

SCHOOL LANE, OLLERTON

CONSERVATION AREA APPRAISAL



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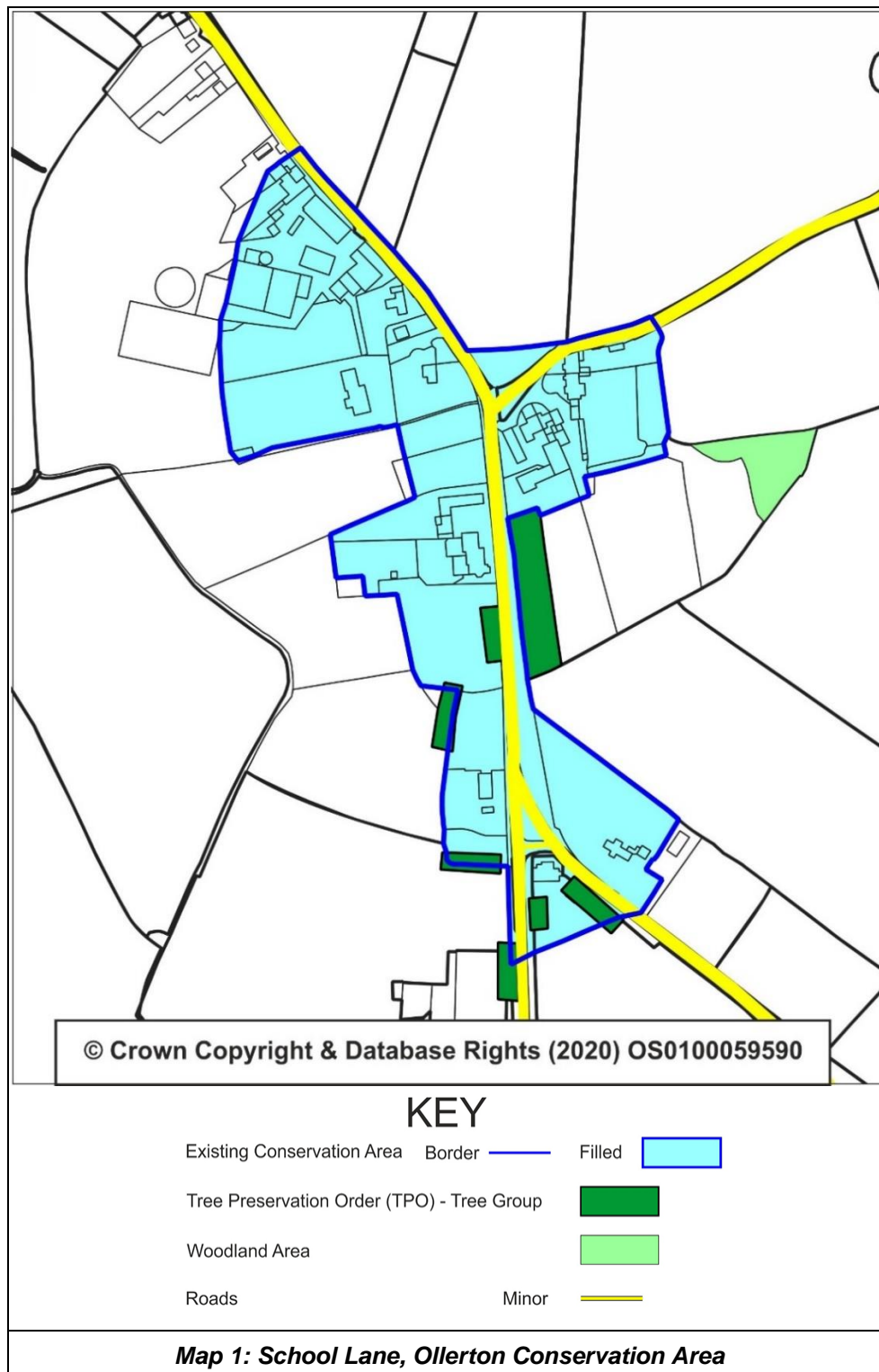
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Section 1 Introduction

1.1 Designation of School Lane, Ollerton Conservation Area

School Lane, Ollerton Conservation Area was designated a Conservation Area by Macclesfield Borough Council in 1995. The boundaries of the Conservation Area have not been altered since this date and there is no Conservation Area Appraisal. Ollerton with Marthall was designated a Neighbourhood Area in 2017. In the context of the preparation of the Neighbourhood Plan, and to provide a Design Guide and a Character Assessment, Ollerton with Marthall Parish Council has identified the need for a Conservation Area Appraisal.



1.2 Definition of a Conservation Area

A conservation area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.¹ Designation takes place primarily by local planning authorities under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Local planning authorities also have a duty from time to time to review the extent of designation and to designate further areas if appropriate.² Section 71 of the Act imposes a duty on the local planning authority to formulate and publish proposals for the preservation and enhancement of conservation areas. Proposals should be publicised and incorporate public comment.

Conservation area designation recognises the unique quality of an area as a whole. It is not just the contribution of individual buildings and monuments, but also the contribution of features such as topography, layout of roads, pathways and property boundary treatments, street furniture, open spaces and hard and soft landscaping which assist in defining the character and appearance of an area. Conservation areas identify the familiar and cherished local scene that creates a sense of place, community, distinctiveness and environment.

1.3 Value of Conservation Area Appraisals

The National Planning Policy Framework stresses the need for local planning authorities to set out a positive strategy for the conservation and enjoyment of the historic environment. Local planning authorities are required to define and record the special characteristics of heritage assets within their area. This appraisal fulfills the statutory duty placed on the local planning authority 'to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.'³

Conservation areas may be affected by direct physical change or by changes in their setting. A clear definition of those elements which contribute to the special architectural or historic interest of a place will enable the development of a robust policy framework for the future management of that area, against which applications can be considered. The appraisal is the vehicle for understanding both the significance of an area and the effect of those impacts bearing negatively on its significance. It will form part of the local planning authority's Historic Environment Record and will be part of the evidence base for the local plan and a material consideration in planning decisions.⁴

The purpose of the Appraisal is, in accordance with the methodology recommended by Historic England,⁵ to define and record the special architectural and historic interest of the School Lane Conservation Area, including the landscape character, views and setting. The methodology also includes a review of the boundaries and identification of any issues which may be putting the special interest at risk. This Appraisal might then contribute to the preparation of a Management Plan which would set out suggested actions to preserve and enhance the special character of the area. Such a document would support the active management of the Conservation Area through the development control process, including support for appeals.

The undertaking of an appraisal will lead to a better understanding of the development of the conservation area, in terms of its local distinctiveness, setting and condition, which together contribute to the place it is today. This will enable the basis for positive management of the conservation area.

¹ Section 69 (1) (a) Planning (Listed Buildings and Conservation Areas) Act 1990.

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

³ Section 71 (1) Planning (Listed Buildings and Conservation Areas) Act 1990.

⁴ *ibid.*

⁵ Historic England: *Conservation Area Designation, Appraisal and Management, Advice Note 1, 2nd ed.* (London: Historic England, 2011) p 5, para 10.

An adopted conservation area appraisal is a material consideration to prepare, evaluate and appeal decisions on planning applications and is also relevant to decisions made by the Secretary of State when considering urgent works to preserve an unlisted building in a conservation area. An appraisal can inform those considering investment in the area, help guide the form and content of new development⁶ and result in an educational and informative document for the local community.⁷

The Town and Country Planning Act (General Permitted Development) Order 1995 (GPDO) sets out permitted development rights for certain minor forms of development - i.e. development that may be legitimately undertaken without the need for planning permission. An appraisal can assess whether permitted development rights are having an adverse impact on the special interest of a conservation area and whether or not the use of an Article 4 direction is appropriate.

This appraisal will provide a character assessment of the present School Lane Conservation Area and adjacent areas. The document will seek: to identify those factors resulting in adverse harm to the special interest of the conservation area; to identify whether cumulative change is an issue and whether it might be addressed through Article 4 directions; and to assess if statutory action is required to safeguard significant buildings at risk. A review of existing boundaries has also been undertaken to determine if areas should be included or removed from the designation; this discussion is found in Section 5. Consequentially the document will provide background evidence for accessing the acceptability of development proposals.

1.4 Scope of the Appraisal

This document is not intended to be comprehensive in its scope and content. Omission of any specific building, structure, site, landscape, space, feature or aspect located in or adjoining to the School Lane Conservation Area should not be taken to imply that it does not hold significance and positively contribute to the character and appearance of the designated heritage asset.

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

The positive characteristics as defined by this document should be the starting point for further discussion with the local planning authority where alterations are being considered to or will affect a heritage asset(s). Each site will be judged on its own merits and there are bound to be variations in the quality of individual developments. It will not be acceptable merely to emulate the least successful or highest density of these or to use such sites as an excuse for making matters worse. Instead regard should be paid to those elements which make the School Lane Conservation Area significant.

⁶ Ibid, para 12.

⁷ Ibid, p 8 para 18.

Section 2 The Planning Policy Context

2.1 Planning Policy Context

The Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework provide the legislative and national policy framework for Conservation Area appraisals and management plans. The NPPF (paragraph 190) states:⁸

(Local) Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and
- d) 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. It includes designated heritage assets and 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.'⁹ 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 Conservation Area Policy Guidance

This appraisal was undertaken consulting guidance provided by Historic England in the subsequent documents;

- 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

⁸ Department of Communities and Local Government, *National Planning Policy Framework* (Department of Communities and Local Government, 2021) para 190.

⁹ Department of Communities and Local Government, *National Planning Policy Framework* (Department of Communities and Local Government, 2021) Annex 2.

- 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, 2nd ed. 2019

The English Heritage document Conservation Principles, published in 2008, provides policies and guidance for identifying significance. Four heritage values are assigned through which a site or place can be interpreted; evidential, historical, communal and aesthetic.

Further guidance has been issued by Historic England in the suite of documents Understanding Place with a view to setting out approaches to undertake assessments of historic areas allowing a greater understanding of the character of a place and its capacity for change. In particular “Understanding Place - Historic Area Assessments: Principles and Practice stresses the importance in ‘identifying and understanding particular qualities, and what these add to our lives, is central to our engagement with our history and culture.’ As referenced in Understanding Place - Historic Area Assessments: Principles and Practice, Power of Place published by Historic England, ‘stressed the positive impact of local and ‘ordinary’ heritage – what might be termed the buildings and spaces in between ‘monuments’ – on the quality of people’s lives and its central role in constructing local identity.’

In addition, consultation of the Historic Environment Record for Ollerton, maintained by the Cheshire Archaeology Planning Advisory Service (CAPAS).

The proposals set out by this appraisal shall undergo a period of public consultation and will be submitted for consideration at a public meeting in the area to which they relate.¹⁰ The local planning authority shall have regard to any views concerning the proposals expressed by persons attending the meeting¹¹ or during the period of consultation.

2.3 Control Measures Brought About by Designation

In determining applications for development in conservation areas, local planning authorities must pay special attention ‘to the desirability of preserving or enhancing the character or appearance of that area.’¹² This requirement, as set out in legislation, is also reflected in national and local policy.

In order to protect and enhance conservation areas any changes that take place must do so in a way that encourages positive conservation and management. Statutory control measures are designed to prevent development that may have a negative or cumulative effect on the character and appearance of an area and include the following;

- Planning permission is usually required to totally or substantially demolish buildings or structures within a conservation area.
- The extent of ‘permitted’ development is reduced, such as cladding, extensions to the side of the original dwelling or the installation of satellite dishes. Further control measures such as Article 4 directions may be placed upon an area (the introduction of such controls is the subject of consultation with owners to establish support). These may be served to protect elements such as windows, doors, chimneys boundary walls and gate posts and restrict certain types of extensions.
- Any works to prune or fell any protected trees requires the written consent of the Local Planning Authority. In the case of all other trees or shrubs over 75mm in trunk diameter, six

¹⁰ Section 71 (2) Planning (Listed Buildings and Conservation Areas) Act 1990.

