

The Bent Farmhouse, Warburton Heritage Appraisal



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**The Bent Farmhouse, Warburton
Heritage Statement**

Prepared for Gina Edis

by

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1 EXECUTIVE SUMMARY

This report was commissioned from Jenny Wetton Conservation in 2021 Gina Edis. Its purpose is to assess the significance of the Grade II listed The Bent farmhouse and the contribution made by setting and to inform proposals to improve the building for modern residential use.

Sections 3, 4 and 5 of this report provide an assessment of The Bent farmhouse and its setting. Although the farmhouse is dated to 1600 by an engraving on a tie-beam, GMAU were of the opinion that this is 'not an original engraving of 1600' and quote Norman Warburton who believed that the house was built in 1620. The map evidence is confusing and it is difficult to date the various parts of the building with certainty. However, the farmhouse retains a timber frame on the west side, of which early 17th century elements have survived. By the later 17th – early 18th century, a cross-wing had been added to the north, projecting beyond the building line on the east side, and a projecting stair hall with a corridor having been inserted on the ground and, presumably, also the first floor. A bay was added on the west side in the mid-19th century and, in 1880, John Douglas was commissioned to remodel the farmhouse, rebuilding the entire east side and altering all the chimneys with characteristic moulded stacks. He used fashionable diaper brickwork and the new material terracotta, which was hardwearing, for window surrounds. Alterations have also been made in the 20th century.

The farmhouse is considered to be of high significance overall but poor condition is having a negative effect on this significance and repair work needs to be carried out to ensure the protection of the special interest of the building.

Section 6 outlines the heritage planning policy context. The 1990 Planning (Listed Buildings and Conservation Areas) Act is the primary legislative document; there is a presumption in favour of preserving and enhancing heritage assets. The NPPF provides national policy on heritage assets and development and sets out a proportionate approach taking account of significance. The public benefits of a proposal likely to affect the character of a designated asset should be balanced against the harm to heritage assets.

Section 7 makes recommendations for the treatment of change within the historic building. During the survey for this report, evidence was found of damp penetration and possibly also of structural movement. Many parts have been re-pointed in cement-based mortar and a cement-based plaster used at the south end. It is strongly recommended that a **full condition survey is carried out by a building surveyor experienced with historic buildings**, including the timber frame in the basement and the roof. It may also be advisable to have a **structural survey** carried out by suitably experienced person.

Repair is likely to be necessary to the historic timber window surrounds, both external historic doors and to the panelling in the bay.

Advice should be sought on suitable energy efficiency measures and much information are available on the Historic England website, *Your Home*.

There is the potential for alterations within the historic building, to brighten the interior. This would include the careful removal of paint from the terracotta window surrounds, which would require Listed Building Consent but would be regarded an enhancement.

There is also the potential to replace the 20th century fireplaces with others of a 19th century date and style, in keeping with the surviving fireplaces or with very simple contemporary fireplaces in natural materials, although this would also require Listed Building Consent.

There is the potential to install underfloor heating, which would also require Listed Building Consent, although all the historic floor tiling and boards would need to be re-laid. It is likely that a requirement or condition of Consent would be archaeological investigation of any historic surfaces underneath, to an appropriate depth.

There is no potential to remove the wall between the kitchen and scullery as this is part of Douglas' design for the building. There is a difference between the two doorways in this wall and it may be that the doorway into the toilet dates from the 19th century and that into the kitchen has been inserted later. Both doors date from the 20th century and could simply be removed, although this would also require Listed Building Consent.

It is strongly recommended that pre-application advice is sought from the local authority's Conservation Officer during the scheme design process. This should also ascertain which works will require Listed Building Consent as this could include some repair works if not on an exact like for like basis.

2 INTRODUCTION

2.1 Background to the Report

This report was commissioned from Jenny Wetton Conservation in 2021 Gina Edis. Its purpose is to assess the significance of the Grade II-listed The Bent farmhouse and the contribution made by setting and to inform proposals to improve the building for modern residential use. The NPPF requires significance to be assessed when changes are proposed to heritage assets, and for the impact of proposals to be assessed in relation to significance.

2.2 Acknowledgements

Records in the Cheshire Record Office are reproduced with the permission of Cheshire Shared Services and the owner/depositor to whom copyright is reserved.

2.3 Purpose of the Report

The report is designed to provide the author's professional opinion of:

- An assessment of the significance of the exterior and interior of the building and of the contribution made by setting;
- Advice for the development of the proposals.

This report has been written by Jenny Wetton, BA MSc (Arch Cons) IHBC, Consultant, based on evidence from available documentary sources and a survey of the site.

2.4 Limitations

This report has been produced under the current Government restrictions due to the COVID-19 pandemic, with no access to a public library.

Although an important source, the Greater Manchester Archaeological Unit report on the building, mentions the Unit having had access to the historic plans by Douglas, they are not reproduced in the report and research for this report has not located them.

2.5 Copyright

This report is the copyright of Jenny Wetton Conservation and is for the sole use of the organisations to which it is addressed. This document may not be used or referred to in whole or in part by anyone else without the express agreement of Jenny Wetton. She does not accept liability for any loss or damage arising from any unauthorised use of this report.

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3 HISTORY OF SITE

3.1 History

Evidence of settlement at Warburton dates from the Roman period and the village emerged during the 14th century, during which time the manor was owned by the Dutton and later the Warburton families. During a period of a national rebuilding in the late 16th and early 17th centuries, the church of St Werburgh in the village was heavily remodelled, as were a number of farmsteads and houses.

Nevell et al identify a building to the south-west of The Bent Farmhouse, now used as a barn, as a cruck-framed, three-bay, one-and-a-half-storey building constructed as a house and pre-dating 1600 (the date of the farmhouse)¹. The known occupant or tenant of The Bent in 1600 was Richard Drinkwater and Nevell et al describe the house as having

'a fine arch-braced hall at The Bent, showing that the family who occupied this tenanted farmstead in the late medieval period was of some standing and importance in the township.'²

The leasehold tenancy of The Bent for Richard Drinkwater in 1572 was one of the largest in the area at around 90 acres³.



Former Bent Farmhouse

The present farmhouse is believed to date from 1620⁴. Nevell et al reproduce the 1757 Warburton estate map, which cannot be reproduced here for copyright reasons, and shows Bent Lane laid out to the south of Paddock Lane and The Bent farm as a group of five buildings depicted in perspective, of which three are of one and a half or two

¹ Nevell, M. (ed.) with Carney, M., Cracknell, J., Haworth, J., Hill, C. & Jubb, D. *Warburton: Glimpses of Rural Life: The Archaeology and History of a Cheshire Village*. University of Salford Archaeological Monographs Volume 4 (2015), 158

² Nevell, M. (ed.) with Carney, M., Cracknell, J., Haworth, J., Hill, C. & Jubb, D. *Warburton: Glimpses of Rural Life: The Archaeology and History of a Cheshire Village*. University of Salford Archaeological Monographs Volume 4 (2015), 12

³ Nevell, M. (ed.) with Carney, M., Cracknell, J., Haworth, J., Hill, C. & Jubb, D. *Warburton: Glimpses of Rural Life: The Archaeology and History of a Cheshire Village*. University of Salford Archaeological Monographs Volume 4 (2015), 20

⁴ Greater Manchester Archaeological Unit (GMAU). *The Bent, Warburton: Historical Background and Level II Survey* (April 1992), 6

storeys⁵. Although the map is of too small a scale to show much detail, GMAU believe that the cross-wing is shown here⁶. By 1778, the rentals indicate that The Bent had around 108 acres and was one of the largest four farms on the estate. Nevell et al state that

'the northern section of Bent Lane did not exist until the 17th century when it was made by the tenants of The Bent Farm. However, this was a private lane giving them convenient access to the main road. The southern part already existed, leading to the mill on the Bollin. Needless to say, the new lane provided a handy short cut, so all and sundry were tempted to use it. Despite the efforts (including a law suit) of The Bent's tenants to keep the lane private, by the 18th century it was serving as a public road, bypassing the village.'⁷

Leases show that The Bent was occupied by the Drinkwater family until at least 1757.

