

Heritage Impact Assessment for access improvements in the Old Park at Dunham Massey



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1 Non-technical summary

This Heritage Impact Assessment has been prepared by Jamie Lund, National Trust Archaeology Consultant, to support the process of design and delivery of proposed access improvement works (henceforth the *proposed development*) undertaken within the Old Park at Dunham Massey enabled by the Green Recovery Challenge Fund.

This assessment has identified that the proposed development will have a direct physical impact upon two of the principal avenues within Dunham's Old Park, a Grade II* Registered Park and Garden (NHLE 1000853; MGM 4616; NTSMR 50800); namely Main Drive (NTSMR 51201); and Farm Walk (NTSMR 51205). This assessment has identified a number of adverse and beneficial heritage impacts arising from the proposed development which affect both the physical designated heritage asset and its setting.

In consideration of the above, the scale of impact arising from the proposed works would appear **negligible**, reflecting '*very minor changes to elements or setting*'. This **negligible** scale of impact, coupled with the **exceptional** '*sensitivity/ value of heritage asset*' would therefore indicate a **slight/ moderate** overall magnitude of impact. This assessment would lean towards the **slight**, as opposed to **moderate**, in its judgement.

This assessment has also identified adverse heritage impacts arising from the proposed development which affect the setting of eight listed buildings and structures that exist within the space between the Dunham Massey Hall to the north and the former Old Saw Mill to the south. Arranged in order of listing grade, the eight listed buildings and structures include the Grade I Dunham Massey Hall (NHLE 1356512; MGM 548; NTSMR 50801), Carriage Block (NHLE 1067942; MGM 4617; NTSMR 50802), and Stable Block (NHLE 1356495; MGM 4626; NTSMR 50803), the Grade II* Old Saw Mill (NHLE 1067903; MGM 4622; NTSMR 50807), and the Grade II Freestanding pier to the north west corner of garden forecourt (NHLE 1121901; MGM 4620; NTSMR 50811), Sundial (NHLE 1356496; MGM 4630; NTSMR 50817), Piers at south end of lawn (NHLE 1067902; MGM 4627 & 4628; NTSMR 50818 & 51182), Two small piers at S of garden forecourt, Dunham Old Park (NHLE 1067904; MGM 4629; NTSMR 50819).

In consideration of the above, the scale of impact arising from the proposed works in relation to each of the eight designated heritage assets would appear to be **negligible**, reflecting '*very minor changes to elements or setting*'. This **negligible** scale of impact, coupled with the **exceptional** or **high** '*sensitivity/ value of heritage asset*' would therefore indicate a **slight** or **slight/moderate** overall magnitude of impact. This assessment would again lean towards the **slight**, as opposed to **slight/moderate**, in its judgement.

This assessment concludes that the proposed development will not result in any adverse or beneficial impacts to any other designated heritage assets within the Old Park as the heritage assets are either situated at a considerable distance from the proposed

development where their physical structure and their setting will be unaffected. In particular, the old Slaughterhouse (NHLE 1356494; MGM 4623; NTSMR 50812) and the Obelisk at the southern end of Langham Grove (NHLE 1121904; MGM 4621; NTSMR 50806) will be unaffected by the proposed development.

This assessment concludes that the proposed development might encroach upon the site of a single non-designated heritage asset assigned low heritage value. This site is the buried foundations of the former monument close to the terminus of the Main Drive which has been previously investigated (NTSMR 50837*5)

In consideration of these factors the level of disturbance and intrusion arising from the proposed works would seem to sit comfortably within the category of a **negligible** scale of impact, representing *'changes to key elements, such that the resource is slightly modified'* coupled with *'slight changes to setting'*. This **negligible** scale of impact, coupled with the **low** *'sensitivity/ value of heritage asset'* would therefore suggest a **neutral/ slight** overall magnitude of impact. This assessment would lean towards the **neutral**, as opposed to **slight**, in its judgement.

Based upon an understanding of the historic development and design intension and significances exhibited by the Old Park at Dunham, coupled with the previous assessment of impacts and benefits affecting heritage assets and their landscape setting, this assessment concludes that the proposed development is in line with the guidance and opportunities for future development and landscape management/ enhancement identified by the local authority.

This view is founded upon the evidence that the proposed development avoid harm or adverse impact upon the list of key characteristics associated with the Historic Parks and Wooded Estate Farmland Landscape Character Area and that the design process as evolved with an understanding, awareness and sympathy for the relevant special landscape qualities and key sensitivities.

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3 Introduction

The Dunham Massey estate is situated on the border between Greater Manchester and Cheshire and comprises some c.3000 acres of land, surrounding the 300 acre deer park at its centre is a largely open landscape managed as a mixture of arable or pasture by the fourteen tenanted farms, dotted throughout with small pockets of woodland. The majority of the farmland is under arable production of an intensive nature with some beef, sheep, dairy and orchards. By modern commercial standards the farms at Dunham are relatively small; especially for arable farming and this has as a result led to tenants diversifying and setting up non-agricultural business based from their respective holdings and or renting/buying land off the estate. The nature and cultural heritage of the estate has historically been overlooked and under resourced. With visitor pressure in the deer park (a SSSI and Grade II* Park) reaching a critical point there is an urgent need to broaden the visitor attraction and encourage visitors out of the park and onto the estate.

The emergence of the National Heritage Lottery Funds' Green Challenge Recovery Fund provided the National Trust with an opportunity to resource some of its key regional and national ambitions for both land and nature. The combined bid from Dunham Massey and the Cheshire Countryside Group was one of five packages which was amalgamated under the banner of '*Cultural Landscapes*' which was successful in attracting funding at the start of 2021. Given the need to complete the delivery the work by the end of the financial year 2021/22. This Heritage Impact Assessment forms part of that suite of assessments and documents that support and enabling the delivery of those ambitions in relation to Dunham Massey.

This Heritage Impact Assessment seeks to respond in detail to the following five questions:

1. What heritage might be affected, impacted or put at risk by the proposed package of landscape scale interventions and activities?
2. Why is that heritage important and how does it contribute to overall heritage significance of the property?
3. How might change impact upon that heritage significance?
4. How can these effects be avoided, reduced, rehabilitated or compensated through the design process or heritage mitigation works?
5. Are there opportunities for the Land, Outdoors and Nature ambition to deliver enhancements to landscape character, the historic environment or cultural heritage and if so, what are those opportunities?

To assist in the undertaking of the Heritage Impact Assessment a Landscape Vision has which identified the key landscape, historic and cultural heritage on the Dunham Massey estate and offers a long term vision for their conservation and management. In preparing the Landscape Vision the authors have followed the guidance set out within the National Trust's Land Choices Guide and wherever possible, have adopted its terminology and language in order to produce a vision that is compatible with the Trust's Land Choices approach.

3.1 Site location

Sitting between the urban sprawl of Manchester and Warrington, Dunham Massey is located approximately 2km west of Altrincham. The wider Dunham Massey estate lies at the eastern extent of the Mersey Basin and is defined by major waterways; being bounded to the south by the River Bollin, and to its north and north-west by the River Mersey and the Manchester Ship Canal. To the east, the estate is bounded by the modern A56 and the town of Altrincham.

3.2 Topography, geology and land-use

The solid geology of the Dunham area is composed of red sandstones and marls formed when the area was a muddy coastal shore of a tropical sea. None of the solid geology is visible, however, the area being covered by glacial drift deposits. A complex sequence of sands, gravels and patchy boulder clays cover the area, alluvial and fluvio-glacial gravels derived from post-glacial river flooding forming narrow floodplains following the courses of the small tributary brooks and larger rivers (British Geological Survey <http://bgs.ac.uk/data/services/digmap50wms.html>).

Drainage flows mostly east-to-west across the estate, creating a series of low sand and gravel ridges, the highest of which is formed by the northern bank of the River Bollin, where it forms the southern boundary of the estate. Dunham Hall, at 24m AOD, sits on a localised high point above the river. Northwards from Dunham Hall, towards Carrington Moss, the land falls gently to 12m AOD in the valley of Sinderland Brook, beyond which it then rises again to 23m AOD at Carrington Moss. To the east of the estate, the land rises to 68m AOD in the New Park and on Oldfield Brow, forming Bowdon Hill, and to its west and north the land drops gradually into the Mersey valley.

The lower-lying areas of the estate were once characterised by mosses, to the north at Carrington, to the west at Warburton and towards the centre of the estate at Sinderland and Oldfield. These were formed from salt-solution hollows filled with water and subsequently built up as peat mosses.