¹¹ Section 71 (3) Planning (Listed Buildings and Conservation Areas) Act 1990.

¹² Section 72 (1) Planning (Listed Buildings and Conservation Areas) Act 1990.

weeks written notice is required to allow consideration for protection. Should a tree be felled, a replacement is usually required.

- Restrictions apply regarding the type and size of advertisements that can be erected without advertisement consent.

2.4 Ollerton with Marthall Parish Plan

Following extensive consultation, in 2007 the Parish Council published a Parish Plan. While this relates to the whole parish rather than just the Conservation Area, it provides a picture of local opinions, concerns and issues, several of which are relevant. These included traffic, unsuitable development and changes which detract from the village character, maintaining the footpaths, bridleways and landscape and avoiding light pollution. One of the proposed action steps was to develop a Village Design Statement. This has not yet been developed; however, the Parish Council see the preparation of the Conservation Area Appraisal as a step towards this, together with work associated with the preparation of the Neighbourhood plan which is underway.

Section 3 Summary of Special Interest

The special interest of the Conservation Area derives from the following elements:

- **The historic rural, agricultural, spatial setting and qualities of a dispersed settlement.** The Conservation Area is surrounded by and interspersed with fields and woodland. The settlement comprises dispersed former farmsteads and cottages and two larger houses. The lanes are characterised by limited areas with pavement and grass verges; elsewhere there are hedgerows and ditches. Birdsong, horses and tractors are commonplace. Although enclosure was complete by the 18th century, the older field systems and evidence of common land remain apparent in both the existence of narrow strip fields and plot names. When the boundaries of the Conservation Area were drawn, they followed the widespread tendency to focus on the built heritage and thus were tightly drawn around the core of the settlement; even here buildings are often separated by fields. In recent years there has been an increasing recognition that the interest of the built heritage cannot be considered in isolation from the surrounding landscape and the wider settlement pattern.
- **The largely unchanged development pattern, dating from the post-medieval period, with a variety of vernacular brick buildings.** The buildings comprise modest farmsteads, cottages or crofts and a few houses of the gentry, often with associated stable blocks. While there have been alterations to individual buildings, which often reflect changes in farming and domestic life in the 19th and 20th centuries, there has been very little new development either within the Conservation Area or in the wider area. Thus, the dispersed layout of the 18th/early 19th century settlement can still be discerned and the historic core of the individual buildings is still apparent. In recent years, as farming has declined and buildings converted to residential use, some, more suburban architectural features have been introduced which are inappropriate to the simple, relatively small vernacular architectural structures characteristic of the area.
- **While the School Lane Conservation Area is only a small part of the historic township of Ollerton, of which the Egerton family/Tatton Estate are major historic landowners, it represents the centre of a cohesive core of 18th century land acquisition by the Potts family** and therefore has a strong association with this Cheshire family. Not only does it include Ollerton Hall, rebuilt and extended by Thomas Potts in 1728 and Ollerton Lodge with its stable block and crest, which was the 19th century home of the Potts family; additionally, most of the farms and cottages along School Lane and Moss Lane were in their ownership.
- **The Conservation Area contains both the earliest school in Ollerton, dating back to 1691, and the National School, set up in 1876.** Thus, the settlement around School Lane may not have had either a place of worship, public house or shop (which were located elsewhere in the township), but the school was an important community asset. Historic documents about the endowment and supervision of the school show the continuity of key families including the Egertons and Potts in the local community. The buildings, although now in private ownership, remain of local historic interest.
- **The public open spaces associated with road junctions.** Within the settlement there are no parks or formal open spaces, however the spaces at the junction of School Lane and Hall Lane and that of School Lane with Moss Lane may be said to fulfil this role. Historic accounts refer to recreational use of the land and pond near the 1876 School; the 1848 Tithe map shows how the roads bulged out, confirming this as open space. Both spaces are also characterised by both landmark buildings and important views.
- **Dairy and cattle farming constituted the core historical economic activity.** Despite the impact of two epidemics of foot and mouth disease, which has almost wiped out dairy and cattle farming in the Ollerton area, farming is a core part of the settlement's identity. 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.
- **Wide green verges, hedgerows and overhanging trees are a feature of much of the Conservation Area and make an important contribution to its rural character.** These frame views along the roads and of the attractive historic buildings. These elements, together with the winding character and narrow width 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. Only one area, along the west side of School Lane, has a surfaced pavement.

- **Boundary treatments to houses are generally rural.** Hedges and picket fences predominate for smaller houses and cottages, with higher brick walls for the few, more substantial houses; 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. Ollerton lies in historic hunting country, had its own smithy and at one point a stud farm; the large houses had extensive stable blocks.

A definition of the special interest of the Conservation Area is set out in section 4 of the character appraisal.

Section 4 **Assessing Special Interest**

4.1 Location, General Character and Uses

Location

Ollerton lies approximately two miles southeast of Knutsford, Cheshire. Equidistant from Altrincham, Macclesfield, Northwich and Wilmslow, School Lane Conservation Area lies south of Chelford Road (A537) which connects Knutsford to Macclesfield. It is accessed from the north off the A537 from School Lane and Hall Lane; from the southeast from Moss Lane.

The Conservation Area lies within Ollerton with Marthall Neighbourhood Area, a Civil Parish within the borough of Cheshire East. This was created in 1976; the villages of Ollerton and Marthall keep their identities and boundaries but share facilities and the Parish Council. It was designated a Neighbourhood Area in September 2017.

Ollerton is situated in the northeast corner of the Shropshire, Cheshire and Staffordshire Plain, an extensive, gently rolling pastoral plain. The topography and geology of the area is as follows:

“It is characterised by gently undulating, often flat country. This is dairy farming country and much of it is under grass. 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 found at a number of sites, which as a result of drainage, are now much reduced in size e.g. Lindow Common and Danes Moss.”¹³

School Lane Conservation Area constitutes the core of the small historic village of Ollerton, the focus of a dispersed rural farming settlement. School Lane extends north and south of the Conservation Area and only parts of Moss Lane and Potts Lane are within it. Today the boundaries of the village of Ollerton, population of approximately 300, extend around it, with a second nucleus of development to the northwest of the Conservation Area at the crossroads of Chelford with Marthall Lane and Seven Sisters Lane, near the Dun Cow public house. Elsewhere its location is described as “bounded by the Dun Cow to the north and the Egerton Arms to the south, the latter being the extent of the original Tatton Estate.”¹⁴ The developed area is surrounded by fields; the land is flat and the narrow lanes often bounded by hedgerows or overarched by mature trees.

General Character and Uses

The Conservation Area is centred around and between two road junctions, namely of School Lane and Hall Lane and of School Lane and Moss Lane, both junctions featuring areas of open space and overlooked by buildings of significance. In a village which today lacks community amenities, the junctions provide the only public open space and are the location of the community noticeboard and post-box and, formerly, of the village school’s informal extension to the playground. Much of the dispersed settlement of the south section of Ollerton lies outside of its boundaries, although this is very similar in character, particularly the area south of Chelford Road.

The Conservation Area is an irregular elongated polygon, extending along School Lane and just to the north of the junction with Hall Lane and to the south of its junction with Moss Lane. Even within the village core, there is space between the houses. Most buildings are now residential, often set in gardens, comprising a mixture of purpose-built homes of various sizes from a variety of periods, and those converted from earlier agricultural use. Unusually the boundaries of the Conservation Area often cut through plots, including the buildings but not their historic setting. To the north, up to Chelford Road, School Lane with its associated buildings, constitutes a continuation of the Conservation Area in terms of general character and use.

¹³ Cheshire County Council. *Cheshire Historic Landscape Characterisation Study*, 2007, 9.

¹⁴ Cheshire Federation of Women’s Institutes, *The Cheshire Village Book* (Newbury: Countryside Books, 1990) 176-7.

More specifically the Conservation Area includes on the west side of School Lane the buildings but not the original plot boundaries of Beech Farm, Beech Cottage, Ivy Cottage and the modern Oak Tree House to its rear, Ollerton Lodge and Stable Cottage and Ollerton School House. On the junction with Moss Lane to the south it includes The Old School and what was formerly Cherry Tree Cottage, now The Grange, and further north on the east side of School Lane the buildings of the former Hall Farm (the home farm, now comprising The Old Shippon, Old Stables, Fern Cottage and Stud Cottage) and Ollerton Hall. All but one of these buildings appear on the 1848 Tithe Map; many date from at least the previous century and are mainly vernacular in style. They are generally two-storey in height and detached; in a few cases small crofts or cottages are linked. Often buildings are separate by fields, so that even within the nucleus of the settlement its dispersed character is apparent. The primary building material is brick, although in some cases such as Beech Cottage the timber framing is apparent. Slate is the dominant roof material; thatch is present but unusual. Many of the buildings are lime-washed and others have been rendered, generally associated with substantial extensions to the property such as with Ollerton Hall and Rose Bank.

In recent years some changes have occurred. There has been a need to find new uses for buildings, as former businesses and functions prove no longer viable; thus, the school has been converted to residential use and Ollerton Farm has been sub-divided and converted to residential units. This has allowed the buildings to be restored while maintaining their historic character. In parallel existing farming businesses in and around the Conservation Area have added contemporary plant and structures and garages have been added to homes, sometimes new and sometimes repurposing former outbuildings.

To the south of the Conservation Area on School Lane, Percival Lane and Moss Lane there are a number of dwellings and farms, similar in age and character to those of the Conservation Area. As elsewhere they are set in large plots, with outbuildings; some have their own paddocks. At the south end of School Lane is Lower Moss Wood, an educational reserve and wildlife hospital for over 30 years; west of Moss Lane is another area of woodland. To the north of the Conservation Area on School Lane are more dispersed dwellings, up to the junction with the busy A537.

The roads are narrow, sometimes bordered with grass verges, and generally quiet, although there is regular agricultural traffic comprising tractors and milk tankers. In many areas two cars can pass only with care and the combination of high hedgerows, overhanging branches and curves in the line of the road mean that visibility for overtaking is limited. Currently there is no speed limit on School Lane and Moss Lane beyond that common to country lanes i.e. 60 m.p.h.

Landscape Setting

The Conservation Area is surrounded by fields, although the flat land and the high hedgerows often mean that these views are largely concealed, with views only opening up through 5-bar timber gates. The Cheshire Historic Landscape Characterisation Study identifies the field system to the west of School Lane as primarily ancient enclosure and elsewhere as post-medieval enclosure, with some later areas of plantation. The Tithe Map apportionment includes the field names, which include references to Common Land. The pastoral landscape is an important heritage element of the special interest both in its own right and in the way each building sits in the landscape and was historically functionally linked to it.

The fields are bordered by a combination of hedgerows, ditches and banks, and sometimes with paddock fencing. In addition to the narrow roads, there are also a number of footpaths which follow the field boundaries and formerly served to connect the dispersed farm settlements. Formerly largely owned by a few, major landowners, offering sought after farm tenancies, most of the land is now owner-occupied. Historically dairy farming was of great importance; however, since the two outbreaks of foot and mouth disease in 1967/8 and 2001 and other economic changes, the land use has changed to mixed farming with mixed fortunes.

