.
Conclusion and recommendations	The site makes a negligible impact to the asset and its allocation for development and is unlikely to result in harm to the significance of the asset.

ROAD SIDE FARM, LONDON ROAD, STRETTON	
Heritage Asset	The property is of the Georgian era. It has a symmetrical face with a gabled roof, 3 storeys, two chimneys and ivy growing on the front of the property.
Contribution the site makes to the heritage asset	The heritage asset is located at the junction of Hatton Lane and London Road in the centre of the village, approximately 65m from the proposed allocation site. The asset only shares limited views with the proposed allocation site due to the development clustered around the junction and along the northern side of Stretton Road. However, it is possible to obtain glimpses of the open agrarian landscape to the south east from the curtilage of asset.
Impact allocation may have on significance	Allocation of the site has the potential to result low harm to the significance of the heritage asset and its setting.
Maximising enhancements and mitigating harm	To minimise any potential impact on the asset, a substantial landscape buffer should be provided around the rear of the properties (the PO and Bee Hive House) on the southeast side of the junction of Stretton Road and Tarporley Road. In addition, development should also be designed to be sympathetic to its rural context.
Conclusion and recommendations	Allocation of the site for development may result in some low harm to the setting of the heritage asset. The measures detailed above are therefore recommended in order to ensure that any harm is mitigated to the heritage asset and its setting by the allocation of the site

CAT & LION PH, TARPORLEY ROAD	
Heritage Asset	The Cat and Lion is a Victorian Inn built in 1861. It is made from Sandstone, with a large arched doorway, bay windows, barge boards and tall prominent chimneys.
Contribution the site makes to the heritage asset	The heritage asset is located at the junction of Hatton Lane and London Road in the centre of the village, approximately 55m from the proposed allocation site. The asset only shares limited views with the proposed allocation site due to the development clustered around the junction and along the northern side of Stretton Road. However, it is possible to obtain glimpses of the open agrarian landscape to the south east from the curtilage of asset.
Impact allocation may have on significance	Allocation of the site has the potential to result low harm to the significance of the heritage asset and its setting.
Maximising enhancements and mitigating harm	To minimise any potential impact on the asset, a substantial landscape buffer should be provided around the rear of the properties (the PO and Bee Hive House) on the southeast side of the junction of Stretton Road and Tarporley Road. In addition, development should also be designed to be sympathetic to its rural context.
Conclusion and recommendations	Allocation of the site for development may result in some low harm to the setting of the heritage asset. The measures detailed above are therefore recommended in order to ensure that any harm is mitigated to the heritage asset and its setting due to the allocation of the site.

CANN LANE FARM HOUSE, CANN LANE SOUTH	
Heritage Asset	A farm house has been on the site since the early 19 th century however it is unclear whether any remnants of the current farm house remain. The current property is white rendered with late Georgian/early Victorian features including 12 pain sash windows and a grey slate hip and gable roof. Further alterations and extensions have occurred into the early 20 th century.
Contribution the site makes to the heritage asset	The asset is located immediately adjacent to the western boundary of the proposed allocation site, on Cann Lane South. Views from the heritage asset to the north and the south, towards the site are obscured by established belts of tree planting.
Impact allocation may have on significance	Allocation of the site has the potential to cause some low harm to the significance of the heritage asset due to the loss of the rural historic setting of the heritage asset.
Maximising enhancements and mitigating harm	To minimise any potential impact on the asset the established tree planting along the northern side of Cann Lane South should be retained in order to maintain the enclosed setting that the asset currently enjoys.
Conclusion and recommendations	Allocation of the site for development may result in some low harm to the setting of the heritage asset. The measures detailed above are therefore recommended in order to ensure that any harm is mitigated to the heritage asset and its setting due to the allocation of the site.

BROOK HOUSE, CANN LANE SOUTH	
Heritage Asset	Late Edwardian white rendered with hip and gable red tiled roof, Chimney with 1912 in brick.
Contribution the site makes to the heritage asset	The asset is located approximately 90m from the site, in a suburban setting. There are no direct or shared views from the property to the site. The intervening development, landscaping and distance between the asset and the site means that the site will have a negligible impact on the significance of the asset.
Impact allocation may have on significance	Given the distance, intervening development and screening, the site will have a negligible impact on the significance of the asset.
Maximising enhancements and Mitigating harm	None required.
Conclusion and recommendations	The site makes a negligible impact to the asset and its allocation for development and is unlikely to result in harm to the significance of the asset.