The county map by Burdett of 1777 merely shows the location of The Bent but Bryant's map of 1831 again shows a group of five buildings, of which the largest is probably the farmhouse, with the cross-wing.

The first map of any degree of detail is the 1839 tithe map which shows the current farmhouse on an irregular plan in the north-east corner of the yard (marked plot 141) with a small pig shed to the north, a long T-shaped barn to the south (believed to have been built 16th/17th century⁸), the earlier house and converted barn to the south-west, with a narrow, rectangular cattle shed to the north. The house had what may have been a small service wing on the north-east corner. The tithe apportionment records that the plot was occupied by John Lowe. Leases from 1778 show that Thomas Lowe had taken over the tenancy with John Lowe as sub-tenant and Nevell et al record that, by 1839, the 'Bent Farm had grown to close on 150 acres'⁹.

Many farms converted from arable farming towards dairy production and market gardening, in response to the increasing demand for cheese, milk, and vegetables from the new industrial towns in the North-West.

⁵ Nevell, M. (ed.) with Carney, M., Cracknell, J., Haworth, J., Hill, C. & Jubb, D. *Warburton: Glimpses of Rural Life: The Archaeology and History of a Cheshire Village*. University of Salford Archaeological Monographs Volume 4 (2015), 10

⁶ Greater Manchester Archaeological Unit (GMAU). *The Bent, Warburton: Historical Background and Level II Survey* (April 1992), 10

⁷ Nevell, M. (ed.) with Carney, M., Cracknell, J., Haworth, J., Hill, C. & Jubb, D. *Warburton: Glimpses of Rural Life: The Archaeology and History of a Cheshire Village*. University of Salford Archaeological Monographs Volume 4 (2015), 15

⁸ Greater Manchester Archaeological Unit (GMAU). *The Bent, Warburton: Historical Background and Level II Survey* (April 1992), Fig. 3 and pp12-13

⁹ Nevell, M. (ed.) with Carney, M., Cracknell, J., Haworth, J., Hill, C. & Jubb, D. *Warburton: Glimpses of Rural Life: The Archaeology and History of a Cheshire Village*. University of Salford Archaeological Monographs Volume 4 (2015), 24



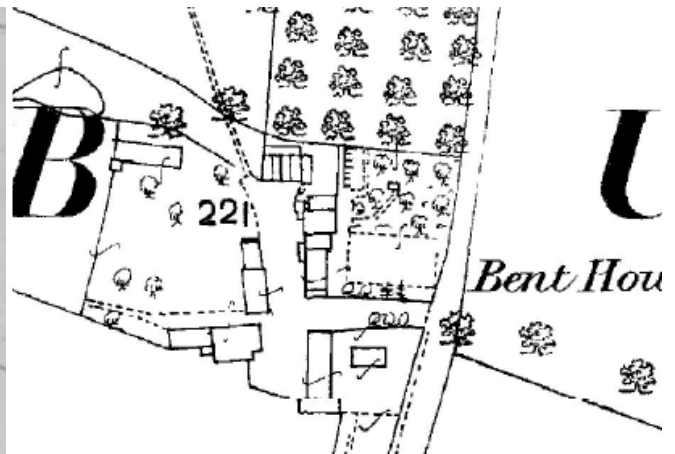
1777 Burdett Showing Location of The Bent Farm



1831 Bryant



1839 Tithe Map Showing Pott Lords Farm¹⁰

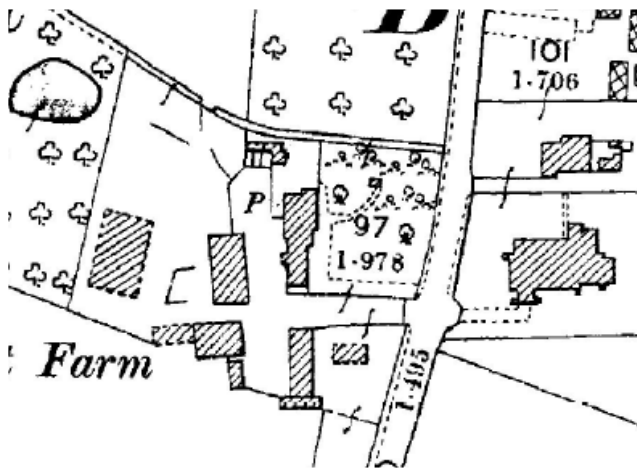


1875 OS

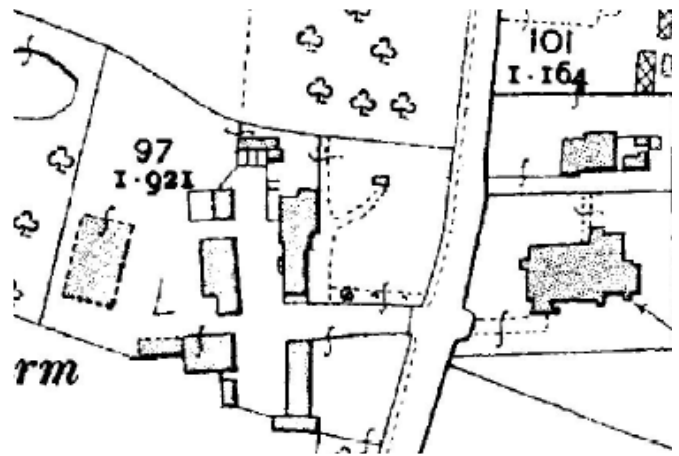


Drawing by John Douglas, The British Architect, 19 December 1902
(GMAU, Fig. 4)

¹⁰ Warburton, ref. EDT 412/2



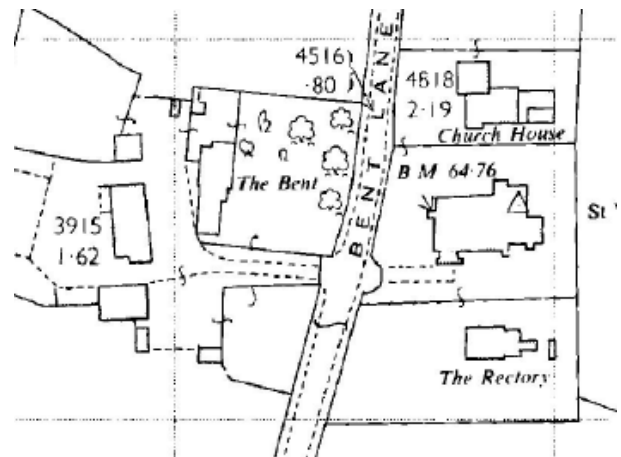
1898 OS



1910 OS



1929 OS



1967-8 OS

The 1875 map marks the farmhouse as Bent House and shows the building on a less irregular plan, with the service wing on the north-east corner extended and what may have been a small enclosure adjacent and a bay added to the west side of the earlier southern wing. There was an orchard to the north-east of the house, with further trees in the field beyond. To the north of the house is the pig shed with sties; these are clearer on the 1898 map

The 1898 map shows Douglas' remodelling, with a change to the service wing at the north-east corner. There had been further development on the farm and St Werburgh's New Church and Church House had been constructed across the road, to designs by Douglas. The 1910 map shows another small outbuilding, to the west of the farmhouse and with an enclosure behind.

In 1918, the village was sold by the Warburton family to the Co-operative Wholesale Society (CWS) as part of a wider policy of purchasing estates and farms to be more in control of the food sold in its stores. The CWS sold the largest farms, including Bent Farm in 1945¹¹.

¹¹ Nevell, M. (ed.) with Carney, M., Cracknell, J., Haworth, J., Hill, C. & Jubb, D. *Warburton: Glimpses of Rural Life: The Archaeology and History of a Cheshire Village*. University of Salford Archaeological Monographs Volume 4 (2015), 30

The 1967-8 map shows the farmhouse on much the same plan as in 1910.