The drift geology, post-glacial meltwaters, and the formation and subsequent drainage of lowland mosses defined the history of land-use in the area. The mosses and wetlands were barriers to early agriculture, but were rich in other common resources including land used for rough grazing. Although the mosses saw large-scale drainage during the eighteenth and nineteenth centuries, it was not until the early twentieth century that many significant historic landscape features were removed during the estates move into dairy farming.

Today the majority of the farmland is under arable production of an intensive nature with some beef, sheep, dairy and orchards. By modern commercial standards the farms at Dunham are relatively small; especially for arable farming and this has as a result led to tenants diversifying and setting up non-agricultural business based from their respective holdings and or renting / buying land off the estate.

4 Methodology

This Heritage Impact Assessment seeks to respond in detail to the following five questions:

1. What heritage might be affected, impacted or put at risk by the proposed changes?
2. Why is that heritage important and how does it contribute to overall heritage significance of the property?
3. How might change impact upon that heritage significance?
4. How can these effects be avoided, reduced, rehabilitated or compensated through the design process or heritage mitigation works?
5. Are there opportunities for the landscape scale interventions to deliver enhancements to landscape character and the historic environment and if so, what are those opportunities?

4.1 Data sources

This assessment has made full use of a number of different data sources. Primary amongst these are:

- GMAAS Historic Environment Record,
- National Trust's Sites and Monuments Record,
- Historic Landscape Survey (2000),
- Whole Estate Assessment (2008),
- Parkland Management Plan (2017),
- Parkland Setting Report (2017),
- Property Business Plan (2019),
- High Nature Value Farming Assessments (2019),
- Draft Dunham Estate Future Project – Draft Spatial Framework (2020).

4.2 Site Visit

The author has a familiarity with the Dunham Massey Estate which has developed since 2002 and through involvement in the production of the various documents and plans listed above. developed during a long association.

A site visit to examine the emerging package of landscape scale interventions and begin the task of identifying and assessing the likely impacts to landscape and heritage took place on the 12th April 2021.

4.3 Impact Assessment Methodology

This Heritage Impact Assessment has been undertaken in line with the standards and guidance issued by the Greater Manchester Archaeological Advisory Service and the Cheshire Archaeology Planning Advisory Service, those set down by the National Trust.

<https://www.salford.gov.uk/planning-building-and-regeneration/conservation-and-listed-buildings/salfords-heritage-assets/assessing-impact-on-heritage-assets/>

<http://www.cheshirearchaeology.org.uk/>

[Acorn - Heritage Impact Assessments \(sharepoint.com\)](#)

This assessment also follows the Good Practice Advice (GPA) documents published by Historic England in 2015:

- *Statements of Heritage Significance (GPA 1),*
- *Managing Significance in Decision-Taking in the Historic Environment (GPA2),*
- *The Setting of Heritage Assets (GPA3).*

This assessment has also been adopted the ‘*Standards and guidance for producing historic environment desk-based assessments*’ issued by the Chartered Institute for Archaeologists in December 2014.

https://www.archaeologists.net/sites/default/files/CIfAS&GDBA_2.pdf

4.4 Definition of the Study Area

The Study Area for this assessment is the c. 300 acre deer park at Dunham Massey known as the Old Park.

5.0 Planning and legislative background

The compilation of this Heritage Impact Assessment accords with national, regional and local planning policies which relate to the Historic Environment.

National planning policies relevant to heritage asset management are contained within the *National Planning Policy Framework (NPPF 2018)*. This document highlights the essential need for applicants to assess the significance of heritage assets, use appropriate expertise, access historic environment records and recommend strategies for the recording and furthering of understanding of heritage assets as part of any proposal that might result in the loss or impact upon a heritage asset.

5.1 National Planning Policy Framework (NPPF)

Chapter 16 of the NPPF relates to conserving and enhancing the historic environment. Paragraph 189 provides that:

‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance’.

In paragraph 190 it goes on to state:

‘Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal’.

With regards designated heritage assets, paragraph 193 of the NPPF states that:

‘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’.

This theme is developed further in paragraph 194 below.

‘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'.*

With regards designated heritage assets, paragraph 197 states that:

'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'.

5.2 The Trafford Core Strategy 2012 – 2027

Approximately three quarter of the Dunham Massey Estate, representing all owned land north of the River Bollin, is located within Trafford Borough. Primary amongst regional and local planning policy documents for the borough is the Trafford Core Strategy 2012 – 2027.

Given the diversity of places and landscape within the Borough of Trafford the Core Strategy splits the region into ten areas of local distinctiveness, which each area having its own spatial profile, vision and objectives. Dunham Massey is located in the south-western area referred to as Trafford's Rural Communities.

Interesting, the spatial profile for Trafford's Rural Communities refers explicitly to Dunham Massey commenting that:

'It contains Trafford's most significant countryside visitor attraction – Dunham Massey park, house and garden giving the public access to a range of ecological and informal recreation experiences' (Trafford Core Strategy p20).

The spatial profile also identified the following key issues for Trafford's Rural Communities:

- *Manage the visitor flows to Dunham Massey;*
- *Maintain the quality and character of the historical settlements;*
- *Reduce the area's isolation by improving the public transport offer;*
- *Support the agricultural community;*
- *Protect the areas of high biodiversity importance; and*
- *Maximise opportunities for recreation, including the potential offered by the Bridgewater Canal and the Trans-Pennine Trail.*

The Core Strategy sets out the local authority's key strategies that will inform local planning policy. There are three local planning policies relevant to this assessment Historic Environment (Policy R1), Natural Environment (Policy R2) and Culture and Tourism (Policy R6).

Historic Environment (Policy R1)

The policies relating to the Historic Environment set out in the Core Strategy relevant to this assessment are as follows:

- *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.*
- *R1.3 - Trafford's Conservation Areas will be identified within the Land Allocations' DPD. Within these areas the Council will:*
 - *Carry out, and update where necessary, Conservation Area Appraisals, to inform the production of new and revised Supplementary Planning Documents;*
 - *Develop Management Plans for existing Conservation Areas;*
 - *Determine applications for demolition, taking account of the contribution made by the building or structure to the character, appearance or special architectural interest of the area as a whole, including the merits of any proposed (re)development. Where development is to follow demolition, it will be a requirement that detailed planning permission for the proposed redevelopment shall be obtained and the implementation of that proposal is secured before the existing building or structure is demolished; and*
 - *Require developers to demonstrate how the proposed development will preserve or enhance the Conservation Area, and its wider setting in the light of relevant Supplementary Planning Documents and area specific guidance notes.*
- *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;*

- *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.*
 - *R1.8 - In areas of archaeological importance developers will be required to:*
 - *Identify the presence or absence of remains of archaeological significance and take into account the potential for new finds; and*
 - *Set out a framework for dealing with investigation, recording and preservation of any remains.*
 - *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.*

The justification which underpins and supports the aforementioned policies acknowledges that:

The importance of protecting the historic environment is recognised in national and regional planning policy. National guidance and government circulars provide guidance on the identification and protection of listed buildings, conservation areas, and the historic environment.

Heritage assets in the Borough contribute to the unique character and quality of the historic built environment. These sites and buildings are an irreplaceable record of the Borough, which can contribute to our learning and understanding of the past including its social and economic history, and are also a resource for the future. It is therefore essential

that we seek to preserve, protect and where appropriate, enhance these special buildings and sites, in line with national and regional planning policy guidance.

There is an opportunity for greater understanding, protection and enhancement of the distinctive characteristics within Trafford through the identification of locally significant historic buildings, structures and designed landscapes. The Greater Manchester Historic Landscape Characterisation Study may provide a useful, but not exhaustive, basis for this process.

Trafford's Urban Historic Landscape Characterisation Report was carried out by the Greater Manchester Archaeological Unit in July 2008. The report sets out an overview of Trafford's Historic Character as it has evolved over the centuries. Trafford has been split into 3000 separate records and mapped on GIS. These have been categorised into 13 broad character types. These broad types have then been further broken down into 45 historic landscape character sub types for example the residential broad type is broken down into 9 historic landscape character sub types including planned estates, terraced housing etc. Several types are considered to be of historical significance. These include the following:

- *Open Field Type. The main areas identified of this type are in Warburton and Davenport Green;*
- *Historic Settlement Core which covers parts of Warburton, Dunham Town, Partington and Carrington. Altrincham shows areas of historic settlement core as a previous type but although there is some preservation of historic street layouts and building plots its present type is "commercial";*
- *Planned estates, although not very old, are also important to consider in terms of visual impact on a landscape scale as they are designed with a characteristic plan form; and*

It is also recognised that society is constantly developing and, as a result, historic assets are always under threat. Whilst it is acknowledged that social and economic development is essential for the Borough, it is important to ensure that this respects the Borough's distinctive historic character and contributes to its sense of place.