4.2 The Historic Development of Ollerton

4.2.1 Chronological Development

Prehistoric, Roman and Anglo-Saxon Periods

It is uncertain when settlement commenced in Ollerton. In Roman times there was probably a scattered population of Celtic Britons, living in isolated enclosures or tiny villages, with a little arable land, cattle and a few sheep; much of the land was wooded.¹⁵ The Historic Environment Record contains no entries relating to the early history of the area. The earliest rendering of the name appears in the Domesday Survey as “alretune”, allegedly meaning settlement with alder trees; the suffix -ton generally implies Anglo-Saxon origins. Therefore, the settlement pre-dates the Norman Conquest. Other later renderings are ‘Olreton (1293), Ollretone (1300) and Holreton (1334). The first rendering in the current day spelling was in 1319.¹⁶

Medieval

At the time of the Domesday Survey Ollerton lay within the Bucklow Hundred; it is listed under more than one owner (Godric of Lawton and Wulfric) under Earl Hugh of Chester. It comprised four households and may well have been laid waste during the “Harrying of the North” around 1070.¹⁷ According to Dodgson, the manor was held in two moieties by Hamon of Dunham Massey and Ranulphus, ancestor of the Mainwarings but, over time the Masseys of Tatton acquired by purchase or exchange more of the land, including two parts of a mill with a pool.¹⁸ There is a reference from 1281-90 to a mill (“molendum de Olreton”) located between the road from le Bothes to Olreton and the watercourse of Marthall (Martall Brook running north and east of Ollerton).¹⁹ This was probably a cornmill, suggesting a reasonable amount of arable land in the vicinity. The land to the west of School Lane is characterised in the Cheshire Historic Landscape Study as Ancient Field Systems, while that to the east of School Lane and Moss Lane as Post Medieval Field Systems.

During the medieval period the early English organisation of the area in Hundreds was retained but reduced in number to seven. The manor of Ollerton was part of the Bucklow Hundred, in the Parish of Rostherne and part of the Deanery of Frodsham, within the Diocese of Chester. The closest church and graveyard to Ollerton was, until 1839, in Over Peover; the bridleway from Ollerton through Bowden Bank Farm to Over Peover was known as the Coffin Walk.²⁰ The nearby town of Knutsford was established by charter in 1290, one of twenty-three medieval market centres in Cheshire; it was also one of the four Sessions towns of Cheshire, along with Nantwich, Northwich and Middlewich, where minor offences were tried before magistrates.²¹

Post-Medieval

An account from the sixteenth (probably Leland) describes Cheshire as a county laid out in farms and a prosperous people engaged in cheese-making. Defoe’s later account also points to intensive farming; he referred to estates and farms being laid out, prosperity from trade and industry being invested into mansions and parks, roads, farmhouses and buildings. The land was kept fertile through marling.²² By the mid-18th century there were virtually no remaining open common fields and little common waste in Cheshire although the characteristic strip form is visible still in field boundaries; over time owners had sought to consolidate their holdings through exchange of sale.

¹⁵ Mercer, W.B. *A Survey of the Agriculture of Cheshire* (London: Royal Agricultural Society, 1963).

¹⁶ Dodgson, J.McN. “*The Placenames of Cheshire, Part II*,” English Place Name Society, Vol. XLV for 1967-8 (Cambridge: University Press, 1970) 79.

¹⁷ <https://opendomesday.org/place/SJ7776/ollerton/>, viewed 21/10/2019.

¹⁸ Ormerod, *A history of Cheshire: Vol. 1 The Bucklow Hundred*, p396-762, 509.

¹⁹ Ibid.

²⁰ Cheshire Federation of Women’s Institutes. *The Cheshire Villages Book* (Newbury: Countryside Books, 1990), 176-7.

²¹ Crosby, Alan. *A History of Cheshire* (Chichester: Phillimore, 1006) 50-1.

²² Mercer, W.B. *A Survey of the Agriculture of Cheshire* (London: Royal Agricultural Society, 1963)

Evidence of this process is present in Ollerton – the 1848 tithe map and apportionment shows that the narrow strip of plot 157, owned and occupied by Henry Potts is still named Common Land as is a second field 245a; Thomas Bewick is shown as owner and occupier of an adjoining narrow strip. The narrow strips of the former medieval field systems exist to this day.

With regard to the buildings, most Cheshire country houses were rebuilt or altered during the 16th and 17th centuries but between 1580 and 1820 only 36 completely new country houses were built on new sites in the county. Similarly it is unlikely therefore that much remains from before this date in smaller farmsteads and crofts and therefore to be expected that some may date from the 18th century.

At some point the manor and township of Ollerton had passed into the ownership of the Warburton family of Arley. However, in 1745 the manorial rights were purchased by Samuel Egerton from Peter Warburton of Arley, presumably as part of an effort to consolidate the landholdings of the Tatton Estate.²³

Ormerod lists as some of the charterers or landholders in Ollerton in 1666, some names which recur in later times:

- Legh of Booths, underage at the time, had 50 acres leased to Randle Cadman, John Wainright, John Ridgeway, Richard Ward.
- Hugh Massy of Tatton held about a sixth of the land
- William Baggiley junior held 4 acres of Priest land
- Edmund Howe
- Richard Wright of Ashley

18th Century

The re-construction of Ollerton Hall fits into this pattern of rebuilding in Cheshire described above. It may have been built by William Bigelow who owned land in Ollerton in 1666. At its core is a 17th century brick H-Plan house with twin-gabled cross-wings and small-paned windows, still visible from the rear. It was built for one of the Bigelow family, descendants of the Bagueleys of Bagueley Hall in Wythenshawe, originally a Norman family. The plaque on the front of the house is dated 1728 bearing the initials THP (Thomas Hubert Potts) refers to the building's extension and external rendering by the new owner or alternatively to Thomas and Hannah, his wife.

The Potts family already had a significant interest in Ollerton in 1707, as Thomas Potts is listed as paying 7s and 4d for the Poor of the township of Ollerton, second only to John Leigh who paid 12s 10d, out of a total of £4 10s 9d to the Overseer, Samuel Siddeley.²⁴ The county archives hold records of a number of indentures which show that Charles Potts, an attorney with offices in Chester, was steadily acquiring land in and around Ollerton at this time, including from John Partington in 1754, Peter Legh in 1786 and Sir Henry Mainwaring of Allostock in 1778.²⁵ In 1746/7 a balance sheet for some of his holdings in Ollerton shows that he paid taxes for Land Tax, the Poor, to the Constabulary and for the Highway, as well as to the Schoolmaster. Documents also show that Charles Potts of Ollerton became county treasurer in 1734 and in 1768 was succeeded by his son Charles, who in turn was succeeded by Henry Potts in 1815. The Potts family were prominent worshippers at Knutsford chapel (before the consecration of St. Johns in 1744, there was a chapel on King Street and the parochial chapel near Booths Hall), rather than Over Peover, suggesting that Knutsford remained the focus for local society.

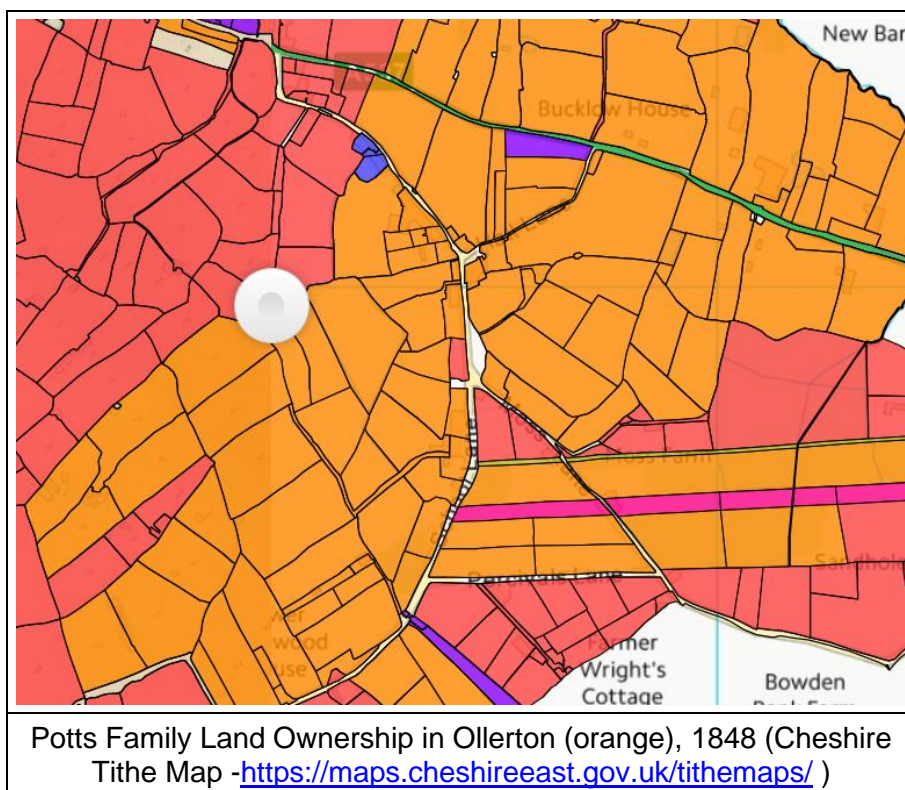
During the 1780's they built Ollerton Lodge, a substantial, designed three-storey house, which appears to have become the main residence. It has a large stable block to the side, adorned with a large ornamental crest of codestone, a royal warrant for the Manchester Cotton and wool Manufacturers, believed to taken from a mill in Manchester. The presence of the stable block and that at Ollerton Hall is evidence of the importance of horses both for transport and recreation at the time; within Cheshire the Tarporley Hunt Club was founded in 1762 and the Cheshire Hunt in 1763.

²³ Cheshire Archives, Township Pack.

²⁴ Cheshire Archives, CR66/1/175.

²⁵ Cheshire Archives, CR66/1.

A later tenant, Charles Edward Thorneycroft, who was presumably attracted by the stables, was President of the Tarporley Hunt Club in 1899, while living at Ollerton Lodge. The 1848 Tithe Map apportionment shows the extend of the Potts family ownership in the core of the village.



The origins of the first school date to 1690, when a school charity was founded under will of Samuel Leigh, 19th November 1690. He contributed £100 and John Egerton of Tatton provided the land. Ollerton School House, the small former schoolhouse, is still standing with a date-mark on the lintel; it is part of a cottage on School Lane, which was also the schoolmaster's house. In 1808 a new schoolmaster was sought for the village school following the death of the former master, William Dale. The post was offered to William Giles, a schoolmaster from Holywell, Abergele, by the landholders and chief inhabitants of Ollerton, written by Josiah Potts on behalf of his older brother Charles Potts and signed by Joshua Siddleley, John Crimes, Joseph Lockett, Thomas Pearson, James Read, Joseph Johnson, Joseph Tomlinson, John Banks and Matthew Brown.²⁶ It is curious that, although Ollerton School House was in the ownership of the Egerton family, they are not listed as being involved with its management.

A significant change to the area and to the wider settlement of Ollerton occurred in 1780 when the main road connecting Knutsford and Macclesfield (today Chelford Road, the A537), part of the main historic route from the Mersey Basin across the Pennines, became a turnpike. A turnpike gate with associated cottage, dated 1740, was located at Ollerton Crossroads (the junction with Seven Sisters Lane and Marthall Lane). Today these are Old Tollgate Cottages. A second cottage, which later housed the post office, was demolished to facilitate road widening. This spot is the second nucleus of Ollerton. Today it is the location of the bus stop. The village inn, the Dun Cow just to the northwest probably functioned as a coaching inn, providing both accommodation and stabling; there is still a water trough and mounting block. There was a second inn in Ollerton, the Egerton Arms, to the south of the township, which dates from the 15th century; both were owned by the Egerton family.