3.2 Planning History

The following is a planning history of The Bent Farm from records available on the Council's planning portal; there are no records for the farmhouse itself:

- Listed Building Consent for Alterations to Barns to Form 2 Residential Units & Formation of Vehicular Access to Bent Lane. Bent Lane - The Bent Farm – Warburton, Ref. No: H34584 | Received: Fri 15 Nov 1991 | Validated: Fri 15 Nov 1991 | Status: Decided: Approve with Conditions
- Change of Use of Barns To 2 Residential Units and Formation of Vehicular Access to Bent Lane. Bent Lane - The Bent Farm – Warburton, Ref. No: H34583 | Received: Fri 15 Nov 1991 | Validated: Fri 15 Nov 1991 | Status: Decided: Approve with Conditions
- Erection of A Bungalow. Bent Lane - The Bent Farm – Warburton, Ref. No: H03605 | Received: Wed 21 Apr 1976 | Validated: Wed 21 Apr 1976 | Status: Withdrawn

4 ARCHITECTURAL ASSESSMENT AND CONTEXT

4.1 Exterior

Constructed on a stone plinth, the two-storey farmhouse has a brick east front with terracotta dressings and restored timber framed gables, a box-framed west rear with brick nogging and is covered with a pitched clay tile roof with two heavy moulded brick ridge stacks and a further stack on the north roof slope of the cross wing.

The east front elevation retains a continuous hoodmould, lozenge-shaped decorative brickwork to the first floor and overhanging eaves. There are five 2-light, one 3-light and two 4-light windows to the ground floor and one 1-light, three 3-light and one 4-light windows to the first floor. All the windows on this side have ovolo-moulded terracotta mullions and cast-iron casements with glazing bars. There are also two small openings at basement level in the stone plinth at bay 3. The elevation retains a 19th century porch in bay 2 with a slate canopy, supported by a timber post on a sandstone plinth and with red and black tiling in front of the timber panelled door, gables over bays 3 and 4, the former with a decorative timber herringbone pattern with a finial and barge boards and the latter with straight timber beams shown in the historic drawing, in Section 3.1 above, to have contained a two-light window and diagonal braces, a simply-moulded tie-beam, barge boards and a finial to match the previous gable. Inscribed on the tie-beam in bay 3 is 'Built R.D. A.D:1600 R.E.E.W Restored A.D:1880 (Richard Drinkwater and Roland Eyles Egerton- Warburton). Both gables retain an ornamental face sculpture below the eaves. At the north end, the north wing retains two windows with a decorative dentilled course above the hood mould. The whole of this elevation is understood to have been re-built or built by Douglas, as evidenced by the terracotta window surrounds; the gable in the cross-wing may date from the late 17th or early 18th century.



East Front Elevation



Bay 3



Detail of Inscribed Beam



East Elevation of Crosswing, Bay 4



East Elevation of North Wing



South Elevation



Line in Brickwork, South Elevation



Rear West Elevation



Detail of Timber-mullioned Window



4-light Window at North End



Projecting Stone Bay



Detail of Buttress

The south elevation is constructed in English Garden Wall bond and is largely blind, save for two 2-light mullioned windows with similar terracotta surrounds and an external chimney. The plinth has been covered with a cementitious surface. GMAU report that

‘the original gable end, a cruck frame, had been encased by brick, but has now been removed¹²’

The south end is understood to have been re-built in the later 20th century; certainly, there is a break in the brickwork on the east side.

The rear, west elevation retains three structural bays of box framing with well-preserved remnants including a blocked 3-light ovolo-moulded timber mullion window and diagonal braces. The upper level of stone on the plinth at the south end is of a different colour than those underneath and may be a 19th century replacement. Some of the brick infill panels at the north end are laid in a herringbone pattern and a 4-light ground-floor window with timber mullions and metal casements which interrupts the lower rail was probably inserted in the 19th century. In the centre of the framing is an added, projecting stone bay with chamfered stone-mullioned windows and a 2-light eaves dormer above with a timber frame. Next to the stone bay is a brick buttress

¹² Greater Manchester Archaeological Unit (GMAU). *The Bent, Warburton: Historical Background and Level II Survey* (April 1992), 10

which has been fitted to a doorway-sized opening in the timber frame; it is possible that this was an original entrance to the farmhouse.

Near the north end of the elevation is the end gable of the cross-wing, built in English Garden Wall brick bond by Douglas on a sandstone plinth. This retains a 4-light ground floor window, a 3-light first floor window and a small 2-light window on the return, with similar terracotta surrounds to those on the east elevation. The gable is supported on replaced truncated posts resting on the corner brickwork, with braces supporting the tie-beam, parts of which have also been replaced. The roof structure is a queen post truss with brace struts to the rafters, barge boards and a finial. At the north end is a 19th century lean-to by Douglas with a historic timber plank door obscured by 20th century brick and timber porch with a corrugated roof.

The north elevation consists of a two-storey service wing with a lean-to constructed at the same time, as the brick courses match up. These retain two 3-light windows with terracotta surrounds on the ground floor and a further similar window at first-floor level in the gable. The projecting hood mould is continued from the front elevation, although not continuously; there is a sill-band across the elevation at ground-floor level and a further sill-band at eaves level. The gable retains a decorative design of brickwork on a white plaster background.



West Elevation of Cross-wing



Detail of Replaced Post



North Side of Cross-wing and North Wing



North Elevation

4.2 Interior

Internally, the building is currently constructed on a T-shaped plan, with a service wing at the northern end and the cross-wing adjoining, the front entrance and a central staircase on the east side and a further staircase between the north wing and the cross-wing.

4.2.1 Ground Floor

The front entrance gives onto a stair hall, which GMAU believe to have been added with the cross-wing¹³, and a solid-wall partition inserted to the room to the west. Certainly, a beam extends either side of the partition. The floor is tiled with red tiles and black bordering; walls and ceiling are plain plastered. The timber dog-leg staircase retains turned balusters and hand rail and a plain, chamfered square newel post. Four-panel doors give onto the rooms to the west and south. The stair hall is lit by a painted mullioned window which retains metal casements with distinctive loop handles and a bar over the opening light. A cupboard is fitted into the wall at the south end, with panelled doors.



Stair Hall



Staircase



Stair Hall Window



Cupboard in Stair Hall

¹³ Greater Manchester Archaeological Unit (GMAU). *The Bent, Warburton: Historical Background and Level II Survey* (April 1992), 10



View into Central Room



Bay



View into Southern Room



Beam

The central room retains a timber boarded floor with plain plastered walls and ceiling which is supported by three beams, two of which are aligned west – east with one fixed at right angles. The adjoining beams have ovolo moulding on both sides, that nearest the hearth has moulding on one side and simple chamfering on the other; GMAU postulate that the moulding would indicate a 17th century date. The room has a tiled fireplace with a heavy timber surround, dating from the late 20th century. The insertion of the bay on the west side has resulted in posts which may be encased timber posts or a more modern material. The bay has been fitted with timber panelling which the listed building description dates as original and it may be a genuine element, presumably moved from elsewhere.

The southern room has a plain plastered ceiling supported by two plain beams, which may have been boxed-in. The floor is carpeted and the walls papered. The room retains a tiled 19th century cast-iron fireplace with a white marble surround and is lit by a similar window to that in the stair hall, again with loop handles.

The cross-wing is a large open room running the width of the building with a quarry-tiled floor, plain plastered walls and ceiling supported by three moulded beams. There is a brick late 20th century fireplace with a timber surround but the room retains a timber worktop and two cupboards with panelled doors in the south-west corner and a

fitted wall cupboard in the north-west corner. The room is again lit by two painted mullioned windows with loop handles. Access from the cross-wing to the stair hall is via a part-glazed timber door.



