

# **OLLERTON WITH MARTHALL**

## **CHARACTER ASSESSMENT & HERITAGE AUDIT AND DESIGN GUIDANCE**



Prepared by:  
**Kathryn Sather & Associates**  
Heritage Conservation Consultants  
87 Oldfield Road,  
**ALTRINCHAM**  
**WA14 4BL**

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## **Section 1 Introduction**

### **1.1 Neighbourhood Planning and Heritage**

Ollerton with Marthall was designated a Neighbourhood Area in 2017. In the context of the preparation of the Neighbourhood Plan, and in preparation to provide Design Guidance and a Character Assessment, Ollerton with Marthall Parish Council has identified the need to prepare an audit of the heritage assets within the parish.

The historic environment is an important part of what forms the identity of a community, even where this is not set down in a document. Places and landscapes become associated with people, events and traditions which are integral to the what makes one place different from another and tells part of the story of a particular place. The process of preparing the Neighbourhood Plan includes trying to set down what makes Ollerton and Marthall different. Moreover, such a process has the important value of making local heritage more prominent in people's minds. Only when something is noticed will there be an effort to understand it; through understanding how it came about and what it means will it be appreciated; only through being appreciated will it be protected.

Historic England defines heritage assets as, "A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)".<sup>1</sup> This definition makes it clear that heritage assets encompass more than specific buildings. Furthermore, in identifying those of local importance, the process is intended to be collaborative. Thus the draft list in this document is intended to initiate local discussion as to what is of significance to the local community and why (what is their special interest), prior to proposing the assets which should be added to the local list (as a non-designated heritage asset), and thereby providing a level of protection in planning decisions.

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<sup>1</sup> Historic England, Neighbourhood Planning and the Historic Environment, Advice Note 11, 2018, 2.



## 1.2 Designated and Non-Designated Heritage Assets

Designated heritage assets are those considered of national importance and, through inclusion on the appropriate list or register, their special interest is given formal protection in planning law and policy. They include world heritage sites, scheduled ancient monuments, listed buildings, conservation areas, registered parks and gardens, registered battlefields (and wreck sites which is not relevant to this report). Of these only conservation areas are designated by the local planning authority. Additionally, it is recognized that there are also sites, monuments, buildings, places, areas and landscapes that do not meet the criteria for formal designation but do have heritage interest that is locally valued and that also merit consideration in planning. These are called non-designated heritage assets. These too will have been identified by the local planning authority and may be recorded on a 'local list'. This can be added to and the process of neighbourhood planning provides an ideal opportunity to gather evidence and propose further assets for inclusion. The Neighbourhood Plan can then include policies which address any vulnerabilities or risks to their special interest.

The following audit combines those assets within the parish which are currently designated or on the local list (non-designated), as well as some which should be considered for inclusion on the local list. It is drawn from a combination of sources, namely

- The National Heritage List for England
- The Cheshire Heritage Environment Record (HER) – designated and non-designated assets
- The Cheshire East 2018 Landscape Character Assessment
- Research of historic maps
- Observation of the local area and discussions
- Draft School Lane Conservation Area Appraisal

### 1.3 Positive Contributors

A third category of assets can be identified, namely of those which contribute positively to the area, known as positive contributors. A positive contributor is a heritage asset that makes a positive contribution to the surrounding area but is neither a designated nor a non-designated heritage asset. They are classed as heritage assets as they are identified by the local authority as having a degree of significance, meriting consideration in planning decisions, because of their heritage interest<sup>2</sup>. They should be considered in addition to both listed buildings and buildings entered into the local list. A single building, group or landmark can be classed as a positive contributor.

These elements have been assessed with reference to Historic England criteria set out in their document<sup>3</sup>. The guidance uses the following questions to assess if an element should be considered for positive contribution:

- Is it the work of a particular architect or designer of regional or local note?
- Does it have landmark quality?
- Does it reflect a substantial number of other elements in the conservation area in age, style, materials, form or other characteristics?
- Does it relate to adjacent designated heritage assets in age, materials or in any other historically significant way?
- Does it contribute positively to the setting of adjacent designated heritage assets?
- Does it contribute to the quality of recognisable spaces including exteriors or open spaces with a complex of public buildings?
- Is it associated with a designed landscape eg a significant wall, terracing or a garden building?
- Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?
- Does it have significant historic association with features such as the historic road layout, burgage plots, a town park or a landscape feature?
- Does it have historic associations with local people or past events?
- Does it reflect the traditional functional character or former uses in the area?
- Does its use contribute to the character or appearance of the area?

### 1.4 Scope of the Audit

This document is not intended to be comprehensive in its scope and content. It does not provide a history or detailed description of each of the assets included. Omission of any specific building, structure, site, landscape, space, feature or aspect located in the parish should not be taken to imply that it does not hold significance and positively contribute to the character and appearance of the Neighbourhood Area.

As an area evolves evidence may emerge which provides a greater understanding of a heritage asset(s) and the contribution made to the identity and special interest of the Parish. Such information should be considered in conjunction with the during the Neighbourhood Plan course of decision making by the local planning authority.

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<sup>2</sup> Department of Communities and Local Government, *National Planning Policy Framework*. (Department of Communities and Local Government, 2012).

<sup>3</sup> Historic England, *Conservation Area Designation, Appraisal and Management, Historic England Advice Note 1* (London: Historic England, 2016) 16.

## **Section 2     Protection of Heritage Assets**

### **2.1        National Planning Legislation**

The Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework provide the legislative and national policy framework for the protection and management of designated heritage assets. The NPPF (paragraph 126) states:<sup>4</sup>

Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognize that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness;
- and opportunities to draw on the contribution made by the historic environment to the character of a place.

NPPF (Annex 2) defines a heritage asset as: 'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and non designated heritage assets identified by the local planning authority (including local listing).' The guidance also states that a designated heritage asset is one that is classed as 'A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park or Garden, Registered Battlefield or Conservation Area designated as such under the relevant legislation.'<sup>5</sup> A non designated Heritage Asset is a building, monument, site, place, area or landscape identified as having a degree of significance that is not protected under legislative framework.

Ollerton with Marthall Parish Council has Civil Parish status within the Cheshire East unitary authority area; the local authority is Cheshire East Council. The new Cheshire East Local Plan Strategy was adopted in July 2017. The Site allocations Development Planning Document (SADPD) has been published in draft and consultation took place in late summer 2019; a number of saved policies will remain in place until adoption of the SADPD. Appendix B of the CELPS sets out those policies that will be saved/replaced.

### **2.2        Local Planning Guidance on Non-Designated Heritage Assets**

In 2010 Cheshire East adopted as a Supplementary Planning Document to its Local Planning Framework a Local List of Historic Buildings. This document, which also incorporates Policy BE20 of the earlier Macclesfield Local Plan, contains the protection afforded to non-designated local heritage assets and their setting, as well as the criteria for the selection of additions to the list, namely:

"Nominations should represent the best of the non-statutory listed buildings in the borough, be substantially unaltered and retain the majority of original features. The nominated building is required to fulfil one or more of the following to be considered for local listing:

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<sup>4</sup> Department of Communities and Local Government, *National Planning Policy Framework* (Department of Communities and Local Government, 2012) para 126.

<sup>5</sup> Department of Communities and Local Government, *National Planning Policy Framework* (Department of Communities and Local Government, 2012) Annex 2.