CULLEN HOUSE, CANN LANE SOUTH	
Heritage Asset	Early 20 th century property (post 1910), later 20 th and early 21 st century have removed any heritage remnants on the site.
Contribution the site makes to the heritage asset	The asset is located approximately 120m from the site, in a suburban setting. There are no direct or shared views from the property to the site. The intervening development, landscaping and distance between the asset and the site means that the site will have a negligible impact on the significance of the asset.

CULLEN HOUSE, CANN LANE SOUTH	
Impact allocation may have on significance	Given the distance, intervening development and screening, the site will have a negligible impact on the significance of the asset.
Maximising enhancements and mitigating harm	None required.
Conclusion and recommendations	The site makes a negligible impact to the asset and its allocation for development and is unlikely to result in harm to the significance of the asset.

9. Conservation Areas

GRAPPENHALL VILLAGE CONSERVATION AREA	
Heritage Asset	<p>Designated in 1974 and extended in 1980 to the West and East. Grappenhall Village is located just beyond the south-eastern edge of the main urban area Warrington, and to the south of both the River Mersey and the Manchester Ship and Bridgewater Canals.</p> <p>Most of the buildings are late 17th century or 18th century, constructed mainly from rendered brick with slate roofing, and the cobbled streets add a picturesque quality to the scene.</p> <p>On the whole the form of the village is compact, and an intimate atmosphere is created by the tight knit building groups and the density of surrounding trees, yet the central area is far more open as the tree line retreats, and, a wider space is created between the Ram's Head and the playing fields of the Grappenhall residential school.</p> <p>The western and eastern edges of the Conservation Areas are defined by physical barriers. To the east, the Grappenhall bridge encloses the village and leads to the new development on the opposite bank of the canal. While to the west the road sweeps round to the north and the buildings and trees on this road enclose the village on this side.</p>
Contribution the site makes to the heritage asset	<p>Grappenhall Conservation Area is located in very close proximity to the eastern boundary of the proposed allocation site. The conservation area is divided by two roads, Church Lane and Broad lane. There is also a mixture of established and fairly recently planted woodland/landscaping around the southern fringes of the conservation area that limit any potential views.</p> <p>Although there are limited shared views, it is considered that the rural area to the south attributes a positive appearance to the landscape around the conservation area. It is therefore concluded that the rural character of the site makes a moderate contribution to the Grappenhall Village Conservation Area.</p>
Impact allocation may have on significance	Although views between the site and the conservation area are fairly limited. It is considered that the close proximity between the conservation area and the site is significant to the heritage asset. It is therefore concluded that allocation of the site has the potential to cause a moderate level of impact on the significance of the asset.
Maximising enhancements and mitigating harm	<p>Allocation of the site has the potential to cause loss to part of the rural setting surrounding the Conservation Area. However, with the relevant mitigation it is considered that harm to the heritage asset will be minimal.</p> <p>In order to ensure that the allocation of the site is not detrimental to the setting of the asset, it is recommended that a substantial distance is kept between the</p>

GRAPPENHALL VILLAGE CONSERVATION AREA	
	<p>asset and any development on the proposed allocation site to ensure that the Conservation Area is experienced in its own setting without visual intrusion from development on the allocation site. In order to achieve this the recently planted belt of woodland immediately to the south of the asset and the established landscaping to the east of the cricket ground should be retained and enhanced as part of the wider landscaping for the allocation site.</p> <p>Development of the site should be of a good quality and sympathetic to the rural heritage of the area.</p> <p>Lastly, the height of development immediately adjacent to the Conservation Area should be limited to a maximum of two storeys.</p>
Conclusion and recommendations	The proposed allocation site makes a moderate contribution on the conservation area. Due to this, development needs to encompass mitigating and enhancement methods which are outlined above.