View into Cross-wing



Beam



Fireplace



Central Room



Door and Cupboard



Window



Scullery



Drying Frame



Stone Basin and Top



Kitchen



South Side of Kitchen

The northern service wing consists of a scullery and kitchen on the ground floor, with a toilet between. The floors in both areas are concrete and doors are 20th century timber. Walls in the scullery are of painted brick with a concrete dado and the ceiling plain plastered, fitted with a frame for a laundry drying rack which also has large drying hooks. The space also retains a shallow stone sink and worktop. The doorways here are different, with that into the toilet with a segmental-arched head and the other with a flat head, possibly inserted. The kitchen has been altered with the removal of

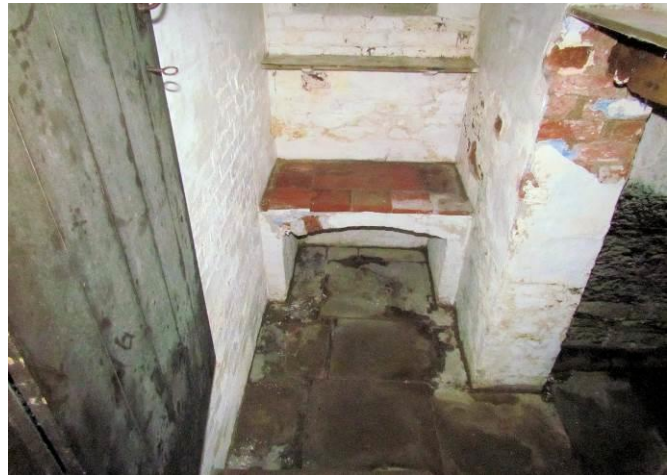
an internal wall and is fitted with modern units; an under-stairs pantry is fitted with shelves.

4.2.2 Basement

The small basement lies beneath the south-east corner of the cross-wing and stair hall and is accessed via the cross-wing and a timber plank door. The walls are painted brick and the floor is stone-flagged. At the junction of the cross-wing and the north wall of the earliest part of the building, this area retains historic timber framing at ground level and a moulded beam above. Within the basement are arched openings with timber shelves.



Access to Basement



Basement



Timber Framing



Timber Framing and Beam



Basement

4.2.3 First Floor

The stair hall provides access to the upper level of the cross-wing via a half-landing which gives onto a corridor retaining a historic plank door to the eastern room; all other doors at this level are 20th century timber.

The eastern room is largely plain with plastered ceiling and papered walls but retains a small 19th century cast-iron fireplace in the north-west corner. There are also two projections on the west wall which may indicate the existence of historic timber posts. The room is lit by a painted terracotta mullioned window with loop handles.

The western room is similarly plain but retains a 19th century cast-iron fireplace on the north wall and is lit by two similar terracotta windows.



Door to Eastern Room in Cross-wing



Eastern Room in Cross-wing



Window



Fireplace



Western Room in Cross-wing



Fireplace



Top of Balustrade



First Floor Corridor



Bathroom



Window



Central Bedroom



Fireplace



Southern Bedroom



Fireplace



Northern Stairs



Northern Bedroom

The stair hall at first floor level has plain plastered walls and ceiling, the level of which drops in the southern part.

Opposite the top of the stairs is a bathroom with a historic part-glazed partition to form a toilet and a sink and bath taps which may be Art Deco. The bedroom adjoining is plain except for a small cast-iron 19th century fireplace, similar to that in the eastern room of the cross-wing. The floor is boarded and partly covered with an early linoleum. The southern bedroom is again largely plain with a boarded floor, although it retains a cast-iron 19th century fireplace with a timber eared surround and two corniced mantle shelves.

A timber straight-flight staircase in the northern wing leads to a very plain and unheated servants' bedroom, lit by a terracotta mullioned window with loop handles.

4.3 Architectural Context: 17th Century Farmhouses in Cheshire

Houses in the area were often constructed with timber frames in the 16th century, often later being re-built in brick, with interior timber-framed partitions being used throughout the 18th century. Later houses were built in brick, often on much the same two-bay ground plan as earlier houses.

The three-unit, cross-passage plan was very common by the 16th century and spans a broad social spectrum, with rooms opening off each other. This type can be recognised from the exterior by the enclosed chimney being off-set from the entrance. The main hearth serving the living room/kitchen backed onto the cross-passage. Hartwell, Hyde, Hubbard and Pevsner state that the baffle-entry plan was even more common by the late 16th century. Here, the entrance provided access into a small lobby set against the jamb of a fireplace and visible on the exterior by the relationship of the single chimney above the entrance. This plan emerged a little later and can be seen at Row of Trees in Wilmslow. A different plan form developed in larger houses in the 17th century and smaller houses a century later, with four rooms on each floor, recognisable from the exterior by a cubic form and symmetrical arrangement of door, windows and chimneys.

One way of increasing floor area was to extend at the rear with a wing to produce an L-shaped or T-shaped plan. Brunskill describes the usual arrangement:

'... the main block retained living room and parlour with an entrance in between, the extension contained a kitchen with its fireplace in a gable wall, possibly a scullery or pantry, and a staircase near the junction of main block and wing and so in a convenient position to serve three bedrooms on the first floor.¹⁴'

Windows in the 15th and 16th centuries were small with mullions, transoms for larger windows, and iron-framed casements. Mullions were of stone in stone and brick buildings and of timber in timber-framed houses; this style continued in use until the end of the 17th century. Hall states that 'the earliest window glass takes the form of diamond leaded lights...' which 'led to the development of elaborate glazing designs...' 'Diamond panes ...continued in use throughout the 17th century but square or rectangular panes gradually took over from about 1660...The panes were held by lead comes.... [Horizontal] Saddle bars are usually square in section and often have flattened ends turned at right angles to enable the bars to be nailed to the window frame¹⁵'. In the later 17th and early 18th centuries, cross windows became common as an interim design between the mullioned casement window and the sash; such windows have survived at Cold Arbour Farm at Macclesfield, of the 17th century. The sash window became popular in all parts of the country in the 18th century, initially restricted to small panes by manufacturing techniques but with larger panes with the introduction of plate glass in the 1840s eventually culminating in single pane sashes in the late 19th century. At the same time, mullioned and metal-framed casement windows returned to popularity with the vernacular revival of the Arts and Crafts movement.

The Bent Farmhouse reflects its development over a long period of time, with a variety of styles and construction materials.

4.4 Architectural Context: John Douglas and Rowland Eyles Egerton-Warburton

John Douglas was a pupil of E. G. Paley of Lancaster and set up his own practice in an office in Chester in 1860. Douglas' first major patron was Lord Delamere and he soon also started to work for the Grosvenor family of Eaton Hall for whom he designed St John the Baptist's Church, Aldford. Douglas went on to carry out many works for the first Duke of Westminster.