- **Architectural or Historic Character.** Design qualities typical of the local vernacular which contribute to the importance of the building. Buildings which are too recent or in some other respect fail to meet the criteria for statutory listing.
- **Historical Associations.** Associations with local historic events or people; locally or nationally important architects, engineers or designers.
- **Display evidence of "Local Distinctiveness"**, which help define a sense of place and local distinctiveness to individual communities or reflect traditional functional character of, or former use within the area.
- **Group Value.** Buildings and or groups of buildings which due to their form, massing and appearance provide a significant contribution to the street scene.
- **Townscape Value.** A building that makes a special contribution to the environment of a street or locality by being a characterful, time-honoured or locally valued feature Being part of a planned layout that has remained substantially intact (for example, a terrace, square, crescent, estate, etc) Contribute to the local street scene by virtue of landmark quality, interest as a curiosity or contribution to the quality of recognisable space

### Section 3 Character Assessment of Ollerton with Marthall

The character of Ollerton with Marthall derives from the following elements:

- **The historic rural, agricultural, spacial setting and qualities of an area of dispersed settlement.** The two historic townships of Ollerton and Marthall comprise two small settlements and many dispersed former farmsteads of varying sizes, surrounded by and interspersed with fields and woodland. The dispersed settlement pattern includes former farmsteads and cottages and larger houses and limited areas of modern, denser residential development. Birdsong, horses and tractors are commonplace. Although enclosure was complete by the 18<sup>th</sup> century, the older field systems and evidence of common land remain apparent in both the existence of narrow strip fields and plot names.
- **The landscape is predominantly flat, open and rural.** Situated in the northeast corner of the Shropshire, Cheshire and Staffordshire Plain, much of the fertile land is under grass and historically was devoted to dairy and cattle. Many areas of ancient field patterns survive, alongside post-medieval agricultural land and some 19<sup>th</sup> century plantations; only along a small part of Marthall Brook has a small area of ancient woodland survived. There are Keuper Sandstone outcrops to the west and north of the plain, along with areas of sands and gravels. However, most of the area comprises boulder clay overlying soft Keuper layers, while basin peat is also found. This combination resulted in poor drainage (until addressed in the 19<sup>th</sup> century) and the prevalence of small meres.<sup>6</sup>
- **Historically land ownership was dominated by a small number of large landowners, including the Egerton family of Tatton Park.** The 1848 Tithe Map identifies Wilbraham Egerton as the owner of the vast majority of land in the township of Marthall, while small areas to the east were owned by Peter Holland and John Thomas Barn Stanley. In Ollerton the Egertons also owned large areas, as did Henry Potts; a smaller amount was owned by Peter Legh. Thus, land usage and development were historically controlled by a very small group and where agricultural developments were introduced, these tended to be managed accordingly. In the 20<sup>th</sup> century the combined effect of economic downturns and the introduction and steady increase of death duties has resulted in greater fragmentation of the landholdings.
- **Ollerton with Marthall is bisected by an historic route, still the only major road in the settlement.** The A537 from Knutsford to Macclesfield runs west-east through the settlement and was formerly part of the route from London to Chester, later turnpiked with one of the former turnpike cottages remaining. There are also two historic inns on this route within the area. The other roads in settlement are rural lanes characterised by their narrowness and views often limited by hedgerows.
- **The development pattern and architectural style, dating from the post-medieval period, is largely unchanged and characterised by a variety of modest vernacular brick buildings.** The buildings comprise modest farmsteads, cottages or crofts and a few houses of the gentry. While there have been alterations to individual buildings, which often reflect changes in farming and domestic life in the 19<sup>th</sup> and 20<sup>th</sup> centuries, there has been relatively little new development, not least due to the greenbelt status of the area. Thus, the dispersed layout of the 18<sup>th</sup> /early 19<sup>th</sup> century settlements remains and the historic core of the individual buildings is often still apparent. In recent years, as farming has declined and buildings converted to residential use and often significantly enlarged, more suburban architectural features have been introduced which are inappropriate to the simple, relatively small vernacular architectural structures characteristic of the area. The proximity of Ollerton with Marthall to the cities of Manchester and Chester and the transport network and airport, makes it a desirable area which also offers a high degree of privacy. However where this desire for privacy takes on excessive physical forms it detracts from the local character.
- **The local institutions of school, church, public houses and post office were historically dispersed with only some surviving today. Most of these had close associations with key landowners.** The church at the historic crossroads known as Glovers Cross was consecrated in 1839 and “built by the munificence of Wilbraham Egerton, Esq. of Tatton Park, Lord of the Manor as a chapel of ease to the Parish of Rostherne”. It was constituted as a separate parish in

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<sup>6</sup> Cheshire County Council. *Cheshire Historic Landscape Characterisation Study*, 2007, 9.



1856. Previously parishioners had walked to the church in Peover. There were two inns in the parish spaced out on the historic road, the Egerton Arms and Dun Cow, which both survive today. The school on School Lane was founded in 1691, with the support of the Legh and Egerton families in particular; its 19<sup>th</sup> century successor was also built on land provided by the Egerton family; this closed in 1993. In the 19<sup>th</sup> century the post office was in the old Toll Cottage and a Methodist chapel was built nearby. Both are now closed.

- **Dairy and cattle farming constituted the core historical economic activity.** Historically there had been a focus on cheese-making in Cheshire, although in the 19<sup>th</sup> century milk became more important. Farming is a core part of the settlement's identity, despite the impact of two epidemics of foot and mouth disease, which has almost wiped out dairy and cattle farming in the Ollerton area; huge pits were dug on Seven Sisters Lane during the 1967/68 epidemic. Retaining and finding new and appropriate uses for redundant farm buildings as well as supporting activities which allow traditional farms to succeed economically is crucial to retaining the settlement's identity.
- **Fields, lanes with grass verges and hedgerows, areas of woodland and small ponds features throughout the Neighbourhood Area and make an important contribution to its rural character.** There are few pavements. Hedgerows frame views along the roads and of the attractive historic buildings. These elements, together with the winding character and narrow width of the lanes often mean that views are restricted and, as traffic includes wide vehicles such as tractors and milk tankers, consideration of speed restrictions might be appropriate.
- **Boundary treatments to houses are generally rural but this is under threat.** Hedges and picket fences predominate for smaller houses and cottages, with higher brick walls for the few, more substantial houses (but historically only for the part of the boundary near the house); drives tend to be gravel. The few houses which have low walls or paved courtyards tend to have a more suburban character which is at odds with the otherwise rural identity.
- **Horses have been a longstanding part of local life and riders are often seen on the roads.** Formerly essential for both agricultural vehicles and transport, horses have also been part of recreational life. Horse ownership and recreational businesses associated with horses are common.

## Section 4 Designated Heritage Assets

### Introduction

An audit has been undertaken of heritage assets within the Neighbourhood Area. These include Designated Heritage Assets included in the Heritage Environment Record (Monuments, Listed Buildings and Conservation Areas), Non-Designated Assets (currently included in the Cheshire East Local List SPD), proposals to be included in this and Positive Contributors. These elements have been logged in tables and described.

### 4.1 Monuments


The following assets are included in the Cheshire Historic Environment Record.