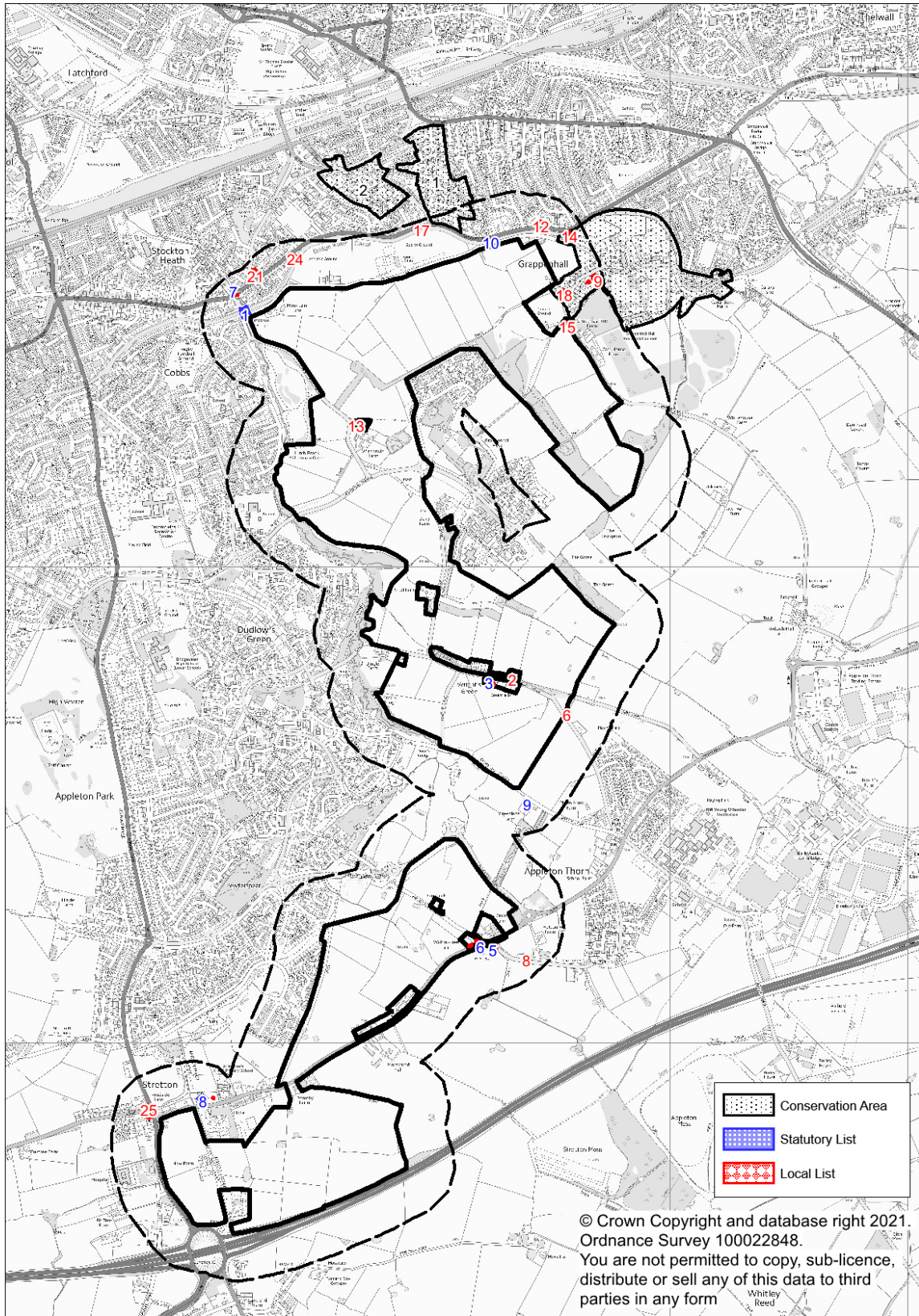
VICTORIA ROAD/YORK DRIVE CONSERVATION AREA	
Heritage Asset	<p>The Victoria Road/York Drive Conservation area was designated in 1996. The area lies to the south of Warrington and south of the Manchester Ship Canal and the parishes of Stockton Heath.</p> <p>The land rises gently southwards and the southern perimeter of both areas lies along the Chester Road facing onto the Bridgewater Canal, with open land beyond to the south.</p> <p>It were served from the township of Latchford by the construction of the Manchester Ship Canal at the end of the 19th Century & then developed from the mid-19th Century after the opening of the Latchford railway station.</p> <p>The development along Victoria Road and York drive is largely of pre-Great War development, plots are smaller but with substantial and imposing scale of dwellings.</p> <p>With an average density of about 4 dwellings per acre and 8 dwellings per acre in places, the low density of development in these areas has provided a legacy of generous garden plots which have matured to provide a woody garden suburb throughout the area, providing a backcloth to the various architectural styles.</p>
Contribution the site makes to the heritage asset	The Conservation Area of Victoria Road/York Drive is located approximately 90m to the north of the proposed allocation site. There are several features between the conservation area and the site: Chester Road (A56); the Bridgewater Canal and the sports ground off Stockton Lane that contains some mature landscaping around its boundaries. These act as a screen and limit views between the Conservation Area and the site. As a result, the site makes a slight contribution to the heritage asset.
Impact allocation may have on significance	It is considered that due to the close proximity of the site to the heritage asset the site allocation will result low harm to the significance of the heritage asset and its setting.
Maximising enhancements and mitigating harm	There will be the loss of the wider rural setting to the south of the Conservation Area. To mitigate any harm, development should be set away from the northern boundary of the allocation site an adequate distance and a substantial landscape buffer should be provided along Stockton Lane to soften the appearance of the development.