19th Century

In the 1760s the agricultural writer, Arthur Young visited Cheshire during his northern tour and his findings, together with those of the 1805 Holland Report to the Board of Agriculture, point to the rising

²⁶ Cheshire Archives, CR66/1/16.

population in the county and increasing demand for agricultural land and the associated trend to farm more intensively. Locally there was heavy competition for tenancies, as most of the land in Ollerton was owned by the Egertons and the Potts. Until the repeal of the Corn Laws, land available for dairy and pasture was ploughed and sown for wheat. Thereafter the number of cattle in Cheshire, both dairy and beef, grew and grew to some 100,000 dairy cattle and 182,000 beef cattle. While cheese had been the historic dairy product, with its trade-off between a longer shelf-life but an irregular income stream, with the coming of the railways milk became a more important business. This in turn led to new farm buildings and more root crops for winter feeding. Additionally, from the 1840s, mass production of cylindrical drainage pipes facilitated widespread improvements in drainage, bringing more land into productive use and lime began to replace the traditional marling as fertiliser. At the same time the industrial revolution and growth in these new areas of employment resulted in a new impetus for less labour-intensive farming practices.²⁷

In Ollerton, the Potts landholdings appear to have been largely managed by the younger brother of Charles, Josiah Potts (who wrote the letter about the schoolmaster, on behalf of his brother). He seems to have been interested in agricultural improvements (he bequeathed to his nephew a silver cup, a prize from the Agricultural Society) and served as an unofficial land agent, occasionally arguing on behalf of tenants in difficulties. He later was appointed to act for the Crown as a Crown Commissioner in 1805 to resolve the enclosure issues of common land near Claverton, a matter of some delicacy as the MPs supporting the bill were William Egerton and two members of the powerful Grosvenor family.²⁸

It is not known whether there was a family connection, but the local blacksmith in 1848 was a Joseph Potts, occupier of what is now Smithy Cottage on the corner of School Lane and Chelford Road, described as a House, Smithy and Garden, owned by William Egerton in the Cheshire tithe map and apportionment. The forge served the horse owners in a radius of some miles, until it later became a garage.²⁹

The church of All Saints was designed and built by Edmund Sharpe in nearby Marthall, thanks to the generosity of Wilbraham Egerton; it was consecrated by the Bishop of Chester in 1839 and completed in 1841. Initially a chapel of ease to Rostherne Parish church, to serve the townships of Marthall-cum-Little Warford and Ollerton, it became a separate parish in 1856, named Marthall. It rapidly became too small for its congregation and in after which it was no longer necessary for people to walk to Over Peover. In 1886 it was enlarged, also at the expense of Baron Egerton of Tatton. Not until 1886 was a Methodist Chapel built locally, near Ollerton Crossroads.



Tollgate Cottages, Marthall Road



Toll Cottages from South (Cheshire Image Bank C04319)

²⁷ Mercer, W.B. *A Survey of the Agriculture of Cheshire* (London: Royal Agricultural Society, 1963)

²⁸ Higson, P.J.W. *Landlord Control and Motivation in the Parliamentary Enclosure of St. Mary's on the Hill Parish, Chester*, *Transactions of the Historic Society of Lancashire & Cheshire*, Vol. 137, 1987. 96.

²⁹ Cheshire Federation of Women's Institutes. *The Cheshire Villages Book* (Newbury: Countryside Books, 1990), 176-7.

In 1876 the original school was replaced by a National Elementary School (The Old School). Located just across the road from the original school on land donated by Baron Egerton on the junction of School Lane and Moss Lane, it was built to accommodate 117 children. However, the average attendance in 1892 was 61. The school mistress was a Mrs Mary Grainger. In the absence of a village hall nearby it was an important community facility.³⁰ In 1903 an agreement between Lord Egerton and Revd. Gresswell, George Stainier, Samuel Callwood and J.T. Smith, confirmed that the school could be used by tenants for educational purposes. The great lime tree in front was planted in 1897 to commemorate Queen Victoria's Diamond Jubilee. The space was also popular with pupils. An account from the 1930s recalls how pupils played with marbles and tops on the quiet lane and during frosty periods, made super slides across the village green and frozen pond.³¹

Kelly's Directory provides a snapshot of Ollerton in 1892. It had a population of 269, a post-box but no telegraph office. Lord Egerton of Tatton was Lord of the Manor and principal landowner, along with Arthur H. Potts. The two principal residences of Ollerton Hall and Ollerton Lodge were both let out, respectively to Louis Willoughby Andrews with 16 acres of meadows and to George Henry Spurrier. The directory lists 14 Farmers but also shop keepers, nurserymen, a blacksmith, a tailor and one public house.

20th Century

Whereas in the 19th century over 90% of the land in Cheshire was tenanted, with land-owners often not willing or able to invest in improvements, during the 20th century land was sold off as the estates had to prepare for the rising level of inheritance tax (from 15% in 1910 to 40% in 1919, 60% in 1939 and 80% in 1949) and found the labour costs rising and fewer people willing to work the land for them. A growing proportion of the land was managed by owner-occupiers. Milking machines became widespread during the interwar period and tractors replaced the horse-drawn appliances of the previous century. In 1929 there was the first major outbreak of foot and mouth disease in Britain; in Cheshire there were 1385 separate outbreaks, resulting in the slaughter of approximately 15% of the county's dairy cattle.

In Ollerton shortly after 1900 the Hall was let to Colonel Malcolm G.O. Melvill (who was still in residence in 1939). Arthur Potts died and in 1914 his estate was in the hands of his trustees. Colonel Melville bought Ollerton Hall and Sir John Chichester acquired Ollerton Lodge. Meanwhile average attendance at the school had declined to 54; the directory names William Daniels as schoolmaster, assisted by Miss Sarah Daniels. Ollerton School House was the schoolmaster's residence.



Ollerton Hall Front Elevation ca. 1914



Rear of Ollerton Hall with Garden ca 1914

³⁰ Kelly's Directory, 1892.

³¹ Ollerton with Marthall Village website, <http://ollertonwithmarthall.org.uk/School.htm>, accessed 3/11/19.

During the Second World War more land was brought under the plough to increase corn, roots and potato production; it was not at the expense of cattle. Post-war there was increasing mechanisation and agricultural wages lagged behind other sectors and this resulted in redundant buildings; a farm which had previously provided accommodation for an extended family and its workers was often worked by a farmer and his wife. Fewer people were attracted by the rigidity of morning and evening milking for an uncompetitive wage; as supermarkets grew to dominate the retail market, pressure on milk prices grew. In the 1967/8 outbreak of foot and mouth disease, which lasted eight months, Cheshire and Shropshire were the worst affected parts of Britain, with over 90,000 cattle slaughtered. After the war there had been 36 dairy farms in the parish of Ollerton and Marthall. During the 1967/8 crisis there was extensive slaughter and a massive burial pit near the junction of Seven Sisters Lane and Chelford Road. The 2001 outbreak affected other parts of the UK more.

During the 1960s Colonel Melvill died and his daughter Mary inherited. Following this some of the buildings of the former Home Farm were converted and sold on; the names “The Stables”, “Stud Cottage” and “The Shippon” recall former uses for the Home Farm buildings. In 1962 Ollerton Lodge was put up for auction by Sir John Chichester, together with “A service cottage, excellent stabling, gardens and paddocks, totalling some 7.3 acres. The auction catalogue refers to the 1957 new wing being the work of the architect Harry Fairhurst, the grandson of the great Manchester architect.



Ollerton Lodge 1962 (Cheshire Archives SC/2/137)

More recent changes include the falling school roll, down to 30 by 1993, after which it was closed, sold and converted to residential accommodation in 1994, known as The Old School.

4.2.2 Maps Showing Sequential Development of the Area



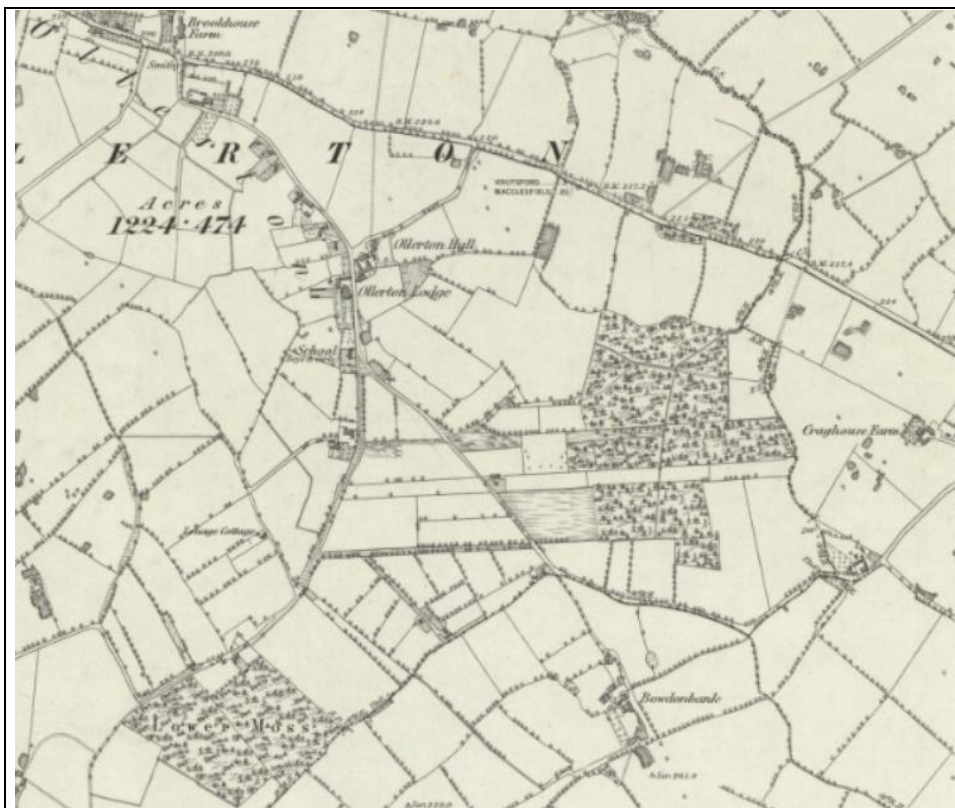
Saxton's Map of Cheshire, 1577



Morden's Map of Cheshire, 1695



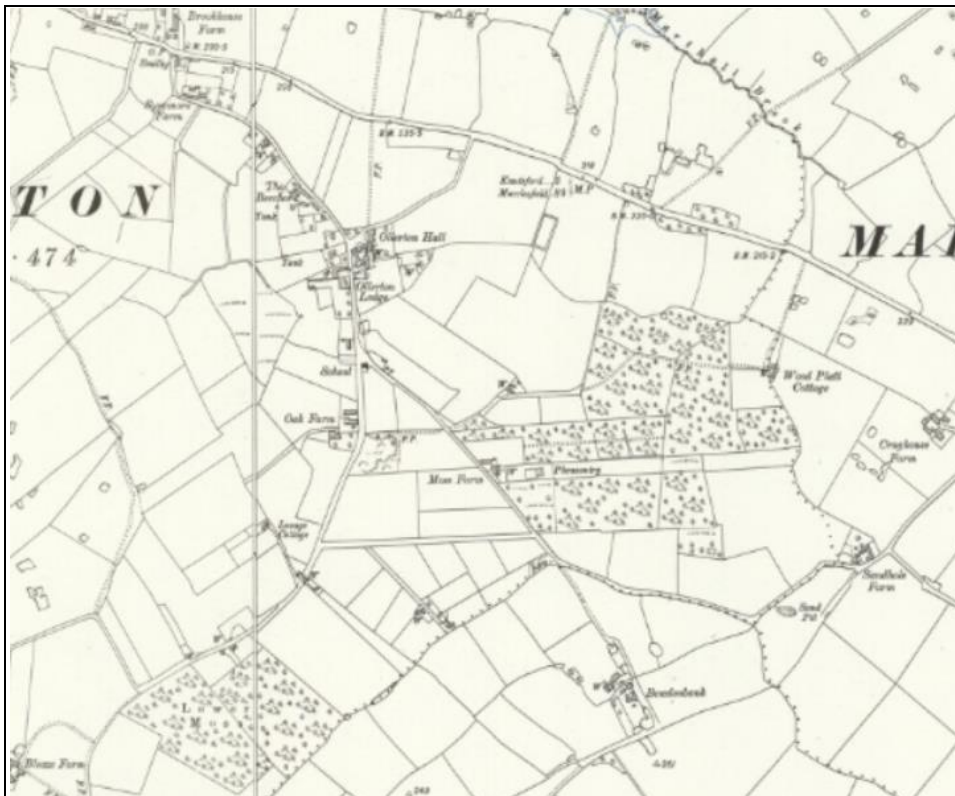
Tithe Map 1848 (Showing Egerton Estate Ownership in Pink, 1851, DET/1424/44)