<p><b>Name:</b> Possible Roman Road in Mobberley  <b>Location:</b> Centred SJ 77 79 (Marthall)  <b>HER Ref.No(s):</b> 1246/1  <b>Type and date:</b> Road, Roman  <b>Summary:</b> Lies just outside northeast boundary of parish, west of Springwood Farm</p>	<p><b>Name:</b> Ollerton to Mobberley Road  <b>Location:</b> Centred SJ 779 779 (Marthall)  <b>HER Ref.No(s):</b> 7910  <b>Type and date:</b> Pre-1848  <b>Summary:</b> Forms part of west boundary of Ollerton, running from Ollerton Grange across Marthall and Pedley Brooks to Glevehouse Farm, south of Mobberley. Section north of Marthall Brook still visible on 1848 tithe map.</p>
<p><b>Name:</b> Barbinchull Mill, Marthall  <b>Location:</b> Centred SJ 78 77 (Marthall)  <b>HER Ref.No(s):</b> 1258/1  <b>Type and date:</b> Site of Medieval Watermill  <b>Summary:</b> Site on Marthall Brook in west of parish, on route of possible Roman Road, probable water mill.</p>	<p><b>Name:</b> Enclosure at Marthall  <b>Location:</b> Centred SJ 783 779 (Marthall)  <b>HER Ref.No(s):</b> 7911  <b>Type and date:</b> Large undated enclosure  <b>Summary:</b> Ditched enclosure, possibly deer pound or enclosed settlement.</p>
<p><b>Name:</b> Findspot in Marthall Parish  <b>Location:</b> Centred SJ 78 77 (Marthall)  <b>HER Ref.No(s):</b> 2840  <b>Type and date:</b> 15<sup>th</sup>/16<sup>th</sup> century spoon  <b>Summary:</b> 1848 tithe map shows this as Plot 30, House, outbuildings and yard owned by Wilbraham Egerton and occupied by Thomas Burgess. Nothing visible today.</p>	<p><b>Name:</b> Site of House and Outbuildings  <b>Location:</b> Centred SJ 782 779 (Marthall)  <b>HER Ref.No(s):</b> 7909  <b>Type and date:</b> Site of Medieval/postmedieval Farmstead with farmhouse, barn and outbuildings, cottage.  <b>Summary:</b> 1848 tithe map shows this as Plot 30, with two rectangular buildings. House, outbuildings and yard owned by Wilbraham Egerton and occupied by Thomas Burgess. Nothing visible today.</p>
<p><b>Name:</b> Moated Site west of Mountpleasant Farm  <b>Location:</b> Centred SJ 788 780 (Marthall)  <b>HER Ref.No(s):</b> 4532  <b>Type and date:</b> Medieval Moat  <b>Summary:</b> Site of former Manor, Manor House, Moat</p>	<p><b>Name:</b> Moat Hall  <b>Location:</b> Centred SJ 805 756 (Marthall)  <b>HER Ref.No(s):</b> 1400/1  <b>Type and date:</b> Medieval Manor and moat  <b>Summary:</b> 1848 tithe map shows rectangular outline of moat with building on site of Moat Hill Cottage in the centre and buildings to south of moat.</p>

<p><b>Name: Old Warford</b>  <b>Location:</b> Centred SJ 8 7 (Marthall)  <b>HER Ref.No(s):</b> 1657  <b>Type and date:</b> Medieval Manor  <b>Summary:</b> At Peck Mill Farm, site of deserted settlement/manor.</p>	<p><b>Name: Peck Mill</b>  <b>Location:</b> Centred SJ 809 759 (Marthall)  <b>HER Ref.No(s):</b> 1401/1  <b>Type and date:</b> Site of Watermill  <b>Summary:</b> Site of watermill, Fulling Mill, Mill Pond appear to lie west of farm buildings and yard, closer to watercourse. Tithe map shows now building in this location</p>
<p><b>Name: Cottages East of Holly Tree Farm</b>  <b>Location:</b> Centred SJ 806 781 (Marthall)  <b>HER Ref.No(s):</b> 7808/1  <b>Type and date:</b> Site of Post Medieval Cottages  <b>Summary:</b> Farm Labourer's Cottage, Outbuilding appear on 1848 tithe map together with access road, now both gone. Apportionment cites "two cottages and garden", owned by Wilbraham Egerton and occupied by Richard Acton.</p>	<p><b>Name: Site of Fallowscroft and Actons Lane</b>  <b>Location:</b> Centred SJ 804 760 (Marthall)  <b>HER Ref.No(s):</b> 7808/2  <b>Type and date:</b> Road, present 1848  <b>Summary:</b> L-shaped road shown on tithe map, leading from Saddle Bridge Lane to cottages.</p>
<p><b>Name: Glovers Cross</b>  <b>Location:</b> Centred SJ 79 75 (church crossroads)  <b>HER Ref.No(s):</b> 1254  <b>Type and date:</b> Wayside cross or Cross road  <b>Summary:</b> Tithe map names road as Glovers Cross</p>	

## 4.2 Monuments and Listed Buildings

The following heritage assets in Ollerton with Marthall are included in the Cheshire Historic Environment Record as both Monuments and Listed Buildings.

<p><b>Name: Bryn-y-Baer Lodge</b>  <b>Location:</b> SJ 776 767 (Seven Sisters Lane, Ollerton)  <b>HER Ref.No(s)</b> 1259/DCH 4322/1139307  <b>Grade:</b> II  <b>Date first listed:</b> 28.11.1984  <b>Type and date:</b> Timber-framed house, 17<sup>th</sup> century with later additions and changes  <b>Summary:</b> Timber frame with rendered and whitewashed infill, slate roof. Two storeys. Entrance front: C19 gabled entrance porch to left of centre, later extensions to rear. 1848 tithe map plot 207, House, outbuilding, yard and garden, owned by Wilbraham Egerton, occupied by Thomas Webbe.</p>	
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**Name:** Manor Farmhouse,  
**Location:** SJ 774 764 (Seven Sisters Lane, Ollerton)  
**HER Ref.No(s):** 1260/1/DCH5195/1318921  
**Grade:** II  
**Date first listed:** 28.11.1984  
**Type and date:** Farmhouse. c.1670  
**Summary:** Plum English garden wall bond brick with stone and rendered stone additions and slate roof. Entrance front: stone plinth. Gabled single storey porch entrance to right hand side with rendered stone quoins.. The 1848 tithe map shows plot 265 as owned by Wilbraham Egerton and occupied by John Jennings, comprising a house, outbuildings, yard, garden, stackyard and road. The 9-bay associated 2-storey brick barn is unusually long.



**Name:** Oak Farm House  
**Location:** SJ 784 756 (School Lane, Ollerton)  
**HER Ref.No(s):** 1261/DCH 4321/1139306  
**Grade:** II  
**Date first listed:** 28.11.1984  
**Type and date:** Timber-framed building, 17<sup>th</sup> century with 18<sup>th</sup>, 19<sup>th</sup> century and later additions.  
**Summary:** Timber frame with whitewashed brick infill and English garden wall bond brick with slate roof. Two storeys. T-shaped plan, the downstroke being the late C17 portion while the cross stroke divides into the early C18 piece to the left and the C19 and C20 section to the right. The 1848 tithe map shows plot 312 to be owned by Henry Potts and occupied by Joseph Cheetham, comprising a house, outbuildings, yard, garden and road.



**Name:** Farmer Wright's Cottage  
**Location:** SJ 787 752 (Percivals Lane, Ollerton)  
**HER Ref.No(s):** 1262/DCH 4099/1115137  
**Grade:** II  
**Date first listed:** 28.11.1984  
**Type and date:** House, formerly farmhouse. Late C17 with C18, C19 and C20 additions and alterations.  
**Summary:** Timber framed with whitewashed brick infill and thatched roof. Baffle-entry plan of 2 rooms. One storey and attic. 1848 Tithe map shows plots 353 and 353a as owned by Wilbraham Egerton, a cottage and garden occupied by Jacob Bower and a house, buildings and garden occupied by Elizabeth Bower.





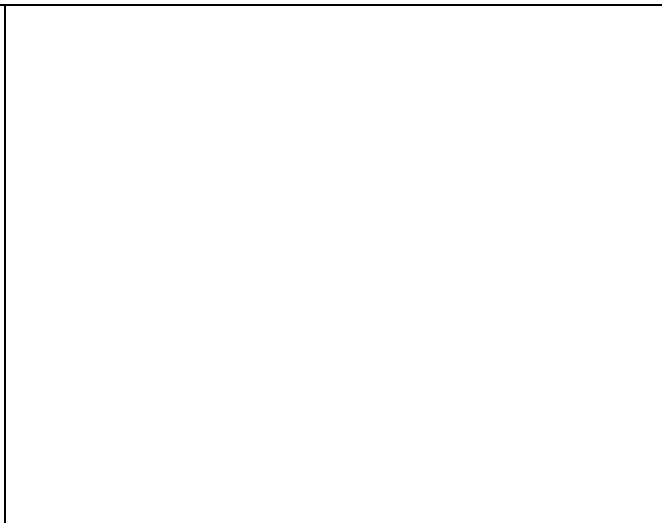
**Name:** Fir Tree Farmhouse  
**Location:** SJ 816 767 (Carter Lane, Marthall)  
**HER Ref.No(s):** 1411/1/DCH 4100/1115150  
**Grade:** II  
**Date first listed:** 28.11.1984  
**Type and date:** Farmhouse. Late C17/Early C18.  
**Summary:** Red Flemish bond brick with slate roof. Three storeys. Entrance front: three bays, with central gabled porch wing to right of centre and brick bands between floors 2 bricks deep. 1848 tithe map shows several buildings on plot 402; the apportionment cites House, outbuildings, yard and garden, owned by John Thomas Baron Stanley and occupied by James Callwood.