Natural Environment (Policy R2) (NB only those policies relating to landscape character have been extracted for inclusion here).

The policies relating to the Natural Environment set out in the Core Strategy relevant to this assessment are as follows:

- *R2.1 - To ensure the protection and enhancement of the natural environment of the Borough, developers will be required to demonstrate through a supporting statement how their proposal will:*
 - *Protect and enhance the landscape character, biodiversity, geodiversity and conservation value of its natural urban and countryside assets having regard not only to its immediate location but its surroundings; and*
 - *Protect the natural environment throughout the construction process.*

- *The Borough's assets include:*
- *(a) Designated sites and species of national, regional and local importance:*
 - *Sites of Special Scientific Interest (SSSI);*
 - *European Protected Species;*
 - *Local Nature Reserves;*
 - *Ancient Woodland ;*
 - *Sites of Biological Importance (SBI);*
 - *Sites of geological and geomorphological importance;*
 - *Local Nature Conservation Sites;*
 - *Wildlife Corridors; and*
 - *Open countryside landscape character areas;*
- *(b) Woodland, hedgerows and hedgerow trees and trees including street trees and ancient trees;*
- *(c) Areas of open water and watercourses;*
- *(d) Areas of strategic importance as identified in The Greater Manchester Ecological Framework and Trafford's Climate Change Strategy;*
- *(e) Historic Parks and Gardens and historic landscapes including Dunham Massey; and*
- *(f) Habitats and species identified in the Greater Manchester Biodiversity Action Plan (BAP).*

The justification which underpins and supports the aforementioned policies acknowledges that:

National planning policy on the natural environment and accompanying guide(s) seek to ensure that biological and geological diversity are conserved and enhanced as part of sustainable development. National guidance states Planning Authorities should enhance the environment as part of development proposals and policies should protect the wider countryside and the impact of development on landscape quality.

Trafford's Landscape Strategy SPG (2004) sets out the character of landscapes in the countryside areas and appropriate management for their retention. The following areas are identified:

- *Wooded Claylands – Timperley Wedge and open areas adjacent to River Bollin;*
- *Wooded Estate lands – centred around the Dunham Massey Estate;*
- *Settled Sandlands – Dunham and Warburton;*
- *Mossland – Carrington Moss;*
- *River Meadowlands – low-lying areas of the River Bollin and Mersey;*
- *Wooded River Valley – east section of the River Bollin from M56 to A56; and*
- *Urban River Valley – Manchester Ship Canal and canalised River Mersey.*

Culture and Tourism (Policy R6)

The policies relating to the Culture and Tourism set out in the Core Strategy relevant to this assessment are as follows:

- *R6.1 - The Council will encourage and continue to support the culture and tourism offer, and related developments where appropriate, that highlight and enhance the cultural heritage of the Borough, in accordance with national guidance and policies within the Development Plan for Trafford, in the following key areas:*
 - *The Regional Centre, particularly within the Trafford Wharfside Strategic Location;*
 - *Trafford's Town Centres, particularly Altrincham;*
 - *The Trafford Centre Rectangle Strategic Location;*
 - *Lancashire County Cricket Club Strategic Location;*
 - *Dunham Massey Park and House; and*
 - *Within the regeneration areas of Bucklow St Martins, Old Trafford and Sale Moor.*

The justification which underpins and supports the aforementioned policies acknowledges that:

The diversity of cultural and tourism facilities within Trafford is showcased by regionally and nationally recognised institutions such as the Dunham Massey Park and House, the Imperial War Museum North, Lancashire County Cricket Ground and Manchester United Football Stadium. These facilities attract large numbers of visitors from both within and outside of the Borough. This policy recognises the importance of these institutions and will support developments which will reinforce the provision of cultural and tourism facilities in key locations, particularly those located within the Regional Centre, the Town Centres and the Trafford Centre Rectangle. In the south of the Borough outside of Altrincham Town Centre, the existing cultural and tourism facilities and supporting developments such as farm diversification – cafes and working farms, will be protected and encouraged to improve the tourism offer and to encourage local transport movements to areas of quality recreational value and leisure, in line with government advice contained in national guidance.

5.3 Greater Manchester Landscape Character Assessment and Sensitivity Report

The Greater Manchester Landscape Character Assessment and Sensitivity Report was commissioned by Greater Manchester Combined Local Authorities in 2017 to “*produce up-to-date landscape evidence to support preparation of the Greater Manchester Spatial Framework. The new landscape evidence will inform the overall development strategy and provide the basis for the future management and enhancement of the conurbation's natural capital, green infrastructure network and the provision of a positive strategy for the future Green Belt*”.

<https://www.greatermanchester-ca.gov.uk/media/1727/greater-manchester-landscape-character-and-sensitivity-report.pdf>

The National Planning Policy Framework states within its core planning principles that planning should “*take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it*”. The NPPF calls for valued landscapes to be protected and enhanced (paragraph 109), also recognising the wider benefits of ecosystem services.

National Planning Policy Framework states that local plans should take account of biodiversity and landscape (paragraph 99) and requires that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests and soils recognising the wider benefits of ecosystem services (paragraph 109). It goes on to say that local planning authorities should set criteria based policies against which proposals for any development on or affecting the landscape will be judged (paragraph 113).

In step with national best practice Landscape Character Assessment for Greater Manchester users a combination of regional Landscape Character Types and local Landscape Character Areas in order to classify and characterise landscape.

The larger portion of the Dunham Massey estate situated within Greater Manchester north of the River Bollin is assessed as exhibiting two Landscape Character Types (Historic Parks and Wooded Estate Farmland and Mossland and Lowland Farmland) and is divided between two Landscape Character Areas (43 – Dunham Massey and 44 – Warburton and Carrington Mosses). These different classifications are explored below.

The **Key Characteristics** of the Landscape Character Area - Historic Parks and Wooded Estate Farmland, are set out in the Landscape Character Assessment as follows:

Topography, geology and drainage

- *Undulating landform of hills cut by deep, steep-sided wooded valleys ('cloughs'). Plateau-like ridges and terraces are a feature.*
- *Elevation ranges between 20m – 50m AOD in valley bottoms to over 150m AOD on hill tops, e.g. at Haigh (Wigan).*
- *Underlying bedrock geology of Coal Measures (mudstones, siltstones, sandstones) overlain by fluvioglacial deposits and boulder clay.*
- *Brooks drain along slopes into rivers or small reservoirs in valley bottoms. There are numerous small ponds.*
- *Soils are typically sand or silty loams to clayey loam. Agricultural land is mostly classed as Grade 3 with some areas around Dunham (Trafford) classed as Grade 2 and Outwood (Bury) classed as Grade 4.*

Land use and field patterns

- *Largely mixed farmland, with arable cultivation on gentler slopes and pasture on steeper land, located in between small wooded cloughs.*

- *Regular, medium to large scale fields enclosed by a mix of hedgerows, often gapped, post and wire fencing or occasional gritstone walls. Fields are of post-medieval (e.g. at Gathurst and east and west of Philips Park), 19th or 20th century origin.*
- *Some of the former estate landscapes are now public parks (including parts of Country Parks /Woodland Parks), many of which have golf courses, e.g. Haigh Woodland Park (Wigan) and Whitefield/Stand (Bury).*
- *Semi-natural habitats and woodland cover*
- *Streams, ponds and lakes provide biodiversity value, many locally designated as part of Sites of*
- *Biological Importance (SBI) e.g. lakes at Worsley Woods (Salford) and pools at Dunham Massey (Trafford).*
- *Landscape structure provided by broadleaved estate woodland and semi-natural woodland cloughs, also comprising many SBIs and some Local Nature Reserves (LNR), e.g. Philips Park and Mere Clough*
- *(Bury). Dunham Park (Trafford) is also a Site of Special Scientific Interest (SSSI).*
- *Small areas of Ancient Woodland are linked with estate landscapes, while extensive blocks of plantation woodland, planted as game cover or as structure planting, are found along motorways.*