VICTORIA ROAD/YORK DRIVE CONSERVATION AREA	
	<p>Also the design of the development along the northern boundary of the allocation site should be of a high quality and sympathetic to the heritage of the area.</p> <p>Lastly, the height of development immediately adjacent to the northern boundary of the allocation site should be limited to a maximum of two storeys.</p>
Conclusion and recommendations	The site allocation has the potential to cause a slight impact to the heritage asset. Therefore, the development needs to encompass mitigation and enhancement methods which are outlined above.

ACKERS ROAD/MARLBOROUGH CRESCENT CONSERVATION AREA	
Heritage Asset	<p>The Ackers Road/Marlborough Crescent area was designated in 1996. The area lies to the south of Warrington and south of the Manchester Ship Canal and the parishes of Stockton Heath.</p> <p>The land rises gently southwards and the southern perimeter of both areas lies along Chester Road facing onto the Bridgewater Canal, with open land beyond to the south.</p> <p>It were served from the township of Latchford by the construction of the Manchester Ship Canal at the end of the 19th Century & then developed from the mid-19th Century after the opening of the Latchford railway station.</p> <p>Large villas were formed with spacious plots off the Ackers Road & Hill Top Road & as the Edwardian era unfolded the Victorian Gothic style gave way to the Arts & Craft styles, rich hard red brick and red tiles replacing the Victorian brown brindle brick (notable in Alexandra & Balmoral Roads).</p> <p>With an average density of about 4 dwellings per acre and 8 dwellings per acre in places, the low density of development in these areas has provided a legacy of generous garden plots which have matured to provide a woody garden suburb throughout the area, providing a backcloth to the various architectural styles.</p>
Contribution the site makes to the heritage asset	The Conservation Area is located approximately 250m to the north of the proposed allocation site in a suburban setting. It is separated from the allocation site by Chester Road (A56), the Bridgewater Canal and the sports grounds on Stockton Lane as well as an area of residential development. As a result there are limited views between the two and there are no historic connections. Therefore it is considered that there is a negligible contribution of the site to the heritage asset.
Impact allocation may have on significance	Despite the site being located within close proximity to the Conservation Area, it is considered that due to the limited views between there is a negligible impact on the Ackers Road/Marlborough Crescent Conservation Area.
Maximising enhancements and mitigating harm	None required.
Conclusion and recommendations	The site would have a negligible impact on the significance of the Conservation Area. Therefore its allocation for development is unlikely to result in harm to the significance of the assets.