### 4.3 Listed Buildings

The following are listed buildings within the parish of Ollerton with Marthall, i.e. buildings that have been placed on the Statutory List of Buildings of Special Architectural or Historic Interest. There are four listed buildings within the proposed School Lane Conservation Area, which are shown on the following map.

**Name:** Brook Farmhouse  
**Location:** SJ 79107741 (Marthall Lane)  
**Grade:** II (115125)  
**Date first listed:** 28.11.1984  
**Type and date:** late 18<sup>th</sup> century farmhouse with 19<sup>th</sup> century addition to front  
**Summary:** Red English garden wall bond brick with slate roof. Three storeys. Entrance front: two bays, central gabled porch to ground floor with semi-circular arch. Three light C19 cambered-headed casement windows to either side with moulded sills. Two similar windows to first floor and two 2-light windows to second floor. In 1848 it was owned by Wilbraham Egerton and occupied by Abraham Cash.



**Name:** Ollerton House  
**Location:** Chelford Road, WA16 8SA/  
 SJ 7802 7651  
**Grade:** II (1139304)  
**Date first listed:** 28/10/1984, altered 11/11/2016  
**Type and date:** House, date on datestone 1737.  
**Summary:** Red English garden wall bond brick with slate roof. Three storeys. Entrance front: three bays symmetrically disposed. Central door surround with flat-arched head and keystone containing C19 door and wooden reveal. Flat-arched headed window openings to either side with keystones and stone sills. Three smaller similar windows to the second floor, but without flat arches or keystones. Moulded eaves cornice with small central pediment containing rectangular date



stone (THM 1737). In 1848 it was owned by Edward Gibson and occupied Thomas Luke.

**Name: Ollerton House: Gazebo and attached Garden Wall**  
**Location:** Chelford Road, WA16 8SA/  
 SJ 7802 7651  
**Grade:** II (1115134)  
**Date first listed:** 28/11/1984  
**Type and date:** Gazebo and garden wall. C.1777.  
**Summary:** Red English garden wall bond brick, the gazebo having a slate roof. Retaining wall to garden of c.6' high with chamfered stone coping. To left of wall and rising out of it is the road front wall of the gazebo of one bay having a C19 sash window of 3 x 5 panes with exposed sash boxes. C20 repointing. Right hand side of gazebo: central doorway with splayed lintel of gauged brick with keystone.

Not accessible to photograph

**Name: Stables to right of Ollerton House and attached Garden Wall**  
**Location:** School Lane, Ollerton  
**Grade:** II (1145828)  
**Date first listed:** 28/11/1984  
**Type and date:** Stable and attached garden wall, ca 1777.  
**Summary:** Red English garden wall bond brick with stone slate roof. Stable block of 2 storeys, wall c. 6'-8' high. Road front: segment-arched doorway to left with keystone and stone hinge dressings. Single-light window to first floor left and square pitch hole to right. C20 restoration of walling to right-hand ground floor and right-hand gable end wall. Wall adjoining has chamfered stone coping and segmental arch to garden with keystone and stone hinge dressings. The wall falls to c. 2' high beyond the road front of the house and there is a concave recession in the centre. The wall supports a cast iron railing at this point.



**Name:** Ollerton Lodge  
**Location:** School Lane, Ollerton  
**Grade:** II (1139027)  
**Date first listed:** 05/03/1959  
**Type and date:** House, late 18<sup>th</sup> century.  
**Summary:** Red brick in stretcher bond, slate roof. Three storeys, three bays with central entrance to east and bow window to left. Sash windows. Two-storey rendered 19<sup>th</sup> century extension to north. Home of Potts family in 19<sup>th</sup> century. Outbuildings include extensive L-shaped stable block, excluded from listing in 1984. *These have group value with the house and their former use is evidence of local distinctiveness.*





**Name: Kerfield Lodge**

**Location:** Chelford Road/corner Manor Lane, Ollerton/SJ 7704 7686

**Grade:** II (1139265)

**Date first listed:** 30/08/1978

**Type and date:** Lodge cottage, early- mid C19, to now demolished house.

**Summary:** Painted brick with stuccoed dressings. Roof of large Welsh slates with fishscale panels. Octagonal plan, cottage ormi. Four gables, whose ridges meet at a central octagonal corniced chimney, have carved bargeboards. Canted angle bays alternate with the gabled bays. One storey plus attic, windows in gables, above hipped slated roof of projecting canted door or window bays. Hoodmoulds to other windows; all have fancy leaded glazing. Tall plinth. Plain boarded doors with glazed panels. In 1848 the House and Lodge were owned by Ralph Leycester., together with the plantation of Windmill Wood.



2 mileposts

**Name: OLLERTON END AND OLLERTON HALL**

**Location:** School Lane, Ollerton

**Grade:** II (1145828)

**Date first listed:** 28/11/1984

**Type and date:** Two houses (originally one), 1728, possibly with earlier core.

**Summary:** Former Manor House, rebuilt and extended by Potts family, extended in 19<sup>th</sup> and 20<sup>th</sup> centuries. Rendered brick with slate roof. Five bays, two storeys, irregular plan form around central projecting gabled wing and door arch to east. In 1848 it was owned by the Henry Potts but occupied by William Hindle and John Chimes.



**Name: Kell Green Hall Farmhouse**

**Location:** Pinfold Lane, Marthall SJ 8018 7692

**Grade:** II (1329791)

**Date first listed:** 28/10/1984

**Type and date:** Farmhouse. Early C18.

**Summary:** English garden wall bond brick with stone dressings and slate roof. Two storeys; Entrance front: three bays, symmetrically disposed, quoins to corners. Central doorway housing stone surround and semi-circular arch with projecting keystone and quoins to sides. C20 glazed door and fanlight. Windows to either side with flat-arched heads of gauged brick with keystones. Three similar windows to first floor, the central narrower. C19 and C20 extensions to right and rear. In 1848 it was owned by Wilbraham Egerton and occupied by Henry Hope.

The School House, School Lane is under review for listing

## 4.4 Non-Designated Heritage Assets

Currently there is only one non-designated heritage asset in Ollerton with Marthall:

**Name: Ollerton Water Tower**

**Location:** Moss Lane, Ollerton

**Date first listed:** 28/10/1984

**Type and date:** House, formerly farmhouse, late 17<sup>th</sup> century, with 18<sup>th</sup>, 19<sup>th</sup> and 20<sup>th</sup> century additions.

**Summary:** Water tower built in Art Deco design by Bucklow Rural District Council in 1958 and a local landmark.



Not all assets were visible from the road, so no view co

Proposals for recognition as non-designated heritage assets in Ollerton:

**Name: Moss Bank Farm**

**Location:** Seven Sisters Lane (is this Toft)

**Type and date:** 18<sup>th</sup> century homestead with house and stable block in single range.

**Criteria/rationale: Architectural and historical character.** The design qualities are typical of the local vernacular.

**Summary:** Listed in Tithe map as homestead owned by Ralph Gerard Leycester, occupied by John Roylance, plot 77. Two-storey range with large cart-opening, ranges to either side and house beyond.