Archaeology and cultural heritage

- *16th to 19th century estates associated with halls and houses, with open parkland, plantation woodland and small lakes, the best preserved of which are Registered Parks and Gardens (Grade II* Dunham Massey with its Grade I listed hall, carriage house and stables; Grade II Hulton Park; and Grade II*
- *Heaton Park with its Grade I listed hall).*
- *Conservation Areas at Haigh Village in Wigan, Roe Green/Beesley Green, Worsley Old Hall, Worsley Village (with Grade I listed church) and St. Mark's in Salford, Dunham Town and part of The Devisdale in Trafford and St. Mary's, Prestwich in Bury.*
- *Other areas have clusters of Listed Buildings (mainly Grade II and II*, some Grade I) mainly associated with former halls and houses, some of which are now hotels.*
- *There are a number of Scheduled Monuments, most of which are medieval moated sites comprising wide ditches, some water-filled, partly or completely enclosing islands on which stood domestic or religious buildings e.g. Wardley Hall moated site in Salford.*

Settlement, road pattern and rights of way

- *Scattered villages associated with historic estates, some at hilltop locations.*
- *Traditional farm buildings found along straight to gently winding country lanes, some following ridgelines, and often demarcated by hedgerows.*
- *Many parts of the landscape are dissected by, or bordering, motorways and railway lines e.g. the M6 at Shevington, the M61 at Hulton and Worsley, and the M60 at Prestwich/Whitefield.*

- *A network of public footpaths tends to follow country lanes and field boundaries. The Rotary Way passes through the LCT around Bolton, and National Cycle Routes 55 and 6 cross through other parts.*

Views and perceptual qualities

- *Extensive views from hill tops and ridges, e.g. north / north-east to Rivington in the West Pennines, south from Heaton Park across Greater Manchester, and south-west from Haigh across the Douglas Valley to Wigan.*
- *The ridges within the LCT form skylines in views from neighbouring valleys and urban / suburban areas.*
- *Lower lying areas are more visually contained by landform and woodland, e.g. Worsley, Dunham.*
- *Strong visual connections between Dunham Massey and the rural landscape of Cheshire East, including the Bollin Valley (locally designated for its landscape value).*
- *Motorway corridors are audibly and visually dominant in some areas (e.g. Worsley, Prestwich Forest Park, Shevington, Winstanley), reducing the sense of tranquillity in these locations.*
- *A sense of naturalness and tranquillity can be experienced in parkland and woodland areas, often associated with small water bodies, away from settlement and transport corridors.*

Acknowledgement of these key characteristics enables the identification of overall **Special Landscape Qualities and Key Sensitivities** for this particular Landscape Character Type. The following provides a summary of the special landscape qualities and key features/attributes that would be sensitive to change (e.g. as a result of development):

- *Elevated hills and ridges, which form a backdrop to lower-lying river valleys and urban / suburban areas.*
- *16th to 19th century estate landscapes with open parkland, plantation woodland and small lakes, some of which are of national importance (Dunham Massey, Heaton Park and Hulton Park), and the numerous Listed Buildings contained within.*
- *Conservation Areas protecting historic villages and settlement cores, and traditional farm buildings in the wider rural area.*
- *Deep, steep-sided wooded valleys or 'cloughs' which are often recognised for their ecological importance as SBIs or LNRs.*
- *A network of streams, ponds and lakes, some of which form part of SBIs or LNRs.*
- *A strong landscape structure of broadleaved estate woodland, including some small areas of Ancient Woodland.*
- *Extensive and long-distance views from elevated areas, often experienced from the country lanes which follow ridgelines - north / north-east to Rivington in the west Pennines, south across the*
- *Greater Manchester conurbation and south-west across the Douglas Valley.*
- *Visual connections between Dunham Massey and the rural landscape of Cheshire East, including the Bollin Valley (locally designated landscapes).*

- *Recreational opportunities in the form of public parks (some forming Country/ Woodland Parks), golf courses, long distance walking and cycling routes (Rotary Way, National Cycle Routes 55 and 6) and a network of public footpaths which follow country lanes and field boundaries.*
- *The sense of naturalness and tranquillity which can be experienced from some areas of parkland and woodland, away from major transport corridors and the urban fringe.*

In recognition of these Special Landscape Qualities and Key Sensitivities the following points provide **Guidance and Opportunities for Future Development and Landscape Management/ Enhancement** within this particular Landscape Character Type:

- *Avoid siting development on elevated hill tops and ridges which form the skyline in views from lower lying valleys and settlements.*
- *Ensure that the sense of separation the landscape provides between distinct settlements is retained.*
- *Prevent further fragmentation of the landscape (e.g. caused by motorway corridors) by associating new development with existing buildings and urban areas.*
- *Ensure that any development is in keeping with the form, density and vernacular of existing buildings.*
- *Avoid any large scale development to retain the historic character of the landscape.*
- *Protect areas of semi-natural habitat, including wooded cloughs and wetland areas designated as SBIs.*
- *Seek to enhance these where possible and provide linkages to form robust habitat networks.*
- *Protect areas of broadleaved woodland (particularly ancient woodland) which provide important seminatural*
- *habitat and create wooded skylines. Utilise the screening effects of existing woodland to integrate development into the landscape where possible.*
- *Conserve and manage existing woodlands to encourage habitat diversity, using locally appropriate species and protecting from grazing during establishment.*
- *Consider additional woodland planting to screen existing industrial areas and motorway corridors as appropriate.*
- *Restore and enhance remaining field patterns with additional, species rich, hedgerow planting to fill gaps and replace post and wire fencing. Reintroduce hedgerow trees where appropriate.*
- *Conserve and manage wetland areas, including those which form part of SBIs and LNRs.*
- *Design-in the introduction of SuDS to any new development, addressing any changes in hydrology and subsequent knock-on effects, such as increased diffuse pollution from agricultural run-off.*

- *Ensure any new development respects the character and historic qualities of the Registered Parks and Gardens (Grade II* Dunham Massey, Grade II Heaton Park and Grade II Hulton Park) and their settings.*
- *Ensure any new development respects the character and historic qualities of the Conservation Areas at Haigh Village, Roe Green/Beesley Green, Worsley Old Hall, Worsley Village, St. Mark's, Dunham Town, The Devisdale and St. Mary's, Prestwich.*
- *Conserve and protect the setting of important heritage assets, including the Grade I listed hall, carriage house and stables at Dunham Massey, the Grade I listed hall at Heaton Park, the Grade I listed church at Worsley and the Wardley Hall moated site (Scheduled Monument).*
- *Enhance existing public access and provide new informal recreational provision e.g. by improving connections between public footpaths and long distance routes.*
- *Maintain open and long ranging views to the open ridges at Rivington in the West Pennines, framed views to the Greater Manchester conurbation and open views across the Douglas Valley.*
- *Maintain inter-visibility between Dunham Massey and Cheshire East across the Bollin Valley which is locally designated for its landscape importance.*
- *Protect and enhance the sense of naturalness and tranquillity associated particularly with areas away from the urban fringe.*

The **Key Characteristics** of the Landscape Character Area - Mossland and Lowland Farmland, are set out in the Landscape Character Assessment as follows:

Topography, geology and drainage

- *Landform generally flat or gently undulating, with elevation generally ranging from 0-30 metres AOD. It rises to over 100m in places, e.g. at Lostock Junction and Hunger Hill (Bolton), Ashton Moss (Tameside) and on the edge of Unsworth (Bury).*
- *Underlying bedrock geology of Coal Measures (mudstones, siltstones, sandstones) overlain by fluvioglacial sands and gravels with pockets of peat and clay.*
- *Floodplain landscape, often poorly drained, with numerous brooks, occasional small reservoirs and a large number of ponds, flashes and ditches.*
- *Soil quality is variable; restored agricultural land typically has thin, sandy, poorly drained soils (Grade 3 or Grade 4) whereas areas of reclaimed mossland have rich, peaty soils, some of which are of high agricultural productivity (Grade 1 or Grade 2).*

Land use and field patterns

- *Land use largely reclaimed lowland farmland, mainly arable but with some pasture, interspersed with distinctive areas of remnant mossland.*
- *Areas of lowland farmland have a pattern of medium to large scale fields, generally defined by gappy hedgerows, with few hedgerow trees. Field are of post medieval (e.g. south of Lostock and Lostock Junction), 18th, 19th and 20th century origin.*
- *The mosslands are a simple, ordered landscape divided geometrically into a series of small to large sized fields with deep, open drainage ditches as field boundaries,*

interspersed with moss woodlands. Field are of post medieval (e.g. Warburton Park), 18th, 19th and 20th century origin.