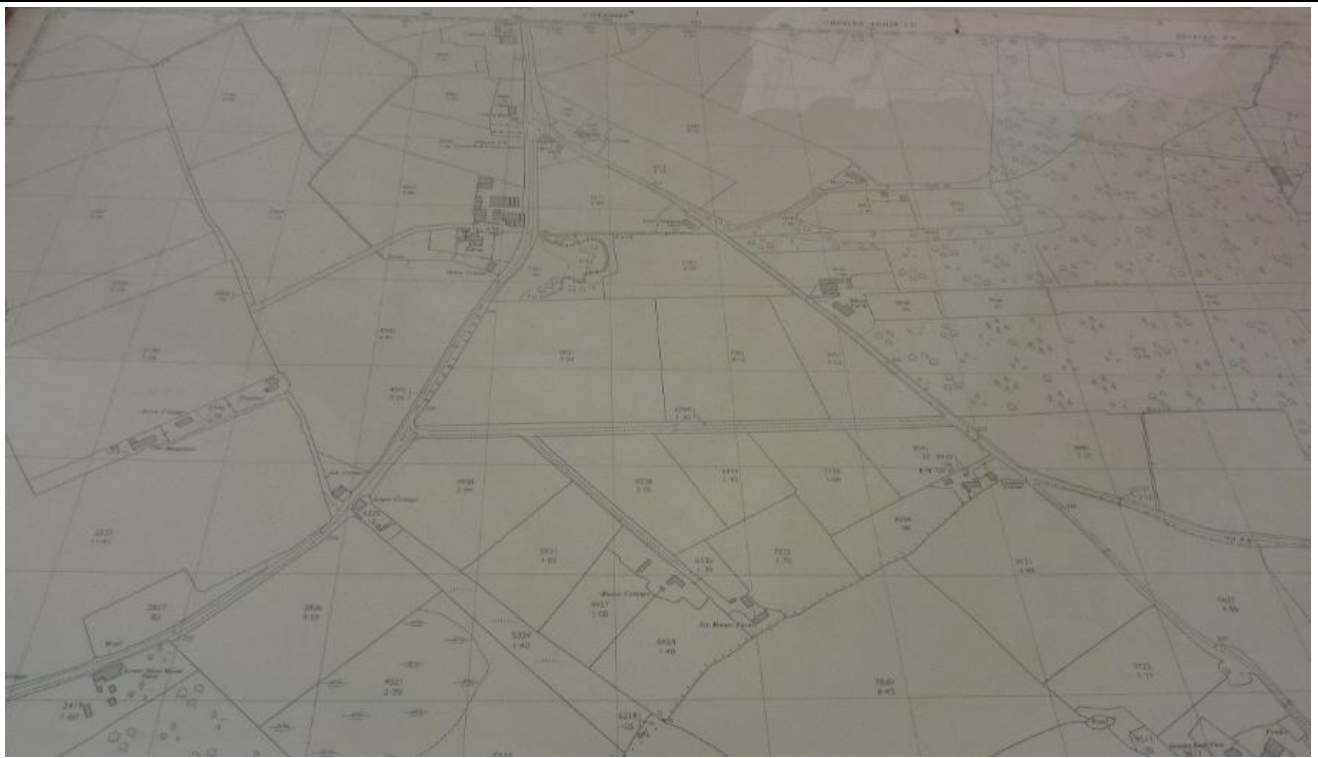
1872-6 OS Map



1897-8 OS Map



1907-8 OS Map



1969

4.2.3 Significance of the Archaeological Resource

Sites and extant buildings identified on the *Historic Environment Record* (HER) are described and located on a map at Appendix 1.

There are no Scheduled Ancient Monuments within the Conservation or in its vicinity. 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.

There is currently insufficient evidence to support a specific programme of archaeological works.

4.3 Architectural Interest and Built Form

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 Ollerton 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 17th 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 18th 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 19th or early 20th century. Ollerton 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 19th century maps, the plot 227a is named "Croft".



Ollerton 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 18th 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 19th century brick buildings, as well as 20th 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 20th century shippons 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 which is in disrepair 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 Ollerton 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

4.4 Listed Buildings, Locally Important Buildings and Positive Contributors

The appendix provides an audit of heritage assets. In addition to listed buildings, of which there are three in the Conservation Area (Ollerton Lodge, Ollerton Hall and Ollerton School House), it is important to consider whether any of the buildings are of sufficient local importance and appropriate for listing as a non-designated heritage asset; this does not give them any more protection than that of being within a Conservation Area. The Cheshire East Local List of Historic Buildings does not include any within the Conservation Area or its immediate vicinity. It is suggested that the Old School might be included on the Local List.

Furthermore, a Conservation Area Appraisal should identify “Individual buildings or groups that contribute positively to the special architectural interest or character or appearance of the area and those that are distinctive, rare or unique”. Criteria for identifying positive contributors include:

- 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 within a complex of public buildings?
- Is it associated with a designed landscape, e.g. 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 associations 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?

Against these criteria, the following map and the Audit of Heritage Assets in the appendix, identify a number of buildings within the Conservation Area as Positive Contributors, one of which is also identified as having landmark qualities, namely the Old School. These are:

- Beeches Farm, including North End and Barn on School Lane
- Beech Cottage
- Ivy Cottage
- Former Hall Farm, now Old Stables, Stud Cottage and Fern Cottage
- Stable Cottage and outbuildings of Ollerton Lodge
- The Old School

Other buildings, which are part of proposed boundary extensions, are also included in the audit of Heritage Assets and listed in relation to the individual proposal for each boundary extension.

4.5 Spatial Analysis

Character and Interrelationship of Spaces

School Lane constitutes the main route, which is rural in character grows narrower and more rural as one proceeds. It is not a major route however it is frequented by large milk tankers as well as other agricultural vehicles and there is no speed limit. Between buildings it is bounded by high hedgerows. There is a narrow pavement only on its west side for the central section; south of the junction with Hall Lane this is also characterised by wide verges. At the junction with Hall Lane there is an open space in front of Ollerton Hall, which has the characteristics of a landmark building. This space, which formally had buildings to the north as well as on the other three sides, constitutes the entrance to the core of the settlement, as well as a feeling of community space.



School Lane and Beeches Farm: View into Conservation Area



Open Space at Junction of School Lane and Hall Lane with View of Ollerton Hall

The central section of School Lane is marginally more developed, and some of the buildings have high brick walls; the quality of the trees is more formal and cultivated, overhanging from within gardens. A number of these groups are protected by Tree Preservation Orders. Further south on School Lane the road widens, as shown on the 1848 tithe map, to be flanked by public space including a small pond and the Jubilee tree with bench, in front of the former school, at the junction with Moss Lane; this lane is also rural in character.



Central Section of School Lane looking North



School Lane Junction with Moss Lane

To the north of the Conservation Area the junction with Chelford Road forms a natural entrance to the settlement, also marked by Smithy Cottage and Sycamore Farm. A number of former crofts on the west side, all but one present on the 1848 Tithe Map, form part of the dispersed settlement. To the, and outside of the Conservation Area, School Lane gradually becomes more rural, narrow and framed

by trees, as is the case with Moss Lane. Percival Lane which connects the two, forming the third side of a triangle, is narrow and rural. The houses are similar in style to those in the Conservation Area but more dispersed, generally surrounded by fields.



View South down School Lane from Chelford Road with Smithy Cottage



School Lane Junction with Percival Lane Towards Ivy Old Cottage

Public Realm, Open Spaces and Gardens

Public realm comprises the external places that are accessible to all and the physical built elements, such as benches, parking areas, noticeboards, lighting and so on that are part of them. They are the everyday spaces that we move through and sometimes linger within. Public realm is also associated with community, be it a place of gathering or community services like bus stops or post boxes.

School Lane Conservation Area may lack community institutions today however, in addition to the roads, there are two areas which can be described as public realm, namely the area outside of Ollerton Hall and the triangle with the Jubilee Tree and pond at the junction of School Lane and Moss Lane. The former appears to have deteriorated into a neutral space over time. In the mid-19th century there were crofts on the north side creating the sense of a square, in the early 20th century it was framed by railings. Today the northern side of Potts Lane is overgrown, there is nothing in the way of public realm, but it does provide a possibility for parking. Around the corner, on School Lane, there is a post box in the wall.



Junction of Potts Lane and School Lane



School Lane Public Realm

North of this area School Lane has a single narrow tarmac pavement with concrete curb stones to the west, it has a poor surface in some places and in several places badly overgrown. South of the junction with Potts Lane the pavement on the west side and a grass verge of varying width on the east, which is sometimes used for parking. There are occasional telegraph poles along the roadside but no street lighting.



Public Open Space – Southern Half



Public Open Space – Northern Half with Pond

The open space to the south of the Conservation Area includes a triangular area of grass around the tree, a circular bench around the Jubilee Tree, the pond to the northeast and the Parish Council Noticeboard on the west side of School Lane. This area too has been challenged through planning applications to introduce new access to the north of the Grange (former Cherry Tree Cottage), which would result in reducing the public open space.

Most of the houses are set in relatively large gardens with extensive areas of grass, occasional trees and hedges, timber fences or plain brick walls on the road boundary. The gardens are often to the side and rear, from which the houses have views out over the fields. Ollerton Lodge has a mature garden behind its walls and hedge, with extensive mature trees. Ollerton Hall historically has a small garden to the west around the front entrance and a large area of garden to the east.

Green Belt and TPOs, Green Spaces, Public Footpaths and Biodiversity

The School Lane Conservation Area is washed over by Green Belt. The principal purposes with regard to Ollerton is to safeguard the countryside from encroachment and preserve the setting and character of the settlement.

A number of Tree Protection Orders are in place within the Conservation Area. These can protect individual trees and also groups of trees. Specifically:

- Ollerton Lodge: trees along the boundary with School Lane.
- The Old Shippon: trees along the east side of the field to the south of the converted barn.
- Ollerton School House: single tree in the northeast corner of the garden and group of trees along the rear west boundary.
- Land south of Old School House: five individual trees and a group of trees to the south.

It appears that the lime tree planted in front of the Old School to commemorate Queen Victoria's Diamond Jubilee is currently not protected individually, nevertheless as it is located within a Conservation Area and its diameter is more than 75mm, it is automatically protected. Near the parish noticeboard is a Common Oak tree, planted in 1980 by the Council for the Protection of Rural England to commemorate the Queen Mother's 80th birthday. A hundred yards beyond this is a Swedish Hornbeam, planted in 1977 by the village schoolchildren to commemorate the Queen's Silver Jubilee.

Just to the south of the Conservation Area is Little Paddock, an area of woodland in private ownership which is covered by a TPO; it is not overgrown and provides an attractive element on the fringe of the conservation area. There is a public footpath to Moss Lane along its northern boundary, connecting to Ollerton Bridleway BW20 and Ollerton Footpath 21, which together run past Moss Cottage and on up to the main road). Other public footpaths skirt the existing Conservation Area, namely Foot Path 4 and 5 running south from Sycamore Farm/School Road (the former route to the church in Over Peover) and Footpath 13 and 14 west running from the junction with School Lane and Potts Lane to the junction with Percival's Lane, which in turn links to the Bridleway BR22 running south and east to Over Peover.

There are two Sites of Biological Interest (also known as Local Wildlife Sites) close to the Conservation Area. An SBI is a non-statutory designation to protect locally valued sites of biological diversity. To the east of Moss Lane in multiple private ownership is Moss Wood, while to the south of School Lane is Lower Moss Wood, site of a charity-maintained wildlife hospital and a nature and educational reserve. The two are connected by what is effectively a wildlife corridor with the deep hedgerows either side of Percival Lane.