**Name:** Dun Cow

**Location:** Chelford Road

**Type and date:**

**Criteria/rationale:**

**Summary:** In 1848 this was plot 121, a house, outbuildings and yard, owned by Peter Legh and occupied by Parker Stephens, named as the Dun Cow. Two-storey, rendered brick with slate roof. Located on the main road, it may have been a coaching inn. Altered to rear.



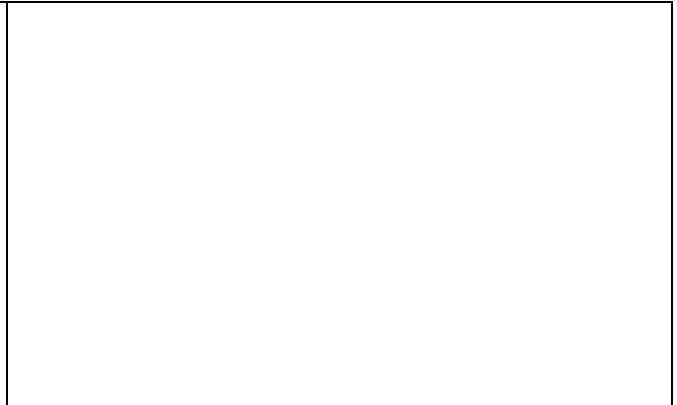
**Name:** Holly House

**Location:** Chelford Road

**Type and date:** Character of late 18<sup>th</sup> /early 19<sup>th</sup> century house.

**Criteria/rationale:** Architectural and historical character. The design qualities are typical of the local vernacular

**Summary:** Two-storey house of brick with cross gable to west, identified in 1848 as house, outbuildings and yard owned and occupied by Elizabeth Burgess. – windows altered



**Name:** Yew Tree Cottages

**Location:** Seven Sisters Lane

**Type and date:** 18<sup>th</sup> century cottages

**Criteria/rationale:** Architectural and historical character. The design qualities are typical of the local vernacular.

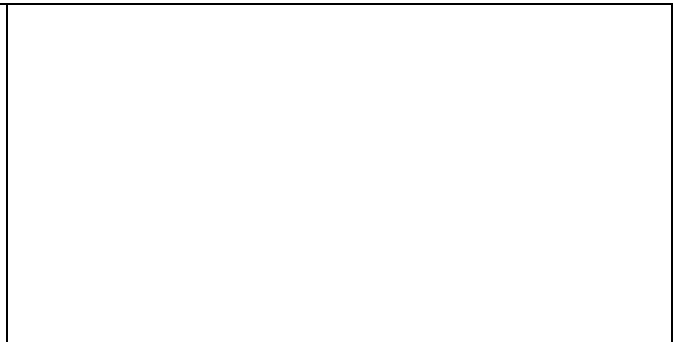
**Summary:** In 1848 identified as "House, garden and yard, plot 195, owned by Peter Legh, occupied by Robert Walton. Row of 2-storey cottages.



**Name:** The Old Tollhouse Cottages  
**Location:** Corner Chelford Road/ Marthall Lane  
**Type and date:** 18<sup>th</sup> century, possibly 1740, a terrace of 4 cottages  
**Criteria/rationale:** **Historic character and helping define the sense of place**  
**Summary:** Former toll cottage for turnpike at Ollerton crossroads was demolished when the road was widened. The adjacent row of cottages remains. In 1848 all four were owned by William Caldwell. Location of Ollerton Post Office and general store.




**Name:** Pear Tree Farm and Barns  
**Location:** Marthall Lane  
**Type and date:** 18<sup>th</sup> century farmhouse and barn, converted  
**Criteria/rationale:** **Architectural and historical character.** The design qualities are typical of the local vernacular.  
**Summary:** In 1848 cottage, house and garden owned by William Caldwell.



**Name:** Beechcroft  
**Location:** Chelford Road  
**Type and date:** Early 19<sup>th</sup> century core, extended/rebuilt by 1898, with garden walls.  
**Criteria/rationale:**  
**Summary:** In 1848 House, outbuildings, yard and garden owned by William Caldwell, occupied by Richard Mears. Adjacent cottages greatly altered.



<p><b>Name:</b> Hill Cottage  <b>Location:</b> Chelford Road  <b>Type and date:</b> Character of 18<sup>th</sup> century farmhouse.  <b>Criteria/rationale: Architectural and historical character.</b> The design qualities are typical of the local vernacular  <b>Summary:</b> Two-storey house of rendered brick with cross gables, identified in 1848 as house and gardens owned by Henry Potts and occupied by Mary Henshall.</p>	
<p><b>Name:</b> Brookhouse Farmhouse  <b>Location:</b> Chelford Road  <b>Type and date:</b> Character of 18<sup>th</sup> century farmhouse.  <b>Criteria/rationale: Architectural and historical character.</b> The design qualities are typical of the local vernacular  <b>Summary:</b></p>	
<p><b>Name:</b> Smithy Cottage  <b>Location:</b> School Lane  <b>Type and date:</b>  <b>Criteria/rationale:</b>  <b>Summary:</b></p>	
<p><b>Name:</b> Sycamore House and Farm  <b>Location:</b> School Lane  <b>Type and date:</b>  <b>Criteria/rationale:</b>  <b>Summary:</b></p>	
<p><b>Name:</b> Ollerton Well and Ollerton Cottage  <b>Location:</b> School Lane  <b>Type and date:</b>  <b>Criteria/rationale:</b>  <b>Summary:</b></p>	
<p><b>Name:</b> Beeches Farmhouse and adjacent Barn  <b>Location:</b> School Lane  <b>Type and date:</b>  <b>Criteria/rationale:</b>  <b>Summary:</b></p>	
<p><b>Name:</b> Beech Cottage  <b>Location:</b> School Lane  <b>Type and date:</b></p>	

<b>Criteria/rationale:</b> <b>Summary:</b>	
<b>Name:</b> Former Hall Farm (Stud Cottage, Fern Cottage, the Old Stables, The Old Shippon) <b>Location:</b> <b>Type and date:</b> <b>Criteria/rationale:</b> <b>Summary:</b>	
<b>Name:</b> Old School House <b>Location:</b> corner Moss Lane/School Lane <b>Type and date:</b> <b>Criteria/rationale:</b> <b>Summary:</b>	
<b>Name:</b> Moss Farmhouse <b>Location:</b> Moss Lane <b>Type and date:</b> <b>Criteria/rationale:</b> <b>Summary:</b>	
<b>Name:</b> Foxford <b>Location:</b> <b>Type and date:</b> <b>Criteria/rationale:</b> <b>Summary:</b>	
<b>Name:</b> Wood Cottage <b>Location:</b> School Lane <b>Type and date:</b> <b>Criteria/rationale:</b> <b>Summary:</b>	
<b>Name:</b> Lower Mosswood House <b>Location:</b> School Lane <b>Type and date:</b> <b>Criteria/rationale:</b> <b>Summary:</b>	
<b>Name:</b> Sycamore Cottage <b>Location:</b> Moss Lane <b>Type and date:</b> <b>Criteria/rationale:</b> <b>Summary:</b>	

Proposed heritage assets in Marthall



**Name:** Cragg House Farm  
**Location:** Sandhole Lane  
**Type and date:** Large farmhouse, rebuilt by 1898  
**Criteria/rationale:**  
**Summary:** In 1848 house, outbuildings, yard, garden and stackyard, owned by Wilbraham Egerton, occupied by Joseph Mason.



**Name:** Sandhole Farmhouse  
**Location:** Sandhole Lane  
**Type and date:** Character of 18<sup>th</sup> century farmhouse.  
**Criteria/rationale: Architectural and historical character.** The design qualities are typical of the local vernacular  
**Summary:** In 1848 house, outbuildings, garden and stackyard, owned by Wilbraham Egerton, occupied by Joseph Walton.