Douglas designed many types of buildings, from dwelling houses to churches, inns, schools and mansions, some in an Arts and Crafts style. Hubbard summarises Douglas' work on churches by the mid-1880s by highlighting the design for Warburton New Church (1882-5) in a Neo-Perpendicular style, incorporating Germanic elements at Pulford (1881-4) and Early English lancet forms as at St John's in Mold (1878-9). Douglas also carried out restoration work at the Grade I-listed St John the Baptist in Chester in the 1880s following the collapse of the tower. He 'reproduced' the north

¹⁴ Brunskill, R. W. *Houses and Cottages of Britain* (London: Orion, 2000), 78

¹⁵ L. Hall. *Period House Fixtures and Fittings 1300-1900* (Newbury, Countryside, 2005), 86-87

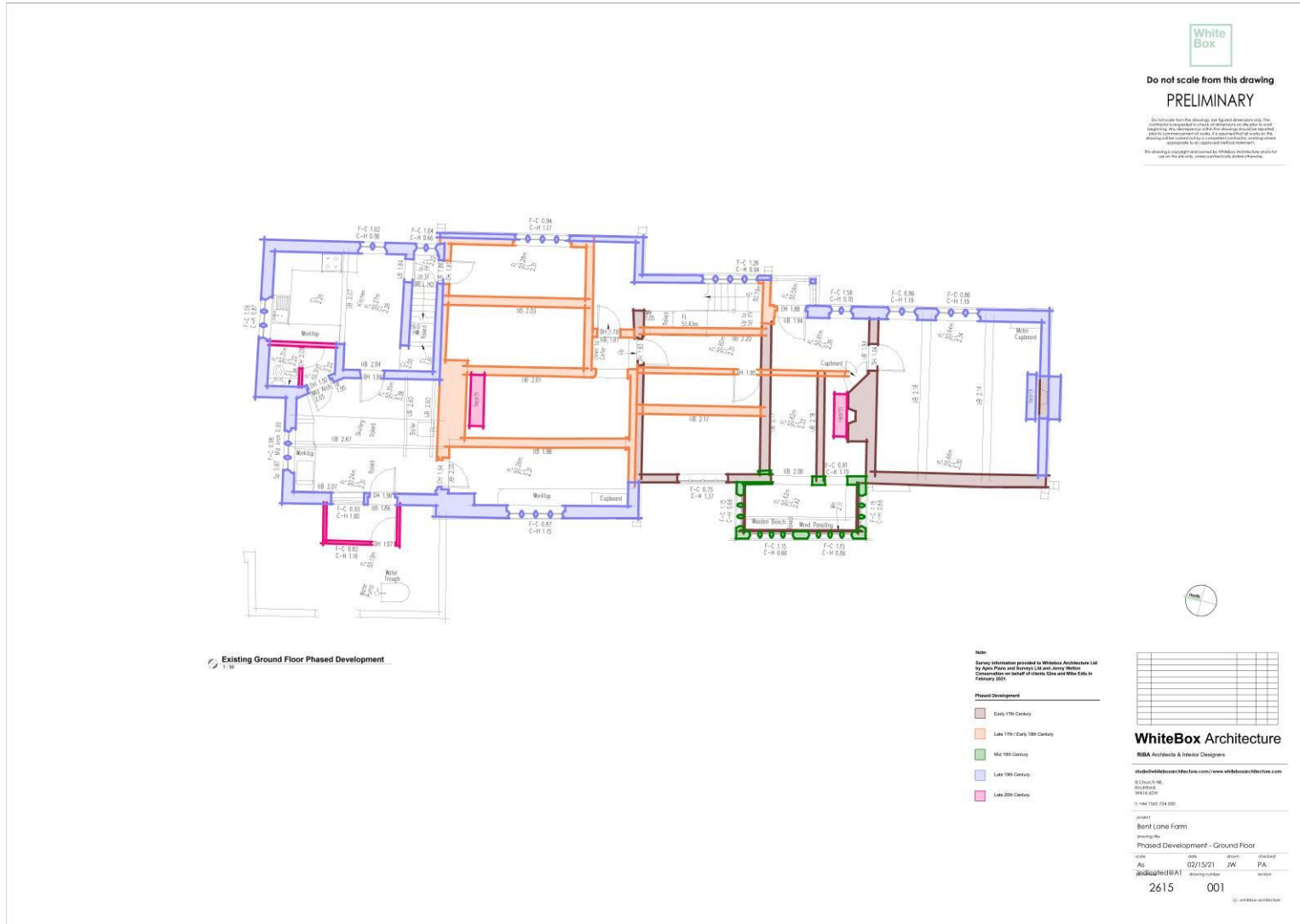
porch in 1881-2 and re-faced the north wall in 1886-7, incorporating a new bell-tower at the north-east corner.

Douglas used many Arts and Crafts style details, such as timber-framing, decorative brick detailing and chimney stacks. His son, Colin, trained as an architect and joined his practice but became ill and, in 1884, Douglas went into partnership with Daniel Fordham. In around 1887, Fordham retired due to ill health and Douglas took on Charles Minshull as a new partner who had previously acted as his assistant. Douglas also designed the Eastgate clock, one of his most famous works, designed as part of Queen Victoria's Diamond Jubilee celebrations and unveiled in 1899. Minshull left to form his own practice in 1909 and Douglas continued on his own, although he sometimes collaborated with other architects. He died in 1911.

Rowland Eyles Egerton-Warburton (1804-1891) was brought up on the family estate at Arley and his personal interests included writing poetry of which some has been published, e.g. *A Looking Glass for Landlords*, but he spent much time and money on architectural improvements to his hall at Arley and many of the estate properties. His first big project was to re-model the hall, for which he hired a schoolfriend, George Lathom and, later, the London architect Salvin to design a chapel for the hall. Egerton-Warburton preferred the fashionable Gothic-Revival approach to rebuilding in the 1850s-60s by the time he employed W. E. Nesfield at the Crewe estate and R. Norman Shaw. Egerton-Warburton later changed towards a more traditional vernacular style and employed then new architect John Douglas of Chester and Edmund Kirby of Liverpool, at one time a pupil of Douglas. Egerton-Warburton's later projects were ecclesiastical, including the new church at Warburton, designed by Douglas (1883-85) and superseding the old church to the north-west. The family estate records are held at the John Rylands University Library, Deansgate in Manchester.

4.5 Phasing Plans

This report has not had access to the historic drawings by Douglas and the phasing suggested here is based on the map evidence, evidence within the building and the GMAU report.

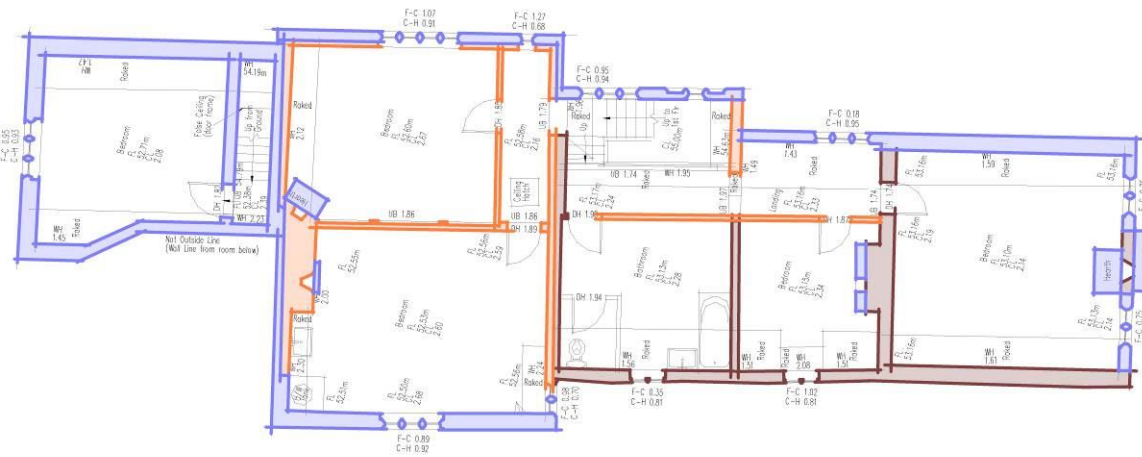




Do not scale from this drawing

PRELIMINARY

Do not scale from this drawing. Use figured dimensions only. The contractor is requested to check all dimensions on the spot to avoid any discrepancy. Any discrepancy within the drawings should be reported prior to commencement of work. The drawing shall be used for the drawing and the contractor is to be responsible for any errors. The drawings are copyright and owned by WhiteBox Architecture and it is not to be used on any other project without their prior approval.



Existing First Floor Phased Development
1:50

Note:
Survey information provided to WhiteBox Architecture Ltd by Alex Potts and Surveys Ltd and Jenny Wetton. Conservation on behalf of clients Gina and Mike Edis in February 2021.