- *Some recreational provision including golf courses.*

Semi-natural habitats and woodland cover

- *Remnant mosslands and large geometric moss woodlands are an important nature conservation resource, and many are locally designated as Sites of Biological Interest (SBI).*
- *Sites of Special Scientific Interest (SSSIs) at Red Moss (Bolton), Brookheys Covert (Trafford), Highfield Moss (Wigan) and Astley and Bedford Mosses (Wigan), the latter of which is also a Special Area of Conservation (SAC).*
- *In lowland farmland areas there are small pockets of woodland, either on small steep-sided valleys, along motorway edges or associated with settlement edges. Areas of willow and alder carr fringe wetlands, which include ponds, flashes and ditches.*
- *Farmland is drained by narrow brooks e.g. Middle Brook at Lostock (Bolton) and Whittle Brook at Unsworth (Bury), which contribute to the network of wetland habitats within the landscape.*

Archaeology and cultural heritage

- *In ancient times, the mosses were regarded as “dangerous wildernesses”, and the unstable nature of the moss deterred the early development of settlement and roads, reflected in a current lack of development in contrast to surrounding settled areas.*
- *Mosses were also strategically important barriers to forces moving north or south e.g. in 1745 the Jacobite army was diverted towards Manchester at Wigan, rather than heading south across the mossland.*
- *Urban expansion and past widespread coal extraction has resulted in a fragmentation of the mosslands. Remnant spoil heaps and former railway corridors are now important for wildlife and recreation.*
- *Conservation Areas at Warburton and Dunham Woodhouses in Trafford, both containing a number of Listed Buildings including the Grade I listed Old Church of Saint Werburg in Warburton. Grade II**
- *Listed Buildings include Morley’s Hall, Light Oaks Hall (Wigan) and Buckley Hill Farmhouse (Tameside).*
- *Scheduled Monuments include a promontory fort on the Glaze Brook at Great Woolden (Trafford) and a moated site at Morley’s Hall (Wigan).*

Settlement, road pattern and rights of way

- *In lowland farmland areas, settlement comprises small villages along country lanes, and scattered farmhouses.*
- *In the mosslands, farm buildings are located along the long, straight lanes at the edge of the mosses.*
- *Straight lanes known as ‘rides’ are often higher than the mossland (due to peat shrinkage), and are sometimes emphasised by trees and scrub.*
- *Parts of the landscape are influenced by large scale industrial and commercial development, housing, motorway corridors and railway lines e.g. large scale*

commercial development at Middlebrook (Bolton), Heywood (Rochdale), M60 at Clifton Moss (Bolton/Salford). There is also evidence of past mineral and extractive industries.

- *Public footpaths tend to run along field boundaries. Some long distance routes cross the landscape, including the Trans Pennine Trail and National Route 62 at Dunham Massey and the Middle Brook Valley Trail at Lostock. There are small areas of Open Access land (moss and woodland).*

Views and perceptual qualities

- *Views tend to be internal due to the flat or gently undulating, low-lying nature of the land, with surrounding development often forming the backdrop. Overhead lines form prominent vertical elements e.g. crossing Barton Moss (Salford) and Carrington Moss (Trafford).*
- *Some distant views from elevated areas of farmland e.g. from Lostock Junction south across Chew Moor to the opposing settled ridge and from Lostock north to the Pennine Foothills at Rivington in Chorley / Blackburn with Darwen.*
- *Some wide, sweeping views across mossland areas are available from local high points, e.g. motorway flyovers and bridges over canals.*
- *There are some views south from Trafford into neighbouring Warrington and Cheshire East districts, across the Bollin Valley.*
- *The mosslands have a sense of remoteness, with few buildings and roads in poor condition, some of which terminate in dead ends. Mists and fogs are common on cooler nights. The sense of remoteness can be perceived as unsettling.*
- *Motorways are audibly and visually dominant in some areas, reducing tranquillity e.g. the M61 at Chew Moor and the M62 at Irlam/Barton.*

Acknowledgement of these key characteristics enables the identification of overall **Special Landscape Qualities and Key Sensitivities** for this particular Landscape Character Type. The following provides a summary of the special landscape qualities and key features/attributes that would be sensitive to change (e.g. as a result of development):

- *Elevated parts of the LCT which are widely visible and form the setting to neighbouring urban areas e.g. at Lostock Junction and Hunger Hill in Bolton, Ashton Moss in Tameside and on the edge of Unsworth in Bury.*
- *Remnant mosslands and moss woodlands, many of which are designated locally as SBIs.*
- *Nationally important SSSI-designated habitats, including at Red Moss (Bolton), Brookheys Covert (Trafford), Highfield Moss (Wigan) and Astley and Bedford Mosses (Wigan), the latter of which is also a SAC.*
- *Small pockets of woodland in farmed areas, on small steep-side valleys, settlement edges or along motorways.*
- *Network of brooks, drainage ditches, occasional small reservoirs and wetland areas surrounded by carr woodland.*
- *The simple, open and ordered nature of the mosslands, which provides a contrast to surrounding dense urban and industrial development and is evidence of the cultural associations of the mosslands.*

- *Distinctive mossland 'rides' which are sometimes emphasised by scrub and trees.*
- *Conservation Areas at Warburton and Dunham Woodhouses in Trafford.*
- *Listed Buildings including the Grade I listed Old Church of Saint Werburg in Warburton, Grade II* listed Morley's Hall and Light Oaks Hall in Wigan and Grade II* listed Buckley Hill Farmhouse in Tameside.*
- *Scheduled Monuments including a promontory fort on the Glaze Brook at Great Woollen (Trafford) and a moated site at Morley's Hall (Wigan).*
- *Recreational opportunities in the form of public footpaths and long distance walking and cycling routes, including the Trans Pennine Trail and National Route 62.*
- *Panoramic views from elevated areas of rolling farmland, e.g. from Lostock Junction south across Chew Moor to the opposing settled ridge and from Lostock north to the Pennine Foothills at Rivington in Chorley / Blackburn with Darwen.*
- *Wide, sweeping views across the mossland from local high points e.g. motorway flyovers and bridges over canals.*
- *Views south from Trafford into neighbouring Warrington and Cheshire East districts, across the Bollin Valley.*
- *The sense of separation that the landscape provides between distinct settlements, and role as a rural backdrop to development.*
- *Important pockets of relative remoteness and tranquillity – valued in the wider urban context.*

In recognition of these Special Landscape Qualities and Key Sensitivities the following points provide **Guidance and Opportunities for Future Development and Landscape Management/ Enhancement** within this particular Landscape Character Type:

- *Avoid siting development on highly visible skylines e.g. elevated areas on the urban fringe including at Lostock Junction, Hunger Hill, Ashton Moss and Unsworth.*
- *Maintain open and long ranging views across the mossland from local high points, and long ranging views from more elevated areas of lowland farmland.*
- *Ensure that the sense of separation the landscape provides between distinct settlements is retained.*
- *Utilise areas of existing woodland (e.g. moss woodlands, valley woodlands, woodland along settlement edges) to integrate new development into the landscape, avoiding sites designated for their nature conservation importance.*
- *Protect areas of semi-natural habitat, including mosses and moss woodlands, which are locally designated as SBIs or nationally protected as SSSIs. Seek to enhance these where possible and provide linkages to form robust habitat networks.*
- *Conserve and manage the mosslands, including those areas which form part of SBIs and LNRs, to avoid drying and erosion. Consider the potential to restore less productive areas of farmland to lowland raised bog habitat where possible.*

- *Restore and enhance areas of deteriorating farmland including additional, species-rich, hedgerow planting to fill gaps and replace post and wire fencing. Reintroduce hedgerow trees where appropriate.*
- *Protect areas of moss woodland, which provide important semi-natural habitat and contribute to the*
- *distinctive geometric character of the mosslands. Utilise the screening effects of existing woodland to integrate development into the landscape where possible.*
- *Conserve and manage existing woodlands to encourage habitat diversity, using locally appropriate species and protecting from grazing during establishment.*
- *Improve the condition of the mossland 'rides', and restore ditches and field boundaries in the mosslands to improve grassland biodiversity.*
- *Consider additional woodland planting to enhance landscape structure, soften the urban fringe, screen industrial areas and reduce the noise and visual impacts of motorway corridors, where appropriate.*
- *Design-in the introduction of SuDS to any new development, addressing any changes in hydrology and subsequent knock-on effects, such as increased diffuse pollution from agricultural run-off.*
- *Ensure any new development respects the character and historic qualities of the Conservation Areas at Warburton and Dunham Woodhouses.*
- *Conserve and protect the setting of important heritage assets, including the Grade I listed Old Church of*
- *Saint Werburg in Warburton, the promontory fort at Great Woolden (Scheduled Monument) and moated site at Morley's Hall (Scheduled Monument).*
- *Consider the impact of overhead lines where these are proposed, and mitigate the impact of existing lines where appropriate.*
- *Enhance existing public access and provide new informal recreational provision e.g. by creating circular routes with connections to canal tow paths, using derelict railways lines where possible. Tie in with proposals for a "Carbon Trail"² under the Carbon Landscape project.*
- *Improve signage, interpretation and waymarking at areas used for informal recreation, with parking provision where appropriate.*
- *Ensure that any development is in keeping with the mainly rural character of the landscape in terms of form, density and vernacular.*
- *Retain the quiet and tranquil character of the mosses by discouraging inappropriate land uses and development.*

As mentioned above, the larger portion of the Dunham Massey estate situated within Greater Manchester north of the River Bollin is divided between two Landscape Character Areas (43 – Dunham Massey and 44 – Warburton and Carrington Mosses).