**Name:** Holly Cottage?  
**Location:** Snelston Lane  
**Type and date:**  
**Criteria/rationale:**  
**Summary:** In 1848 Cottage and Garden owned by Wilbraham Egerton, occupied by John Wilson. In 1907 extended at both ends.



**Name:** All Saints Church

**Location:** Corner Chelford Road/

**Type and date:** 1840, extended 1886

**Criteria/rationale:** Historical association with the Egerton family, evidence of local distinctiveness, helping define a sense of place and landmark value

**Summary:** Completed in 1841, on land donated by Wilbraham Egerton at the Glover's Cross crossroads, it was extended with a new chancel and vestry in 1886 largely funded by the Egertons. Set in churchyard, with War Memorial and Garden of Remembrance.



**Name:** The Old Vicarage

**Location:** Saddlebridge Lane

**Type and date:** House serving as Vicarage

**Criteria/rationale:** Historical association with the Egerton family, evidence of local distinctiveness, helping define a sense of place

**Summary:** In 1848, house, outbuildings and garden owned by Wilbraham Egerton, occupied by Revd John Paul. Barn to rear now in separate ownership and converted.



**Name:** Glover's Cottage


**Location:** Sandybridge Lane

**Type and date:** pair 18<sup>th</sup> century cottages

**Criteria/rationale:**

**Summary:**



<p><b>Name:</b> The Egerton Arms  <b>Location:</b> Chelford Road  <b>Type and date:</b> Historic inn, possibly dating to 16<sup>th</sup> century  <b>Criteria/rationale:</b> Historical association with the Egerton family, evidence of local distinctiveness, helping define a sense of place and landmark value.  <b>Summary:</b></p>	
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<p><b>Name:</b> Carter Lane Cottages  <b>Location:</b> Carter Lane  <b>Type and date:</b> Pair of cottages  <b>Criteria/rationale:</b>  <b>Summary:</b> No tithe map data</p>	
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<p><b>Name:</b>  <b>Location:</b>  <b>Type and date:</b>  <b>Criteria/rationale:</b>  <b>Summary:</b></p>	
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<p><b>Name:</b>  <b>Location:</b>  <b>Type and date:</b>  <b>Criteria/rationale:</b>  <b>Summary:</b></p>	
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<p><b>Name:</b>  <b>Location:</b>  <b>Type and date:</b>  <b>Criteria/rationale:</b>  <b>Summary:</b></p>	
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<p><b>Name:</b>  <b>Location:</b>  <b>Type and date:</b>  <b>Criteria/rationale:</b>  <b>Summary:</b></p>	
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<b>Name:</b> <b>Location:</b> <b>Type and date:</b> <b>Criteria/rationale:</b> <b>Summary:</b>	
<b>Name:</b> <b>Location:</b> <b>Type and date:</b> <b>Criteria/rationale:</b> <b>Summary:</b>	
<b>Name:</b> <b>Location:</b> <b>Type and date:</b> <b>Criteria/rationale:</b> <b>Summary:</b>	
<b>Name:</b> <b>Location:</b> <b>Type and date:</b> <b>Criteria/rationale:</b> <b>Summary:</b>	
<b>Name:</b> <b>Location:</b> <b>Type and date:</b> <b>Criteria/rationale:</b> <b>Summary:</b>	
<b>Name:</b> <b>Location:</b> <b>Type and date:</b> <b>Criteria/rationale:</b> <b>Summary:</b>	

## 4.5 Significance of the Archaeological Resource

Sites and extant buildings identified on the *Historic Environment Record* (HER) have been described in sections 4.1 and 4.2.

No archaeological work has been carried out in Ollerton, and therefore the quality and condition of below ground remains have not yet been assessed. The Cheshire Landscape Character Assessment Study identifies the field patterns to be a combination of medieval and post-medieval, with some later plantations and drainage works.





## Section 5 Design Guidance

The buildings of Ollerton and the School Lane Conservation Area are primarily historic farmsteads often with associated agricultural buildings and cottages. There are two higher status houses, with associated stable blocks. The Old School House has a 1692 date above the lintel, Ollerton Hall pre-dates its 1728 datestone, Oak Farmhouse (not in the conservation area) has a 1725 datestone. Farmer Wright's Cottage is a farmhouse dating from the late 17<sup>th</sup> century lying to the south of the Conservation Area. Nearly all the other buildings appear in the same location as on the 1848 tithe map and it is therefore likely that many will have an 18<sup>th</sup> century core. They range in size from crofts or small cottages to larger dwellings appropriate to the landed gentry, reflecting the range in social and economic status of the local population. Most are detached but there are some examples pairs of cottages, such as Ollerton Well and Ollerton Cottage (just outside the conservation area). The residential buildings have been altered and extended over time; agricultural buildings have also been built or altered to meet changing requirements. However, the original plots and settings appear largely unchanged and alterations have generally been in the similar styles and materials.

### Building Materials

The predominant building material is brick, which is often lime-washed or rendered (smooth or roughcast), and with slate roofs. While most of the brick is red in colour, there is inevitably considerable variation in tone. Beech Cottage is the only house in the Conservation Area which is both timber-framed and with a thatched roof, although there are other timber-framed buildings very close by; thatch is less common. Beech Cottage has a thatched roof and is the exception. Both historic and converted buildings have generally used timber for window frames and doors.



**Barn Conversion (The Old Shippon)**



**Beech Cottage**

### Qualities of the Buildings

The buildings are characterised by their individuality and simplicity. With one exception, they are two-storey in height, sometimes with the second floor being within the roof space, with dormer windows. Most are modest in size, three bays being most common and detached. The majority are vernacular and often irregular in plan, reflecting the way they have evolved; even Ollerton Hall has grown from a simpler core to its current 5-bays, having been extended in 1728 with further additions in the late 19<sup>th</sup> or early 20<sup>th</sup> century. The Old School House may formerly have been two crofts with the single storey schoolhouse added to the side. The exception is Ollerton Lodge which is three-storey and largely in its designed form with a 2-storey bow window (not a vernacular form) overlooking the garden. Ivy Cottage is another example of a house that has been extended over time; while it is no longer has the scale of a cottage and the windows have all been replaced, the original window forms have been retained giving it a homogeneity which is sympathetic to the character of the conservation area. Similarly, the conversion of the former Home Farm and Stables (Stud Cottage, Fern Cottage, Old Stables and Old Shippon), retain much of their former character and form. There is only one completely new house within the Conservation Area, Oak Tree House,

which is both larger in scale and more suburban in character; while there is no building appears in its location on the tithe map of later 19<sup>th</sup> century maps, the plot 227a is named “Croft”.



***The Old School House***



***Three Storey Ollerton Lodge***

There is considerable variety in the treatment of entrances. Many houses have no porch and the entrance door, often timber plank, opens straight on to the path, such as at Fern Cottage, Beech Cottage, even Ollerton Hall and the extended Ivy Cottage. Where there is a porch it is generally modest, larger ones under a gable roof are frequently later additions. Stables Cottage and Beeches Farmhouse have small porches, probably added later, while Beech Farm's separate range North End has a jettied upper storey over the open porch. The Old School may have had a porch, but it appears to have been extended and is now an open structure under a gable roof in front of the original porch. The Grange (former Cherry Tree Cottage) has a large added porch with gable roof.



***The Old School Porch and Windows***



***North End (Part of Beeches Farm)***

There is similar variety in the window forms, reflecting the different ages of the buildings. The older buildings had smaller casement windows with small glazing bars. Ollerton Lodge has large sash windows, appropriate to its late 18<sup>th</sup> century construction date. Fern Cottage has an oculus or bull's eye window under the gable, which is classical architectural feature, and a pair of arched windows; these are unusual in a vernacular building, suggesting a later remodelling of the original farmhouse. The Old School main hall was subdivided horizontally to create two floors, which is shown by the alterations to its main windows which, nevertheless remain as a feature, reflecting the building's past. Some properties have added windows in styles which are less appropriate to the character of both the original building and the area.