Setting and Views

The individual buildings are generally set within or close to the land which was worked by the occupants; thus, the visual setting is reinforced by a historical association, even if this is gradually being lost, as increasingly buildings and land are in separate ownership/occupancy. As discussed under the historical development, much of the land in and around the settlement was owned by the Potts family for a long period; some of it was let out and some worked by the family direct. Furthermore, in some areas, especially on the east side of Moss Lane, the outlines of the former strip fields of common land are still visible.

Visually the flatness of the land combined with the high hedgerows on lanes which often curve, result in many views having an enclosed, linear setting, such as those along School Lane. Particularly in summer when the trees are in leaf, the roads almost constitute tunnels. The contrasting views of the fields which surround Ollerton, glimpsed through five-bar gates or where hedges are lower, are enhanced by the framing of trees and hedgerows and provide a balancing sense of space.

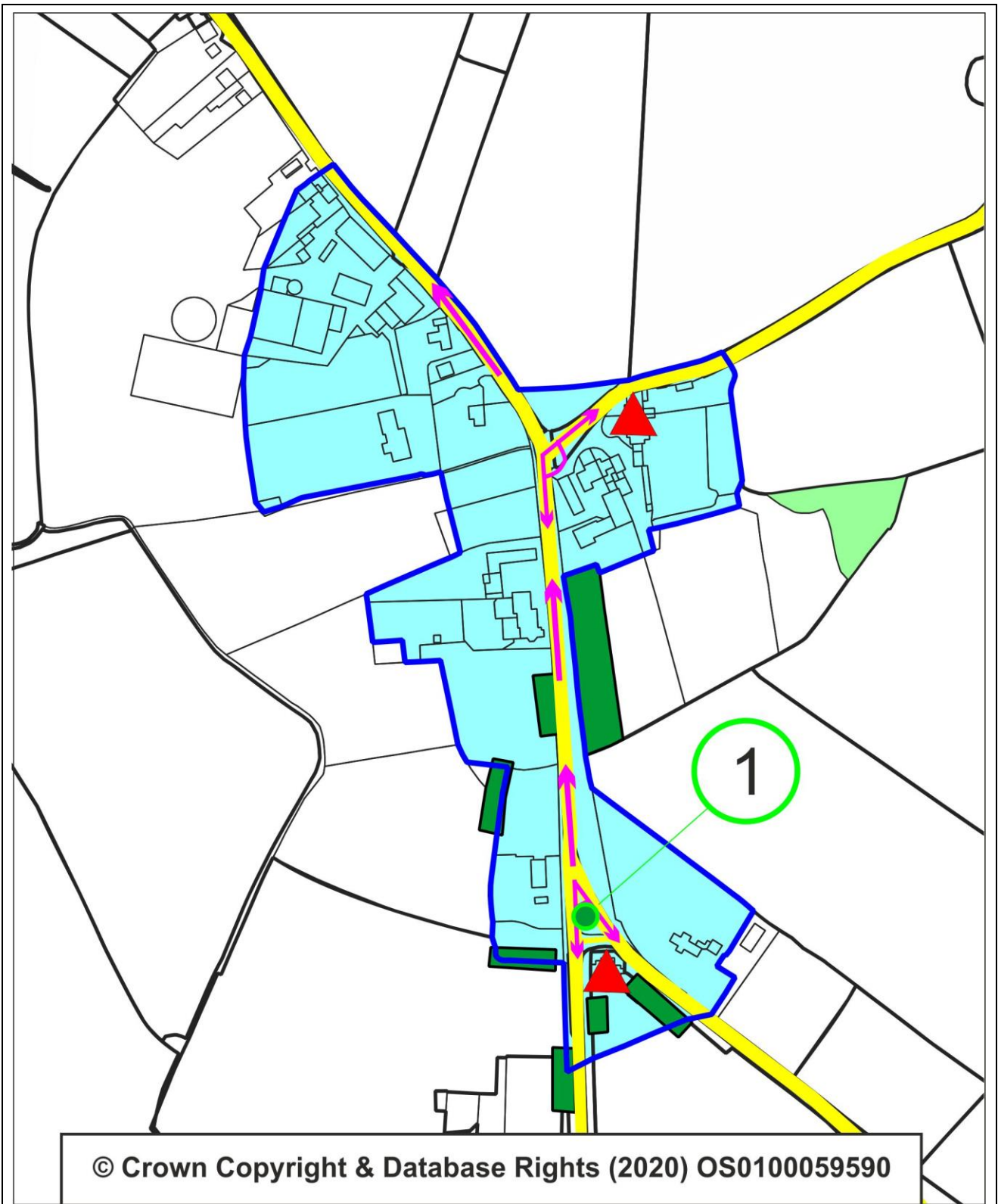
Within the Conservation Area the views north and south long School Lane are considered key and characteristic. At the south the view into the Conservation Area from Moss Lane provides a vista taking in the Old School, including the Jubilee Tree and the open space towards the Old School House, including of the field to its south, through a gate, and another to the north. There is a similar vista looking south out of the Conservation Area, with School Lane and Moss Lane, with their natural grass verges curving away between trees and the Old School and Jubilee Tree in the foreground.

Regarding views of and within the areas proposed for extension of the Conservation Area (as discussed below under Section 5, the views along Moss Lane are of the same tree-lined enclosed character as the central area of School Lane, while the extension areas along School Lane combine the hedgerows with glimpses out across the fields through gates and drives, for example approaching Foxwood and along Percivals Lane.

While generally views are considered by daylight, it is of note that there is no street lighting within the Conservation Area or in its vicinity and the lack of light pollution is an important characteristic of the night-time setting and views.

Landmarks

Two landmark buildings have been identified. Landmark status can be given to a building or plot of land that is acknowledged as having some sort of historic, cultural, artistic, or aesthetic value. Ollerton Hall and The Old School.



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Spatial Analysis of Conservation Area

KEY

Existing Conservation Area	Border	Blue line	Filled	Light blue box	Tree Preservation Order (TPO) - Single Tree	① - Green dot
Extended Conservation Area	Border	Red line	Filled	Yellow box	Tree Preservation Order (TPO) - Tree Group	Dark green box
Landmark Building		Red triangle		Woodland Area		Light green box
Listed Building		② - Purple line		Roads	Major	Thick yellow line
Positive Contributors		③ - Orange line			Minor	Thin yellow line
				View		Purple arrow
				Vista		Pink arrow

Character Areas

The School Lane Conservation Area is currently too small to distinguish separate character areas. However, in Section 5 below, proposals for extending the boundary are put forward. These have been given names but do not in essence differ in character. Historically the boundaries of Conservation Areas were tightly drawn around the heritage buildings at their core. More recently there has been a greater recognition of the importance of the contribution of the setting to a heritage asset and of the homogenous character of dispersed settlements.

Development Opportunities

Underutilised or redundant farm buildings may represent a future development opportunity. Older buildings which contribute to the character and appearance of the Conservation Area should be retained. 20th century structures do not per se contribute to the special interest of the Conservation Area. However, where these are part of a farmstead, it is important to retain the character of the former agricultural unit, as has successfully been done to the north of the Conservation Area at Sycamore Farm Barn. This sensitive residential conversion retains the original orientation and form of the former farmyard. Historic England guidance on adaptive reuse of traditional farm buildings, as well as that on maintenance and repair of traditional farm buildings should be consulted.³²³³



Sycamore Farm Barn



White Cottage

4.6 Assessment of Condition

General Condition

The general condition of the Conservation Area is good. There are no buildings at risk; generally the buildings are in good condition. As discussed above, in some areas the pavement is in poor condition and overgrown and the surfaces of the junction between Potts Lane School Lane needs attention. While there are a few issues in the areas being proposed for extension, they are not major.

Intrusion and Negative Factors

There are no intrusive buildings although the suburban character and size of Oak Tree House does not contribute to the character and appearance of the conservation area. There has been usage of leylandii for screening purposes, which is suburban in character and inappropriate to the rural location, especially when poorly maintained – it should be trimmed annually and kept to a reasonable height. A large leylandii hedge has been removed from around the Grange (former Cherry Tree Cottage),

³² Historic England: *The Adaptive Reuse of Traditional Farm Buildings*. (London: Historic England, 2017).

³³ Historic England: *Adapting Traditional Farm Buildings*. (London: Historic England, 2017).

which is an improvement to the character of the area. However, it is important that any replacement is not similarly suburban. There are still leylandii at Oak Farm, to the south of the Conservation Area, where they provide screening to the modern shippons overlooking School Lane.

This is a desirable area of Cheshire and additionally there is pressure to extend or sometimes rebuild houses to meet contemporary aspirations. Such changes should respect the character of the Conservation Area and of the relevant house or setting, including limiting external lighting so as not to create light pollution. Extension to the rear is preferable to a significant alteration of the scale of the building when viewed from the road. Similarly, architectural style should be sympathetic to the local forms without being pastiche; White Cottage (above) is a good example of a modern building, situated just outside the Conservation Area in the setting of the Grade II listed Oak Farmhouse.

Neutral Areas

Junction of School Lane and Hall Lane. Compared with the appearance of this area in the past, the area now lacks definition, is overgrown to the north and the ground is made up of a mixture of surfaces which are sometimes in poor condition. There are no public realm elements although, and as the gateway to the Conservation Area and with a landmark building, something to mark this might be appropriate.

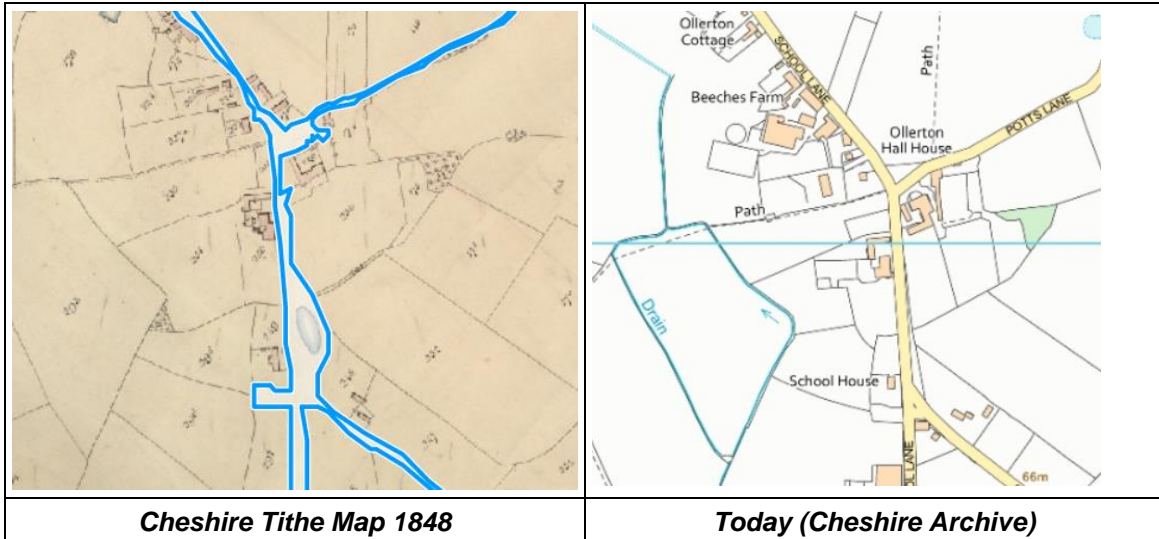


Problems, Pressures and Capacity for Change

Ollerton faces a number of challenges which constitute a risk to preserving and enhancing the special interest of the Conservation Area. These include:

- Inappropriate boundary treatments and gates. Particularly on the boundaries with the roads, introducing materials or styles which are not traditional within the rural area and are suburban rather than rural in character has a negative impact which is cumulative in effect. Traditional treatments for small houses are timber picket or post and rail fences (which allow a degree of transparency) or maintained hedges and 5-bar gates. While it may be appropriate to move openings to the road on a case by case basis, adding new openings should be avoided.
- Large or poorly located extensions. Houses which were formally small in size increase over time in both footprint and scale, in such a way that they no longer bear a resemblance to the former cottage and lose their rural identity. Part of the special identity of the settlement lies in the historic variety in size of the buildings, especially viewed from the road.
- Inappropriate architecture. The addition of prominent architectural features, materials or styles which are inappropriate or not in the character of the rural village. This can also apply to garages, which are not always in keeping in terms of size or materials.
- Pressure on rural businesses. Agricultural businesses have been under economic pressure for some time and the majority in Ollerton have been sold and the buildings converted. It is important to find viable uses for redundant buildings.