The Landscape Character Assessment highlights that Landscape Character Area 43 – Dunham Massey includes a variance in sensitivity from the overall Landscape Character Type:

“Dunham Massey is a well maintained historic landscape, which contains a Grade II Registered Park and Garden, Conservation Area and numerous Listed Buildings, including the Grade I listed hall, carriage house and stables. The LCA also has a well-defined boundary with the neighbouring suburban areas of Bowdon and The Devisdale to the east. As such it would be of high sensitivity to both development scenarios. It is therefore of paramount importance that the guidance below is closely”.*

The Landscape Character Assessment offers no variance in sensitivity from the overall Landscape Character Type in relation to Landscape Character Areas (44 – Warburton and Carrington Mosses).

6 Site history and description

6.1 Designated heritage assets

A detailed and comprehensive summary and description of all designated and non-designated heritage assets within the Study Area appears below.

Scheduled Monuments

There is no Scheduled Monuments within the Study Area.

Registered Parks and Gardens

The Study Area contains a single Registered Park and Garden.

Table 1: Registered Parks and Gardens on the Dunham Massey Estate.

Site Name	NGR	Status	NHLE	GMAAS HER	NTSMR
Dunham Massey (Old and New Parks)	SJ 7300 8700	Grade II*	1000853	MGM4616	50800

Listed Buildings

The Study Area contains a total of 19 Listed Buildings.

Table 2: Listed Building on the Dunham Massey Estate.

Site Name	NGR	Status	NHLE	GMAAS HER	NTSMR
Dunham Massey Hall	SJ 7349 8742	Grade I	1356512	MGM548	50801
Carriage Block, Dunham Old Park	SJ 7344 8735	Grade I	1067942	MGM4617	50802
Stable Block, Dunham Old Park	SJ 7346 8730	Grade I	1356495	MGM4626	50803
Obelisk, Langham Grove, Dunham Old Park	SJ 7349 8698	Grade II	1121904	MGM4621	50806
Old Saw Mill, Dunham Old Park	SJ 7345 8724	Grade II*	1067903	MGM4622	50807
Well House & Root Arbour, Dunham Old Park	SJ 7355 8755	Grade II	1067907	MGM4632	50808
The Orangery, Dunham Old Park	SJ 7353 8751	Grade II	1067944	MGM4618	50810

Heritage Impact Assessment for a package of works enabled by the Green Challenge Recovery Fund at Dunham Massey

Freestanding pier to the north west corner of garden forecourt	SJ 7347 8735	Grade II	1121901	MGM4620	50811
2 piers and lakeside wall (including the entire length which has a moulded coping)	SJ 7344 8744	Grade II	1356472	MGM4634	51150
Slaughterhouse, Dunham Old Park	SJ 7399 8705	Grade II	1356494	MGM4623	50812
Deer Barn, Dunham Old Park	SJ 7433 8731	Grade II	1121923	MGM4619	50813
Stables to west of Barn Cottages	SJ7333 8737	Grade II	1067905	MGM4624	50805
Temple, Dunham Old Park	SJ 7316 8740	Grade II	1067906	MGM4631	50815
Sundial, Dunham Old Park	SJ 7350 8737	Grade II	1356496	MGM4630	50817
Piers at south end of lawn, Dunham Old Park	SJ 7349 8728	Grade II	1067902	MGM4627 MGM4628	50818 51182
Two small piers at S of garden forecourt, Dunham Old Park	SJ 7358 8732	Grade II	1067904	MGM4629	50819
Nos 1 & 2 Barn Cottage, Dunham Old Park	SJ 7336 8739	Grade II	1121956	MGM4625	50821
Charcoal Lodge, Dunham Old Park	SJ 7456 8738	Grade II	1120856	MGM4638	50822
Park Wall & Gateways, Dunham Old Park	SJ 7323 8767	Grade II	1067943	–	50823

Conservation Areas

There is no Conservation Areas within the Study Area.

6.2 Non-designated heritage sites

A search of the Greater Manchester Historic Environment Record revealed a total of 23 recorded non-designated heritage assets within the Study Area. A complete listing of

these non-designated heritage assets appears in the table in Appendix 1 and their location plotted in Figures 5 to 9.

A search of the National Trust Sites and Monuments Record revealed that there are a total of 75 non-designated heritage assets within the Study Area. A complete listing of these non-designated heritage assets appears in the table in Appendix 2 and their location plotted in Figures 10 to 14.

6.3 Summary description of the historic environment

The polite landscape

The National Trust Dunham Massey estate covers an area of c.3000 acres of land, at the heart of which lies Dunham Hall, surrounded by the Old Park, adjacent to which lies the later New Park. Dunham Massey has been the home of three great families; first the de Masci family, followers of William the Conqueror and founders of the Barony of Dunham Massey, then the Booths, political agitators and financial mediators, and finally the Greys, one of the most established families in the country. Whilst the hall and park have a long and varied history, it was the work of Sir George Booth, 2nd Earl of Warrington (1675 - 1758), that made Dunham Massey the celebrated estate that it is today.

Following the Norman Conquest, Dunham became the chief seat of Hamo de Masci, who held Bogedone (Bowdon) under William Lupus, the Earl of Chester. The de Masci family, after whom the property owes its name, also held the vast Barony of Dunham Massey which spread over much of northern Cheshire and southern Lancashire. Little is known of the history of the de Masci family from the late twelfth century onwards; Sir Peter Leycester calculated that between 1086 and the 1340s the Barony of Dunham Massey passed by linear descent through six generations of Masseys, confusingly all called Hamo, although this implies an improbably long span between each generation. Following the death of the last Hamo de Massey in c.1342 the history of Dunham Massey becomes exceedingly confused, with the barony passing through many hands until it came into the possession of Sir Robert Booth in c.1433.

During the fifteenth and sixteenth centuries the Booth family began to secure their position by marrying into the prominent gentry of Cheshire and Lancashire, such as the Venables of Bollin and the Traffords of Trafford, and so expanding their holdings still further. It was Sir George Booth (1566-1652) who, having been made sheriff of Cheshire twice, as well as sheriff of Lancashire, went about building a new hall at Dunham Massey, which was completed around 1616. Both Sir George and his grandson, also Sir George (1622-84), were heavily involved in the military and political upheavals of the Civil War and the younger George spent time in the Tower of London for his part in the uprising of 1659. Sir Henry Booth (1651-94) also spent time in prison for his involvement in the Duke of Monmouth's rebellion, his political position only restored after the "Glorious Revolution" of 1688 when he was made the 1st Earl of Warrington.

When Sir George Booth (1675-1758), 2nd Earl of Warrington, inherited Dunham Massey in 1694, he found it financially crippled and the hall crumbling around his ears. In forsaking his family's political influence, he was able to concentrate on restoring its fortunes, and having done so, rebuild the hall and layout the park. The work took up almost all of his adult life and he celebrated it by commissioning a series of four bird's-eye view paintings from the artist John Harris, completed in c1751. On his death in 1758, the estate passed onto his daughter, Mary, who had married the 4th Earl of Stamford in 1736. On her death in 1772, the Dunham Massey came into the hands of Harry Grey, 5th Earl of Stamford (1737 - 1819), who was responsible for alterations made to the Hall and Old Park towards the end of the eighteenth century.

Following the departure of the 7th Earl of Stamford (1827-83) to Enville in Staffordshire in 1853, Dunham Massey entered a period of decline and neglect, during which time it was held by the 7th Earl's trustees. It was not until the 9th Earl of Stamford, William Grey (1850-1910), returned to Dunham Massey in 1905 that any restoration was carried out on the hall or the park. The architect J. Compton Hall was responsible for altering the front elevation of the hall and made a number of repairs in and around the Old Park. The 10th Earl of Stamford died in 1976, leaving Dunham Massey and his surviving estates to the National Trust.