STOCKTON HEATH CONSERVATION AREA	
Heritage Asset	<p>Stockton Heath Conservation Area was designated in 1988. It is located in the south suburbs of Warrington, to the south of the River Mersey and the Manchester Ship Canal.</p> <p>The route of Roman Road passes within 1000 metres and traces of Roman occupation have been found nearby. The Roman settlement of Wilderspool being located to the north, once close to the new diverted River Mersey, and now absorbed within the Greenall's brewery complex.</p> <p>Today the oldest surviving buildings in the area date from early 19th century and include the Red Lion Inn and a group of cottages at 12-20 London Road. The centre of the Conservation Area is now a mixture of shops, pubs and housing, extending along London Road between the Manchester Ship Canal and Victoria Square, with St Thomas's Church and large buildings around Victoria Square providing a balance and defining its extremities.</p> <p>It also extends to the east along Grappenhall Road, which was once merely a wide track with large mature trees to either side but which became developed between 1896 and 1908 with the construction of the Manchester Ship Canal and the tramway extension in 1905. It is an attractive residential area of large detached and semi-detached two storey villas with overall homogeneity, yet individual in Edwardian design and detailing.</p>
Contribution the site makes to the heritage asset	<p>The asset is located approximately 465m to the west of proposed allocation site at the nearest point. There continuous suburban development between the eastern edge of the asset and the allocation site. In addition the two are separated by the Bridgewater Canal. Due to the distance and the intervening suburban development there is little relationship between the two, the site has no historic connection with the conservation area, and there are no shared views. The contribution of the site to the heritage asset is therefore considered to be negligible.</p>
Impact allocation may have on significance	<p>Development of the site will have a negligible impact on the significance of the Conservation Area and the heritage assets contained within it due to the distance and there not being any key views to the historic area that would be interrupt.</p>
Maximising enhancements and mitigating harm	<p>None required.</p>
Conclusion and recommendations	<p>The impact of the site on the significance of Stockton Heath Conservation Area is negligible and it is unlikely to result in harm to the significance of the assets.</p>

Appendix 1 – Site Boundary and Heritage Assets



Site Boundary and Heritage Assets legend

LOCAL LIST

ID	ListingID	Name	Address	Grade
1	1,139,318	Lumb Brook Bridge	Lumb Brook Road - Boundary lines with Appleton, Stockton Heath & Grappenhall	II
2	1,135,858	Lumb Brook Bridge (an aquaduct)	Lumb Brook Road - Boundary lines with Appleton, Stockton Heath & Grappenhall	II
3	1,329,744	Wright's Green House	Lumb Brook Road, Appleton	II
4	1,139,366	Wright's Green Cottage	Lumb Brook Road, Appleton	II
5	1,329,745	Cross Cottages	Pepper Street, Appleton	II
6	1,329,766	Appleton Cross (base)	Stretton Road, Appleton	II
7	1,329,770	The Cottage	Grappenhall Road, Stockton Heath	II
8	1,329,772	Church of St Mathew	Stretton Road, Stretton	II
9	1,139,364	Green Lane Farmhouse	Green Lane, Appleton	II
10	1,392,455	Mounting Block	Chester Road (South side)	II

STATUTORY LIST

ID	Name	Street	Area
1	Wright's Green Cottage	Lumb Brook Road	Appleton
2	Patch Cottage	Lumb Brook Road	Appleton
3	Walnut Tree Farmhouse	Stretton Road	Appleton
4	1 Cross Cottages	Pepper Street	Appleton
5	2 Cross Cottages	Pepper Street	Appleton
6	Persian Cottage & Cheriton Cottage	Lumb Brook Road	Appleton
7	Barn at Walnut Tree Farm	Stretton Road	Appleton
8	Hatton Farm Cottage/The Cottage	Pepper Street	Appleton
9	3 Broad Lane	3 Broad Lane	Grappenhall & Thelwall
10	5 Broad Lane	5 Broad Lane	Grappenhall & Thelwall
11	7 Broad Lane	7 Broad Lane	Grappenhall & Thelwall
12	189 Chester Road	189 Chester Road	Grappenhall & Thelwall
13	The Lodge	Lumb Brook Road	Grappenhall & Thelwall
14	Stanny Lunt Bridge	Chester Road/Church Lane	Grappenhall & Thelwall
15	The Lodge East lodge to Grappenhall Heys	Opp.41 Broad Lane	Grappenhall & Thelwall
16	Mounting Block	Opp 165 Chester Road	Grappenhall & Thelwall (Statutory Listed in 2008)
17	Milestone	Opp.Summerville Chester Road	Grappenhall & Thelwall
18	Clay Bank Farmhouse	Broad Lane	Grappenhall & Thelwall
19	Old Mounting Block	Grappenhall Road/Lumbrook Road	Stockton Heath
20	Milestone	Grappenhall Road/Lumbrook Road	Stockton Heath
21	The Hollies	2, Ackers Road	Stockton Heath
22	Elm Cottage	4, Ackers Road	Stockton Heath
23	No. 6	Ackers Road	Stockton Heath
24	No.'s 60, 62 & 64	Chester Road	Stockton Heath
25	Road Side	London Road	Stretton
26	War Memorial St.Matthews Church	Stretton Road	Stretton
	Cat & Lion PH	Tarporley Road	Stretton