***Original Casement Windows, Ollerton Hall***



***New Windows in Original Openings***



***New Window in Inappropriate Style***



***Beeches Farm***

### **Non-Residential Buildings**

Within the Conservation Area there is only one farm still operating as an agricultural business. The buildings of Beeches Farm comprise an L-shaped farmhouse, a 6-bay, two storey brick barn which is on the tithe map and formerly served as a hayloft and milking parlour, and a number of other 19<sup>th</sup> century brick buildings, as well as 20<sup>th</sup> century agricultural structures. These constitute an important element of the Conservation Area's identity; should they become redundant, it will be important to find new uses and adaptations which enable the special interest to be retained. To the south of the Conservation Area is Oak Farm, still operating as a dairy farm with 20<sup>th</sup> century shippens largely concealed from the road behind a leylandii screen. Here the Grade II historic farmhouse is now in separate ownership from the farm and a new farmhouse has been built to the rear.

Additionally, as outlined in the previous section on Ollerton's history, there were large stable blocks. Those at Home Farm have been converted to residential use and those at Ollerton Lodge have partly been converted, their presence and the retention of their recognisable form, including yards with setts, close to the houses with which they were formerly linked, contributes to the local character and identity. To the rear of Ollerton Hall there is also a single storey stable block and a Coach House; to the north of the Conservation Area is Smithy Cottage, the site of the former village blacksmiths.



***Stable Block, Ollerton Lodge (Converted Stable Cottage to Right)***



***Former Stable Block, Home Farm***

### **Boundary Treatments**

Within the Conservation Area there is a discernible pattern with regard to the boundary treatment of houses and an apparent trend to add suburban elements which detract from the character of the Conservation Area. Small and agricultural buildings are enclosed by hedges or timber fences or are close to the road. Gates are typically 5-bar timber gates. While the fields are generally enclosed by either paddock fencing or hedges, both of these can also be seen as boundary treatments to houses, in keeping with the rural character, e.g. at The Old School House and Beech Cottage, which also has timber picket fencing and a timber 5-bar gate. Ollerton Lodge is given a degree of privacy by its plain historic high brick wall in front of the house and a hedge round the garden; this combination is also seen outside the Conservation Area at Lower Mosswood House, another substantial old property. Ollerton Hall formerly had higher whitewashed brick walls either side of a low brick wall surmounted by iron railings. The latter was also applied the adjacent farmhouse. The railings have now been replaced by high hedges. Much of Beeches Farm is built on to the road frontage or enclosed by hedge; there is a small area of post-war plain iron fencing. With recent conversions, there appears to be a tendency to fully or at least partially enclose more modest properties with high brick walls; these are not always plain in character. There are also examples of decorative iron railings which are more suburban in character.



***Former Boundary Treatment of Ollerton Hall***



***Picket Fencing and Hedge***



## Section 6 Sources and Contact Details

### Published and Unpublished Works

- Cheshire County Archives, *Marthall with Little Warford, Township Pack 102* (Chester: Cheshire County Council Libraries and Archives, 1999).
- Cheshire County Council, *The Cheshire Historic Landscape Characterisation* (Cheshire County Council and English Heritage, 2007).
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- Dunn, F.I. *The Ancient Parishes, Townships and Chapelries of Cheshire* (Chester: Cheshire Record Office, 1987).
- Dodgson, J. McN, *The Placenames of Cheshire, Part II*, English Place Name society, Vol. XLV for 1967-8 (Cambridge: University Press, 1970).
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- Natural England, *Shropshire, Cheshire and Staffordshire Plain*, Area 61: National Character Area Profile (London: Natural England, 2014).
- Ollerton with Marthall Parish Council, *Ollerton with Marthall Parish Plan*, 2007 ([http://www.ollertonwithmarthall.org.uk/docs/Oll\\_Marth\\_parish\\_plan.pdf](http://www.ollertonwithmarthall.org.uk/docs/Oll_Marth_parish_plan.pdf))
- Ormerod, George. *History of the County Palatine and City of Chester*, Vol. 1 Bucklow Hundred (London, 1819).

### Legislation and Guidance

*Planning Policy Guidance Note 15: Planning and the Historic Environment* (London: Department of the Environment and Department of National Heritage, 1994).

*Planning Policy Guidance Note 16: Archaeology and Planning and the Historic Environment* (London: Department of the Environment and Department of National Heritage, 1990).

Historic England:

- Measuring and Assessing Change in Conservation Areas 2005
- Guidance on Conservation Area Appraisals 2006
- Guidance on the Management of Conservation Areas 2006
- Understanding Place: An Introduction 2010
- Understanding Place: Historic Area Assessments in a Planning and Development Context 2010
- Understanding Place: Historic Area Assessments: Principles and Practice 2010; Understanding Place: Conservation Area Designation, Appraisal and Management 2011
- Understanding Place: Character and Context in Local Planning 2011
- Streets for All

- Conservation Principles Policies and Guidance, 2008
- Neighbourhood Planning and the Historic Environment, 2018
- Conservation Area Designation, Appraisal and Management, Advice Note 1, 2<sup>nd</sup> ed. 2019

### **Maps and Plans**

Saxton's Map of Cheshire, 1577

Morden's Map of the County Palatine of Chester, 1695

1848 Tithe Map

1875 Ordnance Survey

1998 Ordnance Survey

1911 Ordnance Survey

1969 Ordnance Survey

2009 Historic Environment Record Map (GIS data)

Plan of Land at Marthall & Ollerton belonging to Lord Egerton, undated, 6" to mile

### **Archives and Libraries Consulted**

Cheshire Archives and Local Studies, Chester

Knutsford Library Local Studies Section

Ollerton with Marthall Village Website

## Appendix 1: Audit of Heritage Assets

### Positive Contributors

A positive contributor is a heritage asset that makes a positive contribution to the surrounding area but is neither a designated nor a non-designated heritage asset. They are classed as heritage assets as they are identified by the local authority as having a degree of significance, meriting consideration in planning decisions, because of their heritage interest<sup>7</sup>. They should be considered in addition to both listed buildings and buildings entered into the local list. A single building, group or landmark can be classed as a positive contributor.

These elements have been assessed with reference to Historic England criteria set out in their document<sup>8</sup>. The guidance uses the following questions to assess if an element should be considered for positive contribution:

- Is it the work of a particular architect or designer of regional or local note?
- Does it have landmark quality?
- Does it reflect a substantial number of other elements in the conservation area in age, style, materials, form or other characteristics?
- Does it relate to adjacent designated heritage assets in age, materials or in any other historically significant way?
- Does it contribute positively to the setting of adjacent designated heritage assets?
- Does it contribute to the quality of recognisable spaces including exteriors or open spaces with a complex of public buildings?
- Is it associated with a designed landscape eg a significant wall, terracing or a garden building?
- Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?
- Does it have significant historic association with features such as the historic road layout, burgage plots, a town park or a landscape feature?
- Does it have historic associations with local people or past events?
- Does it reflect the traditional functional character or former uses in the area?
- Does its use contribute to the character or appearance of the area?

Those buildings or areas which have been assessed according to these criteria in the proposed School Lane Conservation Area are identified on the following map, together with the listed buildings. One, the Old School House, is proposed for inclusion on the Local List. The Old School, has been assessed as having landmark qualities.

**Map 14: Positive Contributors to School Lane Conservation Area**

1	Smithy Cottage	9	The Old School
2	Sycamore Farm and Barn	10	Foxford
3	Ollerton Well and Ollerton Cottage	11	Wood Cottage
4	Beeches Farm (farmhouse and barn)	12	Sycamore cottage
5	Beech cottage	13	Lower Mosswood House
6	Ivy Cottage	14	Moss Farm

<sup>7</sup> Department of Communities and Local Government, *National Planning Policy Framework*. (Department of Communities and Local Government, 2012).