The Dunham Massey estate is an historic landscape. An initial glance at the open fields, regimental field boundaries and modern farm buildings, surrounded by encroaching urbanisation and industrialisation, might perhaps make this statement seem somewhat unlikely. Certainly, the Old Park remains a remarkable place, with its avenues of trees, water features and picturesque deer. There can be no doubt that here the historic landscape has been preserved, and will continue to be carefully managed and restored. Beyond the Park wall, however, the historic significance of the estate is less obvious. Yet archaeological and documentary evidence survives for settlement and agricultural practise as far back as the Bronze Age, continuing through the Roman and Anglo-Saxon periods to the Norman Conquest and beyond. Dunham also holds a wealth of information concerning the medieval period, with evidence of settlement, field systems, land use, and industry.

From the mid sixteenth century onwards the works of both "old" Sir George Booth (1566 – 1652) and his great-grandson the 2nd Earl of Warrington (1675 – 1758) present a picture of careful estate management, as well as the creation of the parks and the building of many of the estate cottages and farm houses. The final part of this history is marked by the arrival of routes of mass communication - the railways and the Bridgewater Canal - as well as by the growth of the surrounding towns and the dramatic rationalisation of the farmland, culminating in the estate as we know it today. It is hoped that this report will go some way towards our understanding of the landscape, and so lead to the more careful management of the archaeological remains and historical monuments. To understand the historic landscape of Dunham Massey is, therefore, to understand its significance.

One of the aspects of Dunham Massey that make it so special is that a great number of documentary records, some of which date back to the fourteenth century, still survive. These have been thoroughly catalogued and made readily available at the John Rylands Library in Manchester. Here, unlike at so many other estates, much of the archaeology can be complimented by documentary evidence, and vice versa, meaning that Dunham Massey is a wonderful historical resource. The development of the landscape from the fourteenth century to the present day can, therefore, be carefully traced.

The earliest evidence of human activity on the Dunham Massey estate dates from the Bronze Age (c.2000-800BC). The barrows at Fairy Brow and Home Farm, along with some speculative sites within the Old Park, are good examples of Bronze Age burial practises, and proof that there must have been some sort of settlement in the area at that time. The paucity of evidence of earlier prehistoric activity, or for that matter, of later settlement, even as late as the Anglo-Saxon period, would initially present a silent landscape, one in which the remains of the past have been swept away, or were never there to begin with. Inevitably, an in-depth examination of the estate, as well as the surrounding countryside, shows that the development of the landscape is far more complex than this. The origins of the Dunham Massey landscape can only be fully understood, therefore, by placing it in the context of the earlier prehistoric environment, and from there following its development using examples from both within and beyond the existing National Trust boundary.

The working landscape

The wider estate landscape of the Dunham Massey Estate evolved over several thousand years, but the landscape as we know it today is largely the product of a radical programme of improvements carried out at the turn of the 20th century. The Agricultural Depression of the late 19th century had left Dunham in a poor state of repair, and the absence of the 7th Earl of Stamford meant the estate received little in the way of investment. Reports from the time recall the dilapidated state of much of the agricultural building stock and the poor quality of hedgerow maintenance, and the abandonment of many farm cottages. In the years before the return of the 9th Earl to Dunham, the Trustees of the late 7th Earl began to rebuild, replacing almost every farm building and hedgerow on the estate, increasing diversification to capture the burgeoning market for fresh milk from the markets in Altrincham and Manchester. Together with the restoration of the Hall and repairs to the estate cottages under the 9th Earl, the early 20th century saw the rebirth of Dunham Massey as a working landscape.

These improvements were just one in the fluctuating fortunes of the Dunham Massey estate. The first Sir George Booth (1566-1652) oversaw the enclosure of medieval strip fields and the draining of wetland to create new fields around Dunham Woodhouses. The civil unrest of the 17th century, however, saw the estate fall into decline as the family became embroiled in the Civil War and subsequent revolts and upheavals. When Sir George Booth, 2nd Earl of Warrington, inherited the estate in 1694, he found not only his great-grandfather's hall in disrepair, but also the estate in almost complete financial ruin. Through prudence and careful investment, he was able to restore the estate to fortune,

allowing him to not only lay out his park, but also building new farmhouses, such as Village Farm in Dunham Woodhouses, that saw the introduction of the use of brick into what had been an area of predominately timber framing. He and his successors also saw about considerable land improvements, such as the draining and enclosure of Sinderland Moss. The coming of the railways in the 19th century also saw changes to both the landscape and the social structure of the estate.

Remnants of earlier landscapes are not so clearly evident, but what does survive, either archaeologically, or in the palaeo-environmental or documentary record, is of considerable significance because of what it tells us about the evolution of the landscape. The earliest evidence of human activity on the estate dates to the Bronze Age (c.2000 – 800BC), but most of what we know about the prehistoric landscape is inferred from comparisons with evidence uncovered elsewhere. Early settlement appears to have concentrated on well drained clays above the mosses and wetlands common in this part of the county, evident in the surviving cropmarks of late prehistoric and early Romano-British settlements at Sinderland and Agden, and the higher ground now occupied by the Old Park, where a number of barrows were discovered in the 18th century.

The Romans largely by-passed the estate, although the route of Watling Street between Deva (Chester) and Mamucium (Manchester) played a strong role in defining both the boundaries of the estate and the parish. Evidence from Tatton Park suggests some survival of an indigenous British population during the early years of the Anglo-Saxon period, at which time Dunham was starting to evolve as a recognisable entity. It is not, however, until the Norman Conquest that evidence for settlement becomes evident in the archaeological and documentary record, after which the estate fell into the hands of the de Masci family who gave it its name. Dunham Town, Sinderland Green, Oldfield and Little Bollington clearly date from the Medieval period, if not considerably earlier, and Dunham Woodhouses perhaps a little later. Each settlement was surrounded by a pattern of narrow strip fields, or 'loonts', that were still in use at the time of the drafting of the Tithe Map in 1839, none of which survive today.

The landscape of the early 21st century is largely shaped by the agricultural improvements of the late 19th century, as well as power lines, commuter rail runs and the irrepressible creep of suburbanisation. Many of the field boundaries planted in the 1900s have themselves been lost to agri-business and intensification, and most of the Trustees' farm buildings have also gone out of use. Nonetheless, the estate retains much of its early Edwardian character, evident in the farm buildings, replacement cottage roofs, doors and windows, and estate livery.

7 Description of changes or developments proposed

A summary of the current situation, along with outline of the proposed development, appears below.

7.1 Summary of the current situation and justification for development

7.1.1 Access improvements to the surface of Main Drive

The Main Drive (HBSMR 51201) (also referred to as either the Middle Drive or Middle Avenue in various sources) is one of the principal drives or rides through the Old Park which was laid out in the late geometric style by the 2nd Earl of Warrington between c.1697 and 1751.

The English geometric, or formal, park was originally inspired by Le Nôtre's garden at Versailles, and soon became fashionable amongst the elite of Restoration England. The late-seventeenth century saw a great number of formal parks and gardens being laid out throughout the country, as recorded by the Dutch artists Kip and Knyff in their *Britannia Illustrata* of 1707. Such parks and gardens were defined by a strongly defined axis, which was often continued as an avenue as far as the eye could see, through parks and forests and even out into the estate, a statement that demonstrated the owner's influence over his land. The central avenue, focused on the main façade of the house, was often the longest and widest and provided the symmetry on which the rest of the park was based. It was this type of landscape, which may be described as early geometric, that later led Batty Langley in his *New Principle of Gardening* of 1728 to decry 'there is nothing more shocking than a stiff and regular garden'. This comment is helpful in illustrating the evolution of taste around the turn of the eighteenth century.

Late geometric landscape design, a description well applied to the Old Park at Dunham Massey, bore a looser formality than its more rigid Restoration predecessor and saw an increasing use of woodland, dissected by straight avenues or serpentine walkways. Features such as the *patte d'oie*, or "goose-foot", became increasingly popular through the influence of Palladianism, which was actively supported by the Whig fraternity. Parks and gardens, therefore, became increasingly tied in with both architecture and politics. The *patte d'oie*, with its radiating avenues, was symbolic of the desire for order and control over both the English landscape and those who lived within it.

By the 1730s and 40s, however, tastes changed amongst the ruling elite, inspired by visits to Italy on the Grand Tour, as well as the famous European landscape paintings of Poussin and Lorrain. Parks and gardens became increasingly 'natural', less cluttered by formal avenues of trees and eye-catchers, introducing the use of serpentine or irregular blocks of planting. The conservative tastes of the 2nd Earl of Warrington are reflected in his choice of parkland design, with his designs being superseded in terms of contemporary tastes and popularity before the planting was even complete.