Phased Development

- Early 17th Century
- Late 17th / Early 18th Century
- Mid 18th Century
- Late 19th Century
- Late 20th Century



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Project:
Bent Lane Farm

showing the
Phased Development - First Floor

scale	date	drawn	checked
As	02/15/21	JW	PA
indicated		drawing number	revision

2615 002

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5 SIGNIFICANCE

5.1 Assessing significance

Assessing significance is a key principle for managing change to heritage assets and is embedded within current government policy; NPPF policies 189 and 190 (CLG, *National Planning Policy Framework*, 2018). A key objective in the NPPF is 'the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation ...' (NPPF Para. 192(a)). The NPPF advises that the more significant the heritage asset the greater the presumption in favour of its conservation (policy 193). English Heritage issued *Conservation Principles* in 2008 to explain its philosophical approach to significance and managing change and identified four main aspects of significance: evidential, historical, aesthetic and communal.

There are three levels of significance as well as neutral and an intrusive grade:

Exceptional Level of Significance

The element is relatively intact, has a special interest, and makes an important contribution to the wider significance of the site. This would correspond to an individual grade I or II* listing. The NPPF advises that substantial harm should be wholly exceptional.

High Level of Significance

A designated asset important at national and regional level, including Grade II listed buildings. The NPPF advises that substantial harm should be exceptional.

Medium Level of Significance

An undesignated asset important at a local to regional level, including locally (non-statutory) listed buildings. The element has been altered, has less special interest, and its contribution to the wider significance of the site is less important. May include less significant parts of listed buildings. Buildings and parts of structures in this category should be retained where possible, although there is usually scope for adaptation.

Low Level of Significance

An undesignated asset important at a local level, including buildings which make a positive contribution to a conservation area. The element has been significantly altered, has a low level of integrity, the special interest has been lost and it makes little contribution to the wider significance of the site. Buildings and parts of structures in this category should be retained where possible, although there is more scope for adaptation.

Neutral

The element is historically unimportant but does not have a negative visual impact on the surrounding buildings. May include insignificant interventions to listed buildings and buildings that do not contribute positively to a conservation area. The removal or adaptation of structures in this category is usually acceptable where the work will enhance a related heritage asset.

Intrusive

The element is historically unimportant and has a negative visual impact on the surrounding buildings. Wherever practicable, removal of negative features should be considered, taking account of setting and opportunities for enhancement.

5.2 Significance of The Bent Farmhouse

Following the methodology for assessment of cultural significance set out in the Historic England *Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12*, the Bent Farmhouse can be identified to have the following heritage values:

Evidential Value:

Although the farmhouse is dated to 1600 by an engraving on a tie-beam, GMAU were of the opinion that this is 'not an original engraving of 1600 since the 19th century initials are an integral part of the design.¹⁶' They quote Norman Warburton who believed that the house was built in 1620.

The map evidence is confusing and it is difficult to date the various parts of the building with certainty. GMAU cite the 1757 estate plan as evidence for a cross-wing at this time but this may not be on the same ground plan as the existing, as the 1839 tithe map shows a flat building line along the west side. It is possible that Douglas extended this part of the house but, without the historic plans it is impossible to be certain. Douglas did re-build the walls along the east side of the building, which would have resulted in the loss of any evidence of another door and any outshut which might have contained a staircase.

There is a record of the farmhouse on the Greater Manchester Historic Environment Record, which repeats the information given in the listing description, and also of the cruck barn, cattle shed and other outbuildings on the site.

Historical Value:

The Bent farmhouse has an important local association with the Drinkwater family who are recorded in Warburton estate records since at least 1572. Richard Drinkwater is believed to have built the farmhouse in the early 17th century and was one of the leading farmers in the area. A descendant, Arnold, who was a yeoman and bailiff of the manor of Warburton, and his wife, Elizabeth, were able to send one of their sons to Oxford University¹⁷. Interestingly, Elizabeth's will of 1685 records that the family owned the rectorship or the right to receive payment of tithes. Nevell et al state that 'The family would collect the tithes (church taxes) and pay a proportion (perhaps a third) to the minister, who would then be called a vicar.' GMAU record that a later descendant, and another Arnold (1679-1755), was a 'staunch supporter of the church,

¹⁶ Greater Manchester Archaeological Unit (GMAU). *The Bent, Warburton: Historical Background and Level II Survey* (April 1992), 6

¹⁷ Nevell, M. (ed.) with Carney, M., Cracknell, J., Haworth, J., Hill, C. & Jubb, D. *Warburton: Glimpses of Rural Life: The Archaeology and History of a Cheshire Village*. University of Salford Archaeological Monographs Volume 4 (2015), 135

co-funding the new church gallery and flagging of the church floor, and who was very active in local affairs.

The Bent farmhouse also has a nationally important historical association with the architect John Douglas and with the landowner Rowland Eyles Egerton-Warburton, who carried out much re-building in Warburton, including the new church on Bent Lane.

Architectural Value:

The farmhouse retains a timber frame on the west side, of which early 17th century elements have survived, including bracing and a timber-mullioned window and a small amount visible in the basement. The stone bay has been added later, resulting in the removal of part of the timber frame. Douglas carried out much restoration here in the 19th century, making alterations which included a larger window.

The listing description postulates that the house was constructed on a large 3-unit baffle-entry plan. If this was the case, an entrance could be expected to be positioned underneath the chimney in an external view and there would have been back-to-back hearths. The buttress on the west elevation appears to have been built within a doorway in the timber frame; if this was the case, it would be in the wrong position for a baffle-entry house but would indicate a cross-passage behind the chimney and leading to a rear doorway opposite – the east wall was, of course, re-built by Douglas in 1880 with a doorway to the north, so any historic evidence there has gone.

By the later 17th – early 18th century, a cross-wing had been added to the north, projecting beyond the building line on the east side, and a projecting stair hall with a corridor having been inserted on the ground and, presumably, also the first floor. The timber-framing in the east gable of the cross-wing is different to that on the west gable and has a decorative moulding indicative of a late 17th or early 18th century date. The timber framing in the stair hall gable is different again and may have been re-built by Douglas.

According to the map evidence, a bay was added on the west side in the mid-19th century. Bays were becoming increasingly common in new houses and an interest in vernacular styles was growing; the bay with its mullioned windows may be redolent of this changing fashion, as is the re-use of the historic panelling.

John Douglas re-built the entire east side, altering all the chimneys with characteristic moulded stacks. He used fashionable diaper brickwork and the new material terracotta, which was hardwearing, for window surrounds throughout and decorative brick detailing in the north gable, similar to that on Church House (1889), adjacent to the new parish church which he also designed. He may also have extended the cross-wing on the west side, which is shown on the 1898 map. The GMAU report, which had access to Douglas' architectural drawings, concludes that a window in the east gable of the cross wing, shown as being open in a drawing from 1902, was designed but not incorporated.

Alterations have been made since the late 19th century, including the addition of a porch in inappropriate materials and style at the north-west corner, the re-building of the south end and re-plastering in a cement-based plaster.

The building is in a generally fair condition, although many parts have been re-pointed in cement-based mortar and a cement-based surfacing applied to parts of the stone plinth, there is a crack in the base of the southern chimney and parts of the timber frame have been filled with a cement-based mortar. Internally, there is evidence of damp penetration, including peeling paint on the ceiling of the east side of the cross-wing and walls of the central room.

Repair and conservation work are needed to ensure the retention of the special character of the listed building.



Surfacing on Plinth



Cement Mortar in Timber-Frame



Mould and Peeling Paint in Cross-wing



Peeling Wallpaper in Central Room



Crack Across Terracotta Window Surround at South End, First Floor



Crack in Plaster at South End

Artistic Value:

The farmhouse retains some decorative elements of artistic value by craftsmen, including the timber panelling in the bay and the moulding on the tie-beam of the east gable of the cross-wing.



Timber Panelling



Moulding on Tie-beam

5.3 Schedule of Significance

The table below details the levels of significance of the interior.