CONSERVATION AREAS

ID	Description
1	Victoria Road/York Drive
2	Ackers Road/Marlborough Crescent
	Grappenhall Village

Appendix 2 – Assets Discounted from Main Assessment

After thorough examination of the heritage assets, a number of assets were discounted from the main assessment. These assets were discounted due to their size, distance or loss of the heritage asset. It was considered that due to these reasons there is little relationship between the heritage asset and the proposed SEWUE and hence, there would be no harm to their significance as a result of development in this location.

1. Smaller heritage assets removed from the main list.

Listed Buildings:

WAR MEMORIAL (List entry Number: 1392457)	
Heritage Asset	<p>Grade II Listed.</p> <p>Intricately carved and decorated sandstone war memorial of c.1921 commemorating men connected to the village of Appleton Thorn lost in the First and Second World Wars (inscription added later). Depicts St George and the dragon. SJ6375483896</p>

MOUNTING BLOCK (List entry Number: 1392455)	
Heritage Asset	<p>GRAPPENHALL AND THELWALL</p> <p>311/0/10016 CHESTER ROAD 06-MAR-08 (South side) Mounting Block</p> <p>II Mounting block, 1859, sandstone. Monolithic form with 2 steps at each end. North face inscribed 'TRAVELLERS' REST GIVEN BY THOMAS LAWTON OF GRAPPENHALL 1859'.</p> <p>HISTORY: Mounting block erected adjacent to Chester Road and the Bridgewater Canal in 1859 replacing an earlier one recorded on the 1847 OS map.</p> <p>SUMMARY OF IMPORTANCE: This mounting block dating to 1859 is a significant reminder of the area's transport history and represents the transition from horse driven transport to the use of the motor vehicle. SJ6324186382.</p>

APPLETON CROSS (BASE) (List entry Number: 1329766)	
Heritage Asset	<p>SJ 68 SW APPLETON C.P. STRETTON ROAD (North Side) at junction with Cann Lane 6/20 Appleton Cross (base).</p> <p>20.IO.52 II</p> <p>Square base-stone with recess for Cross on a square plinth of 2 sandstone steps, probably medieval. Cross removed.</p>

SUNDIAL IN ST WILFRID'S CHURCHYARD (4 METRES SOUTH OF CHURCH PORCH) (List entry Number: 1329759)	
Heritage Asset	<p>SJ 68 NW GRAPPENHALL C.P. CHURCH LANE (north side)</p> <p>1/8 Sundial in St. Wilfrid's Churchyard (4 metres south of church porch)</p> <p>GV II</p> <p>Sundial, 1714, on turned shaft of stone, inscribed on dial Pulvis et umbra sumus 1714. A pleasing and well-preserved example.</p>

STOCKS AT ENTRANCE TO ST WILFRED'S CHURCHYARD (List entry Number: 1139321)	
Heritage Asset	<p>SJ 68 NW GRAPPENHALL C.P. CHURCH LANE (north side)</p> <p>1/9 Stocks at entrance to St. Wilfred's churchyard (formerly listed as Village Stocks)</p> <p>20/10/52</p> <p>GV II</p> <p>Stocks, the endstones probably C17, the oak stocks replaced. Slotted, round-headed endstones. An older pair of oak stocks is preserved in the church.</p>