- Limited Speed Controls. While no residents explicitly referred to this as a problem, it was observed that there is no specific speed limit in the Conservation Area; as a country road the speed limit which applies is 60 m.p.h. In many areas the roads are too narrow to accommodate two cars passing. Views are also often restricted by curves and high hedgerows, so that there may be little warning of a horse or a slow tractor ahead. Milk tankers are also common although there is a restriction on vehicles of over 7.5 tons, unless for access.
- Loss of public open space. The maps below show the extent of the roads and public space, as defined in 1848, and today.



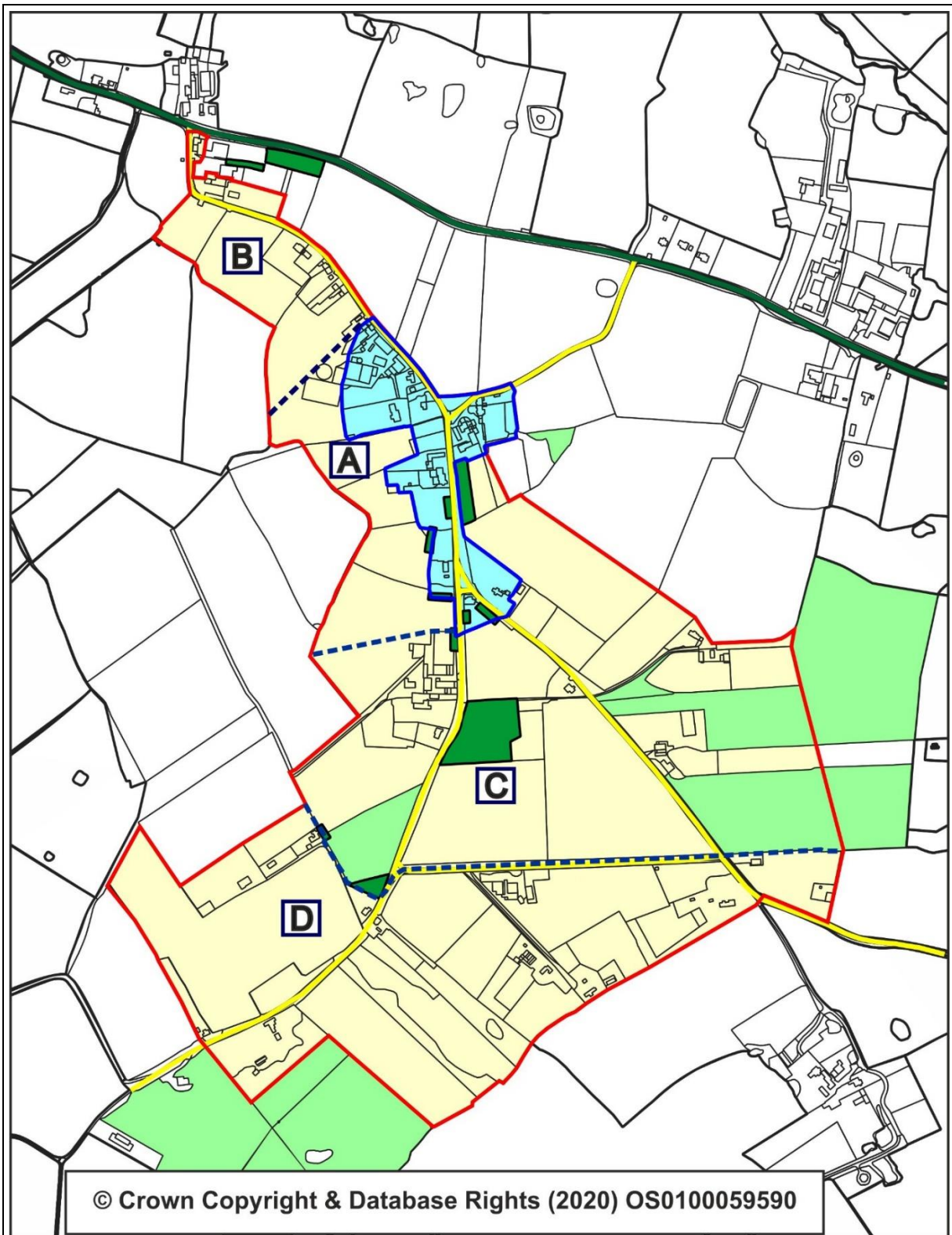
Section 5 **Suggested Boundary Changes**

An important aspect of the process of conservation area appraisal is a review of the existing boundary, something that should occur on a regular basis. In the case of the School Lane Conservation Area this has not taken place since its original designation in 1995. Furthermore, the boundary does not always follow the desirable approach of following the boundaries of plots; in some cases, it runs through plots or fields. Finally, the existing boundary is tightly drawn around the core of the settlement and its associated built heritage, rather than recognising and reflecting the settlement's special interest and identity as a historic, rural dispersed settlement. It excludes a number of farmsteads and buildings, together with their setting, which are integral to the settlement. Furthermore, the history of the settlement is closely entwined with the Potts family; it is therefore appropriate to reflect this in the boundaries.

The proposed extensions are discussed in sections below. It is of note that, in addition to their common historical development as being part of the Potts landholdings, they all share other characteristics, namely the same building materials and architectural forms, the same range of types of building and uses and they include a number of buildings identifiable as positive contributors and those which were also present in the early 19th century.

A. Correction of Boundaries to follow Plot Boundary Lines

It is proposed to make minor alterations to the boundaries, on the west side of the existing conservation area, positioning the boundary further west following historic field boundaries and Victorian drainage ditches.



KEY

Existing Conservation Area Border	— Blue —	Filled		Tree Preservation Order (TPO) - Tree Group	
Extended Conservation Area Border	— Red —	Filled		Woodland Area	
Landmark Building	▲			Roads	Major — Green — Minor — Yellow —
Listed Building	②			View	— Purple —
Positive Contributors	③			Vista	— Purple —
Tree Preservation Order (TPO) - Single Tree	①			Sub-Area	Identifier A Boundary — Dashed —

Proposed Revision to Existing Conservation Area Boundaries

B. Boundary Extension to the North

The boundary would be extended north along School Lane to the junction with Chelford Road, the logical historic gateway to the settlement. To the west the boundary encloses traditional field boundaries/drainage ditches; to the east it largely follows the line of the hedgerow of the road. Extension to the north would include the following buildings and the associated plots:

- Smithy Cottage
- Sycamore Farmhouse and Sycamore Farm Barn, off School Lane
- The Orchard
- The Cottage
- Ollerton Well and Ollerton Cottage
- Rose Bank and Rose Cottage

Of these Smithy Cottage, Sycamore Farmhouse and Barn and Ollerton Well and Ollerton Cottage are considered positive contributors and Smithy Cottage has a historical association with the stables and equine activities of the settlement.



View South down School Lane from Chelford Road with Smithy Cottage



Ollerton Cottage viewed from South

Rationale:

The extension constitutes the northern entrance to the nucleus of Ollerton, with the junction with Chelford Road moving from a busy trunk road to a rural lane, with dispersed buildings and fields between. All but the buildings but The Orchard appear to date back to 1848 and are mainly two-storey residential buildings with later extensions. The Smithy was historically the home and business premises of the village blacksmith, associated with the agricultural and recreational use of horses in the settlement and in 1848, occupied by Josiah Potts. Sycamore Farm and associated land was in the ownership of the Egerton family but the land to the southeast was owned by the Potts family; the farmhouse is an attractive 5-bay two-storey 19th century small country house and the barn and associated yard has been sympathetically converted to residential use. While part of Sycamore Farm has been developed into modern large retail showrooms, these buildings are accessed off Chelford Road and not proposed as part of the extension. In contrast Smithy Cottage, Sycamore Farmhouse and Sycamore Farm Barn are accessed off School Lane and are separated from the retail area.

Property boundaries are generally low hedges as elsewhere, while the field boundary has a high hedgerow.

C. Boundary Extension to the immediate South along School Lane and Moss Lane

The boundary would be extended from its current position to include:

- Oak Farm and Farmhouse and associated plots.

- White Cottage and grounds
- The fields, woods and buildings within the triangle formed by School Lane, Moss Lane and Percival Lane, including Little Paddock Wood (Old Gravel Pit Wood) and the modern house Little Paddock.
- The land to the east of Moss Lane, including the plots adjacent to the road south of The Grange, Moss Farm and Moss Cottage and their associated ancillary buildings and plots, together with the narrow strip fields close to these two properties, which are remnants of common land and mainly owned by the Potts family.

Rationale:

The roads feel very similar and have the wide grass verge of the core area, on both Moss Lane and School Lane, and are also characterised by their high hedgerows and overhanging trees. The buildings are with one exception residential and mainly date from the 19th century. Oak Farmhouse is an early farmstead (Grade II) as close to the settlement core as Beech Farm and the farm is still in operation. Moss Cottage is noted on the 1848 Tithe Map as a “house and garden”, whereas Moss Farm appears between 1848 and 1875. By 1911, with commercial woodland planted on much of the former common land, a “pheasantery” is noted to the rear of Moss Farm, possibly a gamekeeper’s cottage, suggesting that the Potts family were developing the woodland for shooting. This woodland is now an SBI. The current house at Moss Farm dates from 1921 and is attached to and incorporates the earlier building. Little Paddock dates from the 1960s and the White House is a little later. Moss Farmhouse is considered to be a positive contributor. The land and buildings were almost entirely owned by the Potts family in 1848. The extension includes Little Paddock, an area of woodland in a former quarry in private ownership which is covered by a TPO; it is not overgrown and provides an attractive element on the fringe of the conservation area. There is a public footpath along its northern boundary.



Oak Farmhouse



School Lane South

D. Boundary Extension South of Percival’s Lane

The boundary would extend from the South School Lane and Moss Lane Extension to the end of the dispersed settlement. Specifically, to include Percival’s Lane and the properties and plots of:

- Foxford, Acorn Bungalow/La Maison de l’Artiste and Meadow Lodge.
- Oak Cottage and Wood Cottage on the west side of School Lane.
- Ivy Old Cottage and Lower Mosswood House and grounds on the east side of School Lane.
- The surrounding fields which form the setting of this more dispersed area of the settlement, which were owned by Henry Potts in 1848.
- Agricultural buildings off Percival’s Lane.
- Blease Cottage, Farmer Wright’s Cottage (Grade II listed), Sycamore Cottage and Percival’s View.

Rationale:

While the character of this extension is a little more rural (roads are narrower and more overgrown, properties are further apart and generally set in larger plots), the proposed extension still forms part of the dispersed settlement and is orientated towards the nucleus of the settlement. The buildings include a further agricultural site on Percival's Lane (without farmstead); all the buildings are otherwise in residential use. Foxford, Acorn Bungalow and Meadow Lodge are a small group of houses to the west of School Lane; Foxford was formerly Louage Cottage and appears on the 1848 map as does a croft in the land to the west. This also shows cottages on the sites of both Ivy Old Cottage and Oak Cottage (these have been altered since) and a house on the site of Lower Mosswood House and Wood Cottage, as well as on the sites of Sycamore Cottage, Blease Cottage and Farmer Wright's Cottage. These houses represent a cross-section of the types of dwellings found elsewhere in the conservation area, from vernacular cottages to the larger Lower Mosswood House, while others have been significantly extended from their earlier form but in a sympathetic manner. The majority of the land and properties were parts of the Potts family estate. Lower Moss Wood is not proposed for inclusion.