Interior Element	Significance Level
Ground Floor:	
Porch	Intrusive
Scullery	Medium
Kitchen	Low
Cross-wing	High (fireplace neutral)
Stair Hall	Medium
Central Room	High (fireplace neutral)
Southern Room	Medium
First Floor:	
Northern service bedroom	Low
Cross-wing western bedroom	Medium

Cross-wing eastern bedroom	Medium
Stair Hall	Medium
Bathroom	Medium including partition
Central Bedroom	Medium
Southern Bedroom	Medium
Basement:	High

5.4 Summary of Significance

The chief aspects of significance are:

- Vernacular style of west side and retention of elements of early 17th century timber frame, including internally in the basement, on a stone plinth in locally-sourced materials;
- Late 17th/early 18th century cross-wing also built in a vernacular style and retaining a timber-framed gable on the east side, again in locally-sourced materials;
- Retention of much of Douglas' 1880 remodelling of building externally, in a vernacular revival style with decorative brickwork and the use of the relatively modern material terracotta for window surrounds and, internally, with the retention of the staircase and several late 19th century fireplaces;
- Historic association with the locally-important Drinkwater family, who occupied the site for nearly 150 years;
- Historic association with the nationally-important architect, John Douglas, and with the landowner and poet, Rowland Eyles Egerton-Warburton.

The farmhouse is considered to be of **high significance overall**. Poor condition is having a negative effect on this significance and repair work needs to be carried out to ensure the protection of the special interest of the building.

5.5 Contribution made by Setting to Significance

The NPPF defines the setting of a heritage asset as 'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral'.

Another way of looking at setting is to think of it as the parts of the surroundings in which people are able to appreciate the significance of the asset.

The Bent farmhouse was built and is still largely set within a rural landscape, although there has been development to the north and east. It is approached by a historic track from Bent Lane which leads into the farmyard. There is a planted garden at the front with trees along the road boundary, which retains a stone path and remnants of historic cobblestones on the south side. At the rear, there is grass in front of the farmhouse and a 19th century brick enclosure at the north end, by the porch, which retains a water pump.

The farmhouse lies within a historic farmyard setting with the yard to the west, with a 19th century cattle shed opposite, possibly also designed by John Douglas as it retains

terracotta window surrounds and dentilled brickwork, although it is in poor condition. To the south-west lies a cruck-framed, three-bay building dating from the 16th century, constructed as a one-and-a-half-storey precursor to The Bent farmhouse and now used as a barn¹⁸. This building is now listed at Grade II. Although the yard is now largely surfaced in asphalt, further historic cobblestones survive by the cattle shed. To the south of the farmhouse are stone remains of an early barn, shown on the 1839 tithe map and demolished by 1967-8.

To the north of the farmhouse lies a small rectangular brick building with a clay tile roof, which historically had a small lean-to pigsty, constructed out of stone slab walls with a tiled canopy. The canopy has since gone but the slabs are still upright. The building is shown on the 1839 tithe map and retains a timber door and window on the front elevation, with a small dovecot in the gable and a chimney at the rear. Internally, it retains a cracked brick and stone pig-rendering bench with an iron fire door, although the floor has been surfaced in concrete. At the rear is a small, brick-built toilet with a tiled floor and two earth closets. North of the large cattle shed is a small brick-built shippon with a slate roof shown on the 1910 map and now used as a garage. The timber roofing structure is still visible but, otherwise, there is little of historic interest and the floor has been covered with concrete.

To the north of the historic farmyard lies a late 20th century brick-built bungalow and, to the east of the road, lie the new Church of St Werburgh and Church House, both designed by John Douglas for Rowland Eyles Egerton-Warburton and both now listed at Grade II.

The setting is considered to make a positive contribution to the significance of The Bent farmhouse, although the 20th century farm buildings are constructed in different materials and in different styles but do represent the continuation of the farm in agricultural use.



View North Along Front Garden



Historic Cobblestones

¹⁸ Nevell, M. (ed.) with Carney, M., Cracknell, J., Haworth, J., Hill, C. & Jubb, D. *Warburton: Glimpses of Rural Life: The Archaeology and History of a Cheshire Village*. University of Salford Archaeological Monographs Volume 4 (2015), 91



Brick Enclosure and Water Pump



Cattle Shed



Cruck Barn



Remains of Early Barn



Building Formerly by Pigsty



Interior



Toilet at Rear



Earth Closets



Former Shippon



Bungalow to North

5.6 Significance Plans



6 HERITAGE PLANNING CONTEXT

6.1 National Planning Policy Framework

The national legislative framework for development affecting listed buildings and conservation areas is provided by the Planning (Listed Buildings and Conservation Areas) Act 1990; often referred to as the Listed Buildings Act. This sets out the duty on local planning authorities with regard to listed buildings and any buildings or land within a conservation area, when determining applications for planning permission. It is essential that these legal duties are considered, alongside the contents of the NPPF and other planning policies and guidance.

For listed buildings, the planning authority *'shall have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest which it possesses'* (section 66).

Listed building consent is required for alterations which are likely to affect the character and special interest (significance) of the building. It is not required for like-for-like repairs, nor for alterations to modern fixtures and fittings which will not affect historic fabric, such as the removal of a modern partition.

The National Planning Policy Framework (NPPF) was updated in 2018 replacing all former planning policy statements (1st edition NPPF, PPS5 etc). *The Planning Practice Guide: Conserving and Enhancing the Historic Environment* should be read in the light of the NPPF and does not comprise policy.

The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. The Government has three interdependent objectives to sustainable development: economic, social and environmental. The latter objective includes contributing to 'protecting and enhancing our natural, built and historic environment.' So that sustainable development is pursued in a positive way, at the heart of the Framework is a **presumption in favour of sustainable development**. Policies 184-202 are related to conserving and enhancing the historic environment.

The *Planning Practice Guide* states: 'In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time.'

Policy 188 states: 'Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.'

Policies 189 and 190 of the NPPF require planning applicants and local planning authorities to assess the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be appropriate to the

assets' importance and no more than sufficient to understand the potential impact of the proposal on their significance. Local planning authorities should take this assessment into account when the potential impact of proposed development to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Policy 192 states: 'In determining planning applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.'

Policy 193 states: 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.'

Policy 194 states: 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Policy 195 states: 'Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.'

The *Planning Practice Guide* gives guidance on how to assess if there is substantial harm:

'In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously

affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm¹⁹.

Policy 196 states; 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'

Policy 199 states: 'Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.'

6.2 Trafford Council Local Plan: Core Strategy (2012)

Policy R1: Historic Environment

R1.1 All new development must take account of surrounding building styles, landscapes and historic distinctiveness.

R1.2 Developers must demonstrate how the development will complement and enhance the existing features of historic significance including their wider settings, in particular in relation to conservation areas, listed buildings and other identified heritage assets.

R1.5 In addition to preserving or enhancing Conservation Areas, the Council will identify, preserve, protect and enhance the positive features and characteristics of Trafford's historic environment, through the Land Allocations DPD, the maintenance of the Historic Environment Record, the preparation of local lists, Supplementary Planning Documents and development briefs, as appropriate.

R1.6 Accordingly developers will be required, where appropriate, to demonstrate how their development will protect, preserve and enhance the following heritage assets including their wider settings:

- Listed buildings;

¹⁹ Department for Communities & Local Government. *Conserving and enhancing the historic environment: Decision-taking: historic environment* [online]. Available at:

<http://planningguidance.planningportal.gov.uk/blog/guidance/conserving-and-enhancing-the-historic-environment/why-is-significance-important-in-decision-taking/> [accessed 13.05.15]

- Buildings and structures identified on a local list which make a significant contribution to the townscape by reason of their architectural or historic interest;
- Listed buildings and locally significant historic buildings and structures, identified on a local list, which are at risk;
- Sites included on the English Heritage Register of Parks and Gardens of Special Historic Interest;
- Scheduled Monuments;
- Sites of archaeological significance;
- Other sites of significant historic designed landscapes identified from the Trafford Urban Historic Landscape Characterisation Report on a local list; and
- The character of prominent skylines, particularly those running from Dunham New Park to Oldfield Road, Altrincham and from the A56 through Bowdon and any other important skylines, identified through the Conservation Appraisals.