PAIR OF GATEPIERS TO YARD OF RECTORY (List entry Number: 1136654)	
Heritage Asset	<p>SJ 68 NW GRAPPENHALL C.P. CHURCH LANE (south side)</p> <p>1/12 Pair of Gatepiers to yard of Rectory.</p> <p>GV II</p> <p>Pair of gate piers, circa 1830. Square red sandstone piers with plain square projecting cornices carrying urns probably of concrete. Listed for group value only.</p>

LAUREL COTTAGE AND ATTACHED UNOCCUPIED COTTAGE (List entry Number: 1135875)	
Heritage Asset	<p>SJ 68 SW APPLETON C.P. PEPPER STREET (North-East Side) 6/16 Laurel Cottage and attached unoccupied cottage.</p> <p>Grade II</p> <p>Pair of cottages (probably originally one) C17 or earlier. Oak frame of brick-nogged rectangular panels with one intermediate rail and some diagonal braces. Projecting sandstone plinth and thatched roof with chimney set longitudinally on ridge right of centre and single-flue chimney on left gable. One storey with attic bedrooms in roof; 5 bays in all. Wooden casements replaced and altered ad hoc; boarded doors - that to Laurel Cottage (left) has small early C20 gabled porch. Full-length lean-to at rear.</p>

LAUREL COTTAGE AND ATTACHED UNOCCUPIED COTTAGE (List entry Number: 1135875)	
	<p>Interior: Ingle nook at right end of Laurel cottage; chamfered oak beams; some timber framing exposed in internal walls; ogee arched oak lintel between parlour and kitchen of Laurel Cottage; large oak purlins.</p> <p>The building was probably at first one dwelling with a lobby entrance opposite the ridge chimney and two back-to-back ingle nooks.</p>
Contribution the site makes to the heritage asset	The site is located over 320 m away from the heritage asset. In terms of contribution, the cottage is screened by residential development towards the north and a road is located in-between the heritage asset and site (Stretton Road B5356). Overall, as a result of the distance and features in-between the site makes a negligible not contribution to the heritage asset.
Impact allocation may have on significance	Given the distance retained between the site and asset, it is unlikely that allocation of the site will impact on the significance of the asset. Therefore, the allocation will have a negligible impact on the significance of the asset.
Maximising enhancements and mitigating harm	None required.
Conclusion and recommendations	The site makes little or no contribution to the heritage asset and its allocation for development is unlikely to result in harm to the significance of the assets.

Locally Listed Buildings:

WAR MEMORIAL, LUMB BROOK ROAD	
Heritage Asset	Circa 1921 to those who fell in the First World War, with an inscription for the Second World War added later. It consists of a sandstone fluted column on a stepped square plinth. Its capital is in the form of a dragon, and on the top is a Neo-Gothic tabernacle containing a statue of Saint George. Around the column is a paved area, steps and a low wall.

Memorial Cross St. Cross Church Stretton Road	
Heritage Asset	Freestanding stone cross on a square stepped base.

War Memorial St. Matthews Church Stretton Road	
Heritage Asset	Consists of a freestanding stone cross, approximately 15 feet (5 m) high, on an octagonal stepped base, consecrated in 1923.

Milestone Euclid Avenue/Chester Road	
Heritage Asset	Consists of a stone approximately 70 cm in height, it is located on the A56 Chester Road.

Mounting Block Opp 165 Chester Road	
Heritage Asset	The mounting block dates back from 1859, it is made from sandstone. It has a Monolithic form with 2 steps at each end. The north face of it is inscribed with 'TRAVELLERS' REST GIVEN BY THOMAS LAWTON OF GRAPPENHALL 1859'.