<sup>8</sup> Historic England, *Conservation Area Designation, Appraisal and Management, Historic England Advice Note 1* (London: Historic England, 2016) 16.



7	The group comprising Fern Cottage, Stud Cottage, Old Stables and Old Shippon	15	
8	The Old School House		

**Name:** SMITHY COTTAGE (1)

**Location:** School Lane, Ollerton

**Type and date:** Cottage, pre 1848

**Summary:** Identified in 1848 Tithe Map as Plot 137 House, Smithy and Gardens. Owned by William Egerton, occupied by Joseph Potts, the local blacksmith. Two-storey, 3-bay brick with slate roof, single storey 2-bay extension with metal roof. It is positioned on the junction which constitutes the entry into the Conservation Area and its former use reflects the importance of horses to local life historically, as well as being characteristic of local cottages.



**Name:** SYCAMORE FARMHOUSE AND BARN (2)

**Location:** School Lane

**Type and date:** House, pre 1848

**Summary:** Identified as Plot 185, House and Garden, with adjacent outbuilding yard, owned by William Egerton, occupied by Ralph Faulkner. Two storey, 5 bay brick with slate hipped roof, symmetrical around front entrance. Adjacent 6-bay brick barn with hayloft, converted to residential (buildings to rear later). The buildings, as a group, illustrate the development of farming in Ollerton, and the associated living accommodation of gentlemen farmers.



**Name:** OLLERTON WELL AND OLLERTON COTTAGE

**Location:** School Lane

**Type and date:** Pair of Cottages, pre-1848

**Summary:** Shown in Tithe Map as Plot 181 & 182, Ollerton Well (to right, 182) House, outbuildings, yard and garden, owned by Ralph Hough, occupied by Samuel Firth. Two-storey, two-bay semi-detached with single bay extension, small-paned casement windows. Ollerton Cottage (foreground, 181) Cottage and Garden, owned by Ralph Hough, occupied by Thomas Bower. Two-storey, two-bay semi-detached, brick and slate, with single storey-two bay extension. The pair of cottages exemplify agricultural labourers' accommodation, reflecting the traditional functional character of the settlement.



**Name:** BEECHES FARM

**Location:** School Lane

**Type and date:** pre-1848 Farmhouse and Barn

**Summary:**.. Identified in Tithe Map as Plot 178, House, outbuildings, yard, garden owned by Potts, occupied by Cyrus Dumville. L-shaped two-storey double-pile farmhouse of limewashed brick with slate roof and 5-bay two storey barn around yard. Modern single-storey extension to rear and two storey extension to north. This group of buildings is identified with the Potts family, illustrates the development of farming in Ollerton and reflects the traditional building materials and form the local farmsteads.



**Name:** BEECH COTTAGE

**Location:** School Lane

**Type and date:** pre-1848 Farmhouse and Barn

**Summary:**.. Identified in Tithe Map as Plot 226, Outbuildings, yard, garden, owned by Potts, occupied by Jos. Henshall. Beech Cottage is associated with the Potts family and contributes to the character of the area.



**Name:** IVY COTTAGE

**Location:** School Lane

**Type and date:** pre-1848 Cottage

**Summary:**.. Identified in the Tithe Map as Plot 227, Cottage and Gardens owned by Potts, occupied by Joseph Glover. Two story cottage of rendered brick, extended to rear and set in gardens. Ivy Cottage is associated with the Potts family and contributes to the character of the area.





**Name:** FERN COTTAGE, STUD COTTAGE, OLD STABLES AND OLD SHIPPON

**Location:** Potts Lane

**Type and date:** pre-1848 Farmhouse and outbuildings

**Summary:** Identified in the Tithe Map as Plot 229, House, outbuilding, yard and garden, owned by Potts, occupied by John Chrimes. Formerly Home Farm to Ollerton Hall, later location of horse stud and converted to residential in late 20<sup>th</sup> century. Historic association with the Potts family and the Grade II listed Ollerton Hall, as well as contributing to its setting.



*The Old Shippon*



*Old Stables*

**Name:** THE OLD SCHOOL HOUSE

**Location:** School Lane

**Type and date:** pre-1848 House

**Summary:** Identified in Tithe Map as Plot 249, House and garden, owned by William Egerton, occupied by Richard Page. Possibly formerly a pair of two-storey, two bay brick cottages, now one, with a single-storey extension to the south which was the former School House, established in 1692. The building has historic associations with local people and illustrates the early development of the settlement.

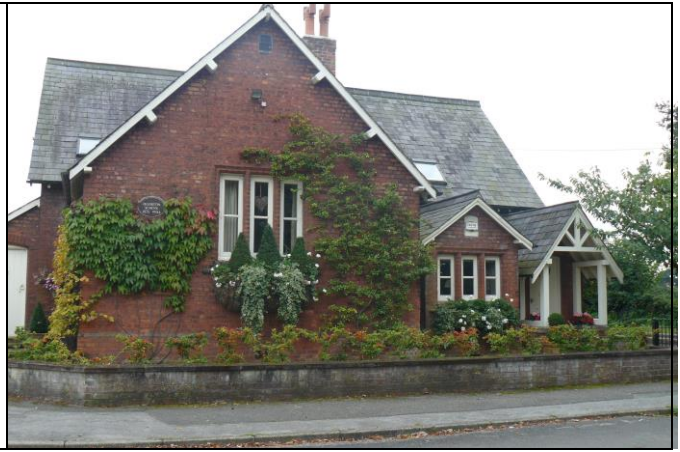


**Name:** SCHOOL HOUSE

**Location:** School Lane

**Type and date:** National Board School, 1876

**Summary:** Built on Tithe Map plot 298/9, Far and Near Poor Field, owned by William Egerton and occupied by John Bower. Egerton donated the land for the school, built to accommodate 117 children. The building has historic associations with local people and illustrates the early development of the settlement.



**Name:** FOXFORD

**Location:** School Lane

**Type and date:** ca. 1760 Cottage

**Summary:** Identified in Tithe Map as Plot 360, Cottage, Garden and Road, owned by Potts, occupied by William Hindle. Two-storey three-bay brick cottage, extended to side and rear. The building has a historic association with the Potts family and reflects a substantial number of other elements in the area.



**Name:** WOOD COTTAGE

**Location:** School Lane

**Type and date:** pre-1848 Cottage

**Summary:** Identified in the tithe Map as Plot 405, House and Garden, owned by Potts and occupied by James Gray. Two-storey traditional-style brick cottage. The building has a historic association with the Potts family and reflects a substantial number of other elements in the area.





**Name:** LOWER MOSSWOOD HOUSE

**Location:** School Lane

**Type and date:** pre-1848 House

**Summary:**.. Identified in Tithe Map as Plot 403/4, House, Garden and Croft, owned by Egerton, occupied by James Bayley. Substantial two-storey brick house in traditional style reflecting a number of other traditional elements in the local area.



**Name:** SYCAMORE COTTAGE

**Location:** Moss Lane

**Type and date:** pre-1848 House

**Summary:**.. Identified on the Tithe Map as Plot 305, House, Outbuilding, Garden and Yard, owned by William Egerton, occupied by Peter Mottershead. Two-storey brick house, some half-timbering, set in garden, which reflects a number of traditional elements of the local area.



**Name:** MOSS FARM

**Location:** School Lane

**Type and date:** Farmhouse and barn built between 1848-1875, house 1921

**Summary:**..Strip-shaped Plot 157 identified in Tithe Map as former Common Land, owned and occupied by Potts. Plot 246 to south as Plantation Field, owned and occupied by Thomas Beswick. Two storey brick farmhouse and barn later gamekeeper's cottage. 1921 house built adjacent two and incorporating original house, in Arts and Crafts style. Buildings have an historic association with the Potts family, as well as the land's earlier link to the settlement's common land.