R1.7 The Council will encourage development proposals that, where appropriate, seek to re-use or modify an identified heritage asset by improving its environmental performance to mitigate and adapt to the effects of climate change.

R1.9 The level of information to be supplied by a developer in relation to any of these matters should refer to the significance of the heritage asset and will vary on a site by site basis but will need to be provided to the satisfaction of LPA.

6.3 Trafford Council Unitary Development Plan (2006)

Proposal ENV23 – Development in Conservation Areas

Development proposals should preserve and enhance the character of Conservation Areas. They should be of the highest standard of design. They will be considered against the following criteria: -

- In terms of its architectural design, siting, scale, proportions, emphasis, form, height and materials the development should be compatible with the character and setting of the Area and should relate to street and building patterns;
- The treatment of associated landscaping, boundaries, paving, open spaces and associated street furniture, lighting and advertisement signs should be similarly complementary;
- Any new or extended building should provide or retain sufficient space at the sides, front and rear to be in character with the surrounding area;
- The hard area covered by buildings (including outbuildings and garages) and hard surfacing for parking and manoeuvring should not exceed that appropriate to the character of the surrounding area;
- Important trees, boundary walls and gateposts should be retained
- Extensions and other external alterations (including shop fronts) should not result in the loss of significant architectural features and should be appropriate to the design of the building.

Proposal ENV24 – Buildings of Special Architectural or Historic Interest

The Council will seek to preserve buildings of architectural or historical interest by: -

- Monitoring the condition of all such buildings;
- Exercising a general presumption in favour of the preservation of listed buildings, except where a convincing case has been made out for demolition and all possible means of retaining the building have been exhausted;

- Ensuring that all proposals for the alteration or extension of listed buildings are in keeping with the character and special interest of the building;
- Having special regard to the preservation of the setting of listed buildings when determining any applications for listed building consent, Conservation Area consent or planning permission;
- Encouraging new uses in listed buildings where existing uses are no longer appropriate or viable.

Where works of demolition, alteration or extension to a listed building are permitted, the Council will consider whether to require that a detailed record of the building is made before works commence.

Proposal ENV25 – New Uses for Listed Buildings and Buildings in Conservation Areas

In seeking to encourage new uses for listed buildings in accordance with Proposal ENV24(e) favourable consideration will generally be given to new uses which meet the following criteria: -

- a) They respect the architectural and historic character and setting of the building;
- b) They do not destroy or obscure any significant architectural or historic features. Details and original openings should be retained;
- c) They are compatible with surrounding land uses and are not detrimental to the environment and quality of the surrounding area;
- d) They do not conflict with other Policies and Proposals in the Plan.

7 CONCLUSIONS AND OPTIONS FOR CHANGE

The information in Sections 3, 4 and 5 of this report provides an assessment of The Bent farmhouse and its setting. Although the farmhouse is dated to 1600 by an engraving on a tie-beam, GMAU were of the opinion that this is 'not an original engraving of 1600 and quote Norman Warburton who believed that the house was built in 1620. The map evidence is confusing and it is difficult to date the various parts of the building with certainty. However, the farmhouse retains a timber frame on the west side, of which early 17th century elements have survived. By the later 17th – early 18th century, a cross-wing had been added to the north, projecting beyond the building line on the east side, and a projecting stair hall with a corridor having been inserted on the ground and, presumably, also the first floor. A bay was added on the west side in the mid-19th century and, in 1880, John Douglas was commissioned to remodel the farmhouse, re-building the entire east side and altering all the chimneys with characteristic moulded stacks. He used fashionable diaper brickwork and the new material terracotta, which was hardwearing, for window surrounds. Alterations have also been made in the 20th century.

The farmhouse is considered to be of high significance overall but poor condition is having a negative effect on this significance and repair work needs to be carried out to ensure the protection of the special interest of the building.

Section 6 outlines the heritage planning context and this section makes recommendations for the treatment of change within the historic building.

During the survey for this report, evidence was found of damp penetration and possibly also of structural movement. Many parts have been re-pointed in cement-based mortar and a cement-based plaster used at the south end. It is strongly recommended that a full condition survey is carried out by a building surveyor experienced with historic buildings, including the timber frame in the basement and the roof. It may also be advisable to have a structural survey carried out, preferably by a conservation accredited engineer (CARE); further details are available at <https://www.ice.org.uk/careers-and-training/careers-advice-for-civil-engineers/specialist-professional-registers#Conservation>. Otherwise, an engineer suitably experienced with historic buildings.

Repair is likely to be necessary to the historic timber window surrounds, both external historic doors and to the panelling in the bay. Local companies which undertake this work include Touchstone Glazing <http://www.touchstoneglazing.co.uk/home/> and Joinery Workshop <https://joineryworkshop.com/>.

Advice should be sought on suitable energy efficiency measures and much information is available on the Historic England website, *Your Home* <https://historicengland.org.uk/advice/your-home/>.

There is the potential for alterations within the historic building, to brighten the interior. This would include the careful removal of paint from the terracotta window

surrounds, which would require Listed Building Consent but would be regarded an enhancement.

There is also the potential to replace the 20th century fireplaces with others of a 19th century date and style, in keeping with the surviving fireplaces or with very simple contemporary fireplaces in natural materials, although this would also require Listed Building Consent.

There is the potential to install underfloor heating, which would also require Listed Building Consent, although all the historic floor tiling and boards would need to be re-laid. On a site which has been occupied for as long as The Bent, it is likely that a requirement or condition of Consent would be archaeological investigation of any historic surfaces underneath, to an appropriate depth.

There is no potential to remove the wall between the kitchen and scullery as this is part of Douglas' design for the building. There is a difference between the two doorways in this wall and it may be that the doorway into the toilet dates from the 19th century and that into the kitchen has been inserted later. Both doors date from the 20th century and could simply be removed, although this would also require Listed Building Consent.

Both outbuildings are curtilage buildings and make a positive contribution to the significance of the listed farmhouse and should be retained, although there is the potential for internal alterations, which may require Listed Building Consent.

It is strongly recommended that pre-application advice is sought from the local authority's Conservation Officer during the scheme design process. This should also ascertain which works will require Listed Building Consent as this could include some repair works if not on an exact like for like basis.

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9 APPENDIX – LISTED BUILDING DESCRIPTION

6/176 The Bent - Farmhouse

G.V. II

Farmhouse. "Built R.D. A.D:1600 R.E.E.W Restored A.D:1880" on tie beam (Richard Drinkwater and Roland Eyles Egerton- Warburton). Restoration by John Douglas. Stone plinth; brick front with terracotta dressings and restored timber framed gables; box framed rear with brick nogging; clay tile roof. Heavy restoration of a large 3-unit baffle-entry plan with 2 storeys, projecting crosswing (formerly kitchen and parlour) to right of house-part and utility rooms to the right of that. 5 bays to left of crosswing and 2 to right. Stone plinth, continuous hoodmould, lozenge-shaped decorative brickwork to first floor and overhanging eaves. Five 2-light, one 3-light and two 4-light windows to ground floor; one 1-light, three 3-light and one 4-light to first. All have ovolo-moulded terracotta mullions and cast iron casements with glazing bars. Porch (C19) in bay 3, gables over bay 3 and 4, and 5 with enriched bressumers and finials. 3 structural bays of box framing at rear and remnants in crosswing are well preserved and include a blocked 3-light ovolo-moulded timber mullion window and diagonal braces. Projecting stone bay with chamfered mullion windows to house-part. 3 decorative brick chimney stacks. Interior, has C17 ovolo moulded beams throughout ground floor, including a bressumer beam over an inglenook fire with former fire-window. Jacobean (and maybe some older) oak panelling in bay-window. A good early example with interesting Douglas restoration.

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