Mounting Block Opp 165 Chester Road	
	<p>HISTORY: Mounting block erected adjacent to Chester Road and the Bridgewater Canal in 1859 replacing an earlier one recorded on the 1847 OS map.</p> <p>SUMMARY OF IMPORTANCE: This mounting block dating to 1859 is a significant reminder of the area's transport history and represents the transition from horse driven transport to the use of the motor vehicle. SJ6324186382</p>

MILESTONE, OPP. SUMMERVILLE, CHESTER ROAD	
Heritage Asset	

MILESTONE, GRAPPENHALL ROAD/LUMBROOK ROAD	
Heritage Asset	

2. Heritage assets removed due to their distance from the Garden Suburb.

CABBAGE COTTAGE, 40 CHAPEL LANE	
Heritage Asset	Detached cottage built with red brick with a thatched roof with a small porch over the entrance. Possibly dating from pre 1744
Contribution the site makes to the heritage asset	The site is separated from the asset by hard and soft landscaping and it is located approximately 327 m away. Due to this there are no shared views, so the site offers a negligible contribution to the setting of the heritage asset.
Impact allocation may have on significance	The site is separated from the heritage asset and its setting, it is therefore considered that the allocation of the site will have negligible impact on the asset.
Maximising enhancements and mitigating harm	None required.
Conclusion and recommendations	The site makes a negligible impact to the asset and its allocation for development is unlikely to result in harm to the significance of the asset.

SPRINGSIDE, ARLEY ROAD	
Heritage Asset	Built circa 1870. The property is a detached cottage, formerly the local post office, which is set back from the main road, accessed by a private driveway. The front elevation provides the formal entrance to the property. The building stands in its own grounds of approximately 0.25 of an acre. There is hard standing parking to the front and side of the house. To the rear of the property there is a large sized garden, with mature planting to the boundaries.
Contribution the site makes to the heritage asset	As the site is visually separated from the asset by hard residential landscaping and it is located approximately 450 m away from the asset. There are no views shared between the two. It is therefore considered that it makes a negligible contribution to the setting of the heritage asset.
Impact allocation may have on significance	The site makes no contribution to the setting of the building given the separation distance, and hard landscaping. Thus, its allocation will have negligible impact on the asset.
Maximising enhancements and mitigating harm	None required.

SPRINGSIDE, ARLEY ROAD	
Conclusion and recommendations	The site makes a negligible impact to the asset and its allocation for development is unlikely to result in harm to the significance of the asset.
HAWTHORNE COTTAGE, PEPPER STREET	
Heritage Asset	Large detached cottage constructed in brick, partially rendered with a gable roof covered with slate.
Contribution the site makes to the heritage asset	As the site is separated from the asset by hard landscaping which provides limited views and a distance of approximately 315m, the site makes a negligible contribution to the setting of the heritage asset.
Impact allocation may have on significance	The site makes no contribution to the historic asset and its setting such that its allocation will have a negligible impact on its significance.
Maximising enhancements and mitigating harm	None required.
Conclusion and recommendations	The site makes a negligible impact to the asset and its allocation for development and is unlikely to result in harm to the significance of the asset.

MOSS VIEW COTTAGE, PEPPER STREET	
Heritage Asset	Detached cottage built in red brick with gable roof covered in red tile.
Contribution the site makes to the heritage asset	As the site is separated from the asset by hard landscaping which provides limited views and a distance of approximately 300 m, the site makes a negligible contribution to the setting of the heritage asset.
Impact allocation may have on significance	The site makes no contribution to the historic asset and its setting such that its allocation will have a negligible impact on its significance.
Maximising enhancements and mitigating harm	None required.
Conclusion and recommendations	The site makes a negligible impact to the asset and its allocation for development and is unlikely to result in harm to the significance of the asset.

NOOK FARMHOUSE & BARNES, ARLEY ROAD	
Heritage Asset	Large detached two storey farmhouse in a semi-rural position. The exterior brickwork has been rendered and painted, it has gable roofs covered in slate and there is a gabled porch over the entrance to the front. The property has been extended to the south east side and to the south west rear in recent years.
Contribution the site makes to the heritage asset	The heritage asset is located approximately 550 m away from the site. It is located in close proximity to industrial and residential areas. As a result of its location, it is screened by hard landscaping which provides limited views between the asset and site. As a result the site makes no contribution to the heritage asset.
Impact allocation may have on significance	The site makes no contribution to the heritage asset, such that its allocation will have a negligible impact on its significance.
Maximising enhancements and mitigating harm	None required.
Conclusion and recommendations	The site makes a negligible impact to the asset and its allocation for development and is unlikely to result in harm to the significance of the asset.