Due to their appearance on the 1848 map, combined with relatively little change Foxford (1761), Wood Cottage, Lower Mosswood House and Sycamore Cottage are considered positive contributors. Lower Moss Wood is not included.



School Lane South of Percival's Lane



School Lane Junction with Percival Lane Towards Ivy Old Cottage

Section 6 **Action Plan**

The Conservation Area Character Appraisal has identified a number of action points which will provide the basis for developing a Management Plan for the Conservation Area.

Action 1

Recognising the need to protect the listed buildings within the Conservation Area, including the recently recognised Old School House, action may be considered under Section 215 of The Planning Act 1990, and/or sections 48, 54, and 76 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to secure the repair of listed and unlisted buildings within the Conservation Area, and to ensure that untidy lands and sites are addressed where appropriate.

- Outbuildings of Ollerton Hall and Garden Wall attaching to building

Action 2

Following the identification of potential non-designated heritage assets within the Conservation Area, consider their inclusion in the Cheshire East Local List of Historic Buildings.

Action 3

Amend the boundary of the Conservation Area as shown on the proposals map to include:

- Field boundaries of properties within existing Conservation Area. In some cases the boundaries bisect a plot, which does not follow current guidance as properties should be included with the historic setting.
- School Lane North
- South of School Lane and Moss Lane
- Properties and land south of Percival's Lane

Action 4

Any development should ensure that the footprint of new buildings and their scale fits into the agricultural nature of the settlement and respects the character of the area.

This policy does not preclude a terrace or cluster of such structures. It seeks to ensure that the scale and grain of development is appropriate, in accordance with advice contained in paragraph 86 of the Historic England Advice Note Conservation Area Appraisal, Designation and Management. Additionally, given the rural setting of the conservation area, development should draw on the advice of Historic England's analysis of historic farmsteads³⁴ and on the adaptation of such buildings.³⁵

³⁴ Historic England, *Historic Farmsteads: Preliminary Character Statement: North West Region* (London: Historic England with University of Gloucester and Countryside Agency, 2006).

³⁵ Historic England: *Adapting Traditional Farm Buildings*. (London: Historic England, 2017).

Action 5

An Article 4(2) Direction will be considered to bring within specific planning control certain classes of permitted development.

Action 6

Consider a programme of community archaeological engagement to survey the landscape by way of field walking and organised metal detector surveys supervised by an accredited Metal Detector. This will identify areas of casual loss and unstratified artefacts which may indicate locations of potential archaeological deposits.

Action 7

Ensure that any and all building works, extensions and new services are offered for consultation to the development control archaeologist to identify those areas which hold likely archaeological deposits. Ensure any boundary alterations, extensions or excavations are offered for consultation by way of planning application. This will promote archaeological investigation and broaden the understanding of the archaeological deposits within Ollerton.

Action 8

Consider the introduction of speed controls within the Conservation Area.

Action 9

Protect the following public spaces from amendment to their historic plan form wherever possible within the scope of the Planning Legislation:

- Land shown on 1848 Tithe Map as public highway at the junction of School Lane and Moss Lane and of School Lane and Potts Lane (formerly Hall Lane)

Action 10

Preserve existing visually important trees and shrubbery and hedges which contribute to characteristic views. To protect via TPOs commemorative trees, which constitute part of the village's history and identity, including:

- Queen Victoria Jubilee Lime Tree, in the grass triangle at the junction of School Lane and Moss Lane;
- Oak Tree planted in 1980 next to the Parish Council noticeboard to mark the Queen Mother's 80th birthday;
- Swedish Hornbeam planted to south of junction on east side of School Lane in 1977 by the school children to mark the Silver Jubilee of Queen Elizabeth.

Action 11

Preserve and enhance important views including:

- View north along Moss Lane towards Jubilee Tree and pond at junction with School Lane;
- View south from School Lane across pond towards Old School and Jubilee Tree;
- View across of Ollerton Hall from School Lane across junction with Potts Lane;
- View south along School Lane from junction with Potts Lane, including Ollerton Lodge.

Action 12

A publication setting out the controls applying within a conservation area, the controls applying with an Article 4(2) Direction, if relevant, and a brief description of the area's history and significance will be produced. Building design guidance will also be developed and made available.

Action 13

A mechanism for monitoring change on a regular basis will be developed.

Consider that the Parish Council undertakes a programme of photographic documentation of the Conservation Area that is conducted at regular intervals.

Action 14

An enforcement strategy to address unauthorized development will be developed.

Historic England guidance also recommends that the special character of conservation areas is protected and enhanced by enforcement of the controls applied. In March 1998 the Cabinet Office, in partnership with the Local Government Association, published the central and local government *Concordat on Good Enforcement*, a voluntary non-statutory code setting out best practice.³⁶

³⁶Cabinet Office and Local Government Association, *Enforcement Concordat* (London: Cabinet Office and Local Government Association, March 1998).

Section 7 **Community Involvement**

The Appraisal was published for comment during [date].

Section 8 Sources and Contact Details

Published and Unpublished Works

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- Cabinet Office and Local Government Association, *Enforcement Concordat* (London: Cabinet Office and Local Government Association, March 1998).
- 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, 2nd 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 Village Website

APPENDICES: SUPPORTING INFORMATION

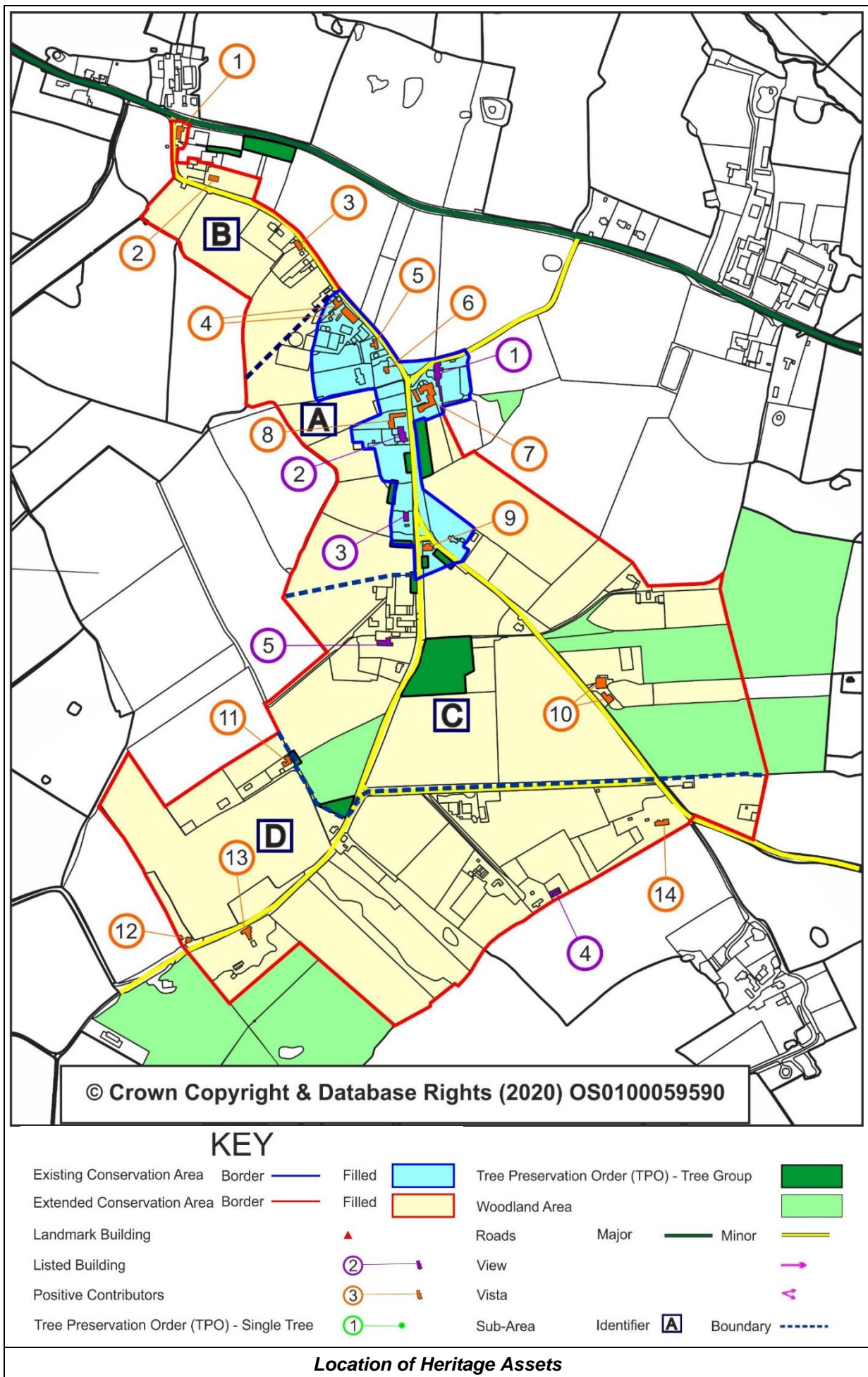
Appendix 1: Audit of Heritage Assets

Introduction

An audit has been undertaken of heritage assets within the Conservation Area and the areas considered for extension. These include Listed Buildings and Positive Contributors. These elements have been logged in tables and described. There are no Archaeological Sites and Monuments identified in the Historic Environment Record.

Listed Buildings

A listed building is a building that has 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 maps.



Listed Buildings	
1	Ollerton Hall and Ollerton End including Outbuildings
2	Ollerton Lodge
3	Ollerton School House
4	Farmer Wright's Cottage
5	Oak Farmhouse

Positive Contributor Buildings			
1	Smithy Cottage	8	Stables Cottage, Yard and Outbuildings of Ollerton Lodge
2	Sycamore Farm and Barn	9	The Old School
3	Ollerton Well and Ollerton Cottage	10	Moss Farmhouse and Outbuildings
4	Beeches Farm, North End and Barn	11	Foxford
5	Beech Cottage	12	Wood Cottage
6	Ivy Cottage	13	Lower Mosswood House
7	Fern Cottage, Stud Cottage, Old Stables and Old Shippon	14	Sycamore Cottage

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 19th and 20th centuries. Rendered brick with slate roof. Five bays, two storeys, irregular plan form around central projecting gabled wing and door arch to east.



Name: OLLERTON LODGE

Location: School Lane, Ollerton

Grade: II (1139027)

Date first listed: 05/03/1959

Type and date: House, late 18th 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 19th century extension to north. Home of Potts family in 19th century. Outbuildings include extensive L-shaped stable block, excluded from listing in 1984.



Name: OLLERTON SCHOOL HOUSE
Location: School Lane
Grade: II (1471783)
Date First Listed: 19/10/20
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: FARMER WRIGHT'S COTTAGE
Location: Percival's Lane, Ollerton
Grade: II (1115137)
Date first listed: 28/10/1984
Type and date: House, formerly farmhouse, late 17th century, with 18th, 19th and 20th century additions.
Summary: Timber framed with whitewashed brick infill and thatched roof. Baffle-entry plan of rooms. One storey and attic.



Name: OAK FARMHOUSE
Location: School Lane, Ollerton
Grade: II (1139306)
Date first listed: 28/11/1984
Type and date: Late C17 farmhouse with 18th century addition – datestone PM 1725 – and later.
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.



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 interest³⁷. They should be considered in addition to

³⁷ Department of Communities and Local Government, *National Planning Policy Framework*. (Department of Communities and Local Government, 2012).

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 document³⁸. 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 e.g. 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 maps above, together with the listed buildings. One, the Old School, is proposed for inclusion on the Local List. The Old School has been assessed as having landmark qualities.

Name: SMITHY COTTAGE

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.



³⁸ Historic England, *Conservation Area Designation, Appraisal and Management, Historic England Advice Note 1* (London: Historic England, 2016) 16.

Name: SYCAMORE FARMHOUSE AND BARN

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 20th 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

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.



Appendix 2: Historic Environment Record Map