The Main Drive in the Old Park at Dunham Massey, runs from the patte d'oe in a south-east direction to the park wall, in which there is a clair-voir (meaning 'to see clearly') that facilitated views of the landscape beyond. The Harris paintings show a monument (NTSMR 50837*5) at the south end of the avenue, although this is no longer evidence on the ground. Although this avenue is sometimes referred to as a 'drive' there is no archaeological evidence to suggest that this was ever cambered or surfaced, and the Harris paintings show it grass-coloured.



Plate 1 – The View of Dunham Massey from the South East by John Harris circa 1752. The Main Drive can be seen running from the patte d'oe in front of the house to the park wall, the obelisk or monument can also be seen.

The National Trust is keen to maintain public access along the length of the Main Drive given its key significance in facilitating visitors with an experience of progressing along one

of the principal drives through the Old Park. However, the steady increase in visitors walking along the Main Drive that has occurred since Dunham Massey was acquired by the National Trust in 1976 has resulted in persistent and significant erosion of its grass surface during periods of wet weather. Over the past 15 years the National Trust’s operational team have witnessed a quickening of the decline in the condition of the surface, with the route becoming inaccessible for some visitors due to deep mud throughout the winter months. Given that visitor numbers (and annual rainfall) are forecast to increase in the future, and the practical impossibility to maintaining grass cover along the wet and shady avenue, the sensitive introduction of a surfaced path in line with other key visitor routes at the property seems both necessary and appropriate.

To ensure that the proposed surfaced path would be appropriate to its setting, and for it to avoid adverse impact to the natural and cultural heritage significance and value of the Old Park, the design process and technical specification has evolved with a keen understanding and appreciation of the various heritage and conservation constraints and sensitivities.

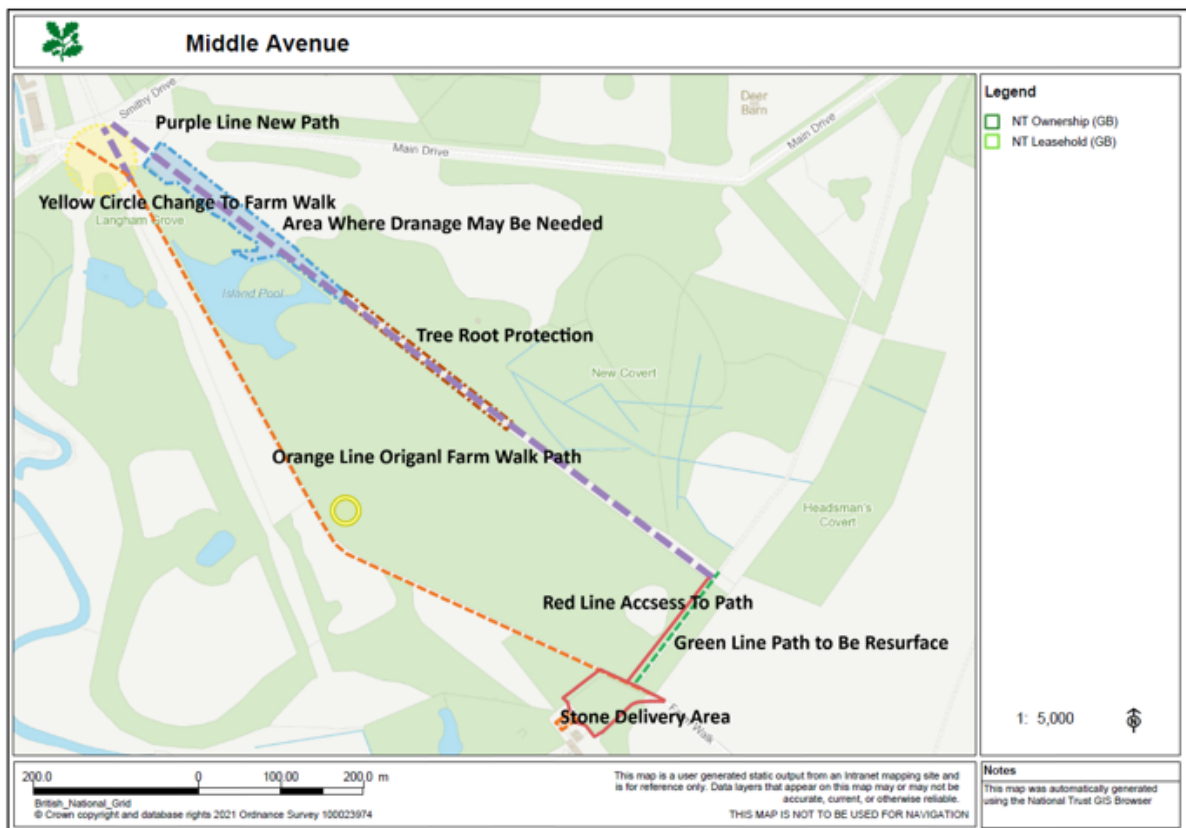


Figure 1 – An annotated plan of the central part of the Old Park depicts the proposed surfaced route along the Main Drive in dashed purple. The shorter dashed purple line is the proposed surfaced route along part of Farm Walk. Please note that the drive above incorrectly labelled as Main Drive on the underlying OS map layer is in fact Charcoal Drive.

The design process employed in this instance was a simple one; the new surfaced route would simply follow the historical and existing line of the Main Drive from its origins in the centre of the patte d’oie at its north-westerly point to its terminus at the site of the former monument just short of the clair-voir at its southern-eastern terminus.

The preferred specification for a surfaced path would require the existing layer of churned mud, leaf litter and compacted earth to be machined off to a depth of 10cm along a 200cm width along the entire 940m length of the Main Avenue. This shallow trench would then be filled with a 15cm depth of crushed Breedon stone and binding gravel and rammed and cambered to shed the water and retain its form. A standard cellular confinement system will be used wherever tree root protection is required.



Plate 2 - A view of a path laid using the same methodology and materials on another National Trust property seen immediate after laying.



Plate 3 - A view of a path another National Trust property laid using the same methodology and materials after weathering for a year.

The introduction of a surfaced path as described (and depicted above) would not only facilitate pedestrian access all year round, and in all weathers, but would also transform the experience for families with pushchairs and wheelchair users, creating a much more inclusive access opportunity. As well as improving and maximising access opportunities, the introduction of a surfaced path is likely to improve the visual amenity, historic character and heritage value of the Main Drive over time by reducing the amount of bare

or eroded ground as the introduction of a surfaced path would encourage visitors to stick to the path and would assist in the recovery of the ground on either side.

Other conservation benefits are also likely to flow from the introduction of a surfaced path along the Main Drive. Erosion control and the avoidance of soil loss, much of which is redeposited as silt in the various formal ponds and associated culverts within the Old Park, would help to maintain the legibility, visual character and functionality of these important parkland features.

The erosion control and ground recovery benefits that would be a consequence of the introduction of a surfaced path would also help to protect and enhance the natural heritage significances that underpin the Old Park's SSSI designation.

7.1.2 Access improvements and restoration of the Farm Walk

The Farm Walk (NTSMR 51205) is shown on Harris's View from the North (see Plate 4 below). Like other the principal avenues within the Old Park Farm Walk radiates out from the patte d'oie and proceeds in a southerly direction, before turning to the south-east and terminating short of the park wall. Harris's View from the North depicts Farm Walk with an earth-coloured surface, rather than a grass surface, presumably to identify particular routes as being functional and having an ability to carry traffic, as opposed to ornamental routes which were intended to function as vistas, or for the exclusive use of the family and guests. The depiction of Farm Walk as having an earthen surface when the Harris views was created in the mid-eighteenth century might suggest that Farm Walk at that time provided the main access from the A56 Chester Road (at that time known as the London Road) which originated from the Roman Watling Street.

Today, a majority of the length of Farm Walk is surfaced in crushed Breedon stone and is popular with visitors to the Old Park. However, as can be seen in the extract from the Ordnance Survey map of 1898 (see Figure 2 below) at the turn of the twentieth century the principal avenue known as Farm Walk originated for the former patte d'oie. The linear route of the principal avenue was joined at a point roughly 75m from its origins in the centre of the patte d'oie by a short curving route which originated from the stables range and presumably provided access to the pheasantry and kennels buildings beyond. This arrangement is shown on the earlier Ordnance Survey map of 1877 and upon the subsequent editions of 1910, 1936 and 1968.



Plate 4 – The View of Dunham Massey from the North by John Harris circa 1752. Farm Walk rive can be seen running from the patte d’oie and passing immediate above the pond close to the right hand edge of the image.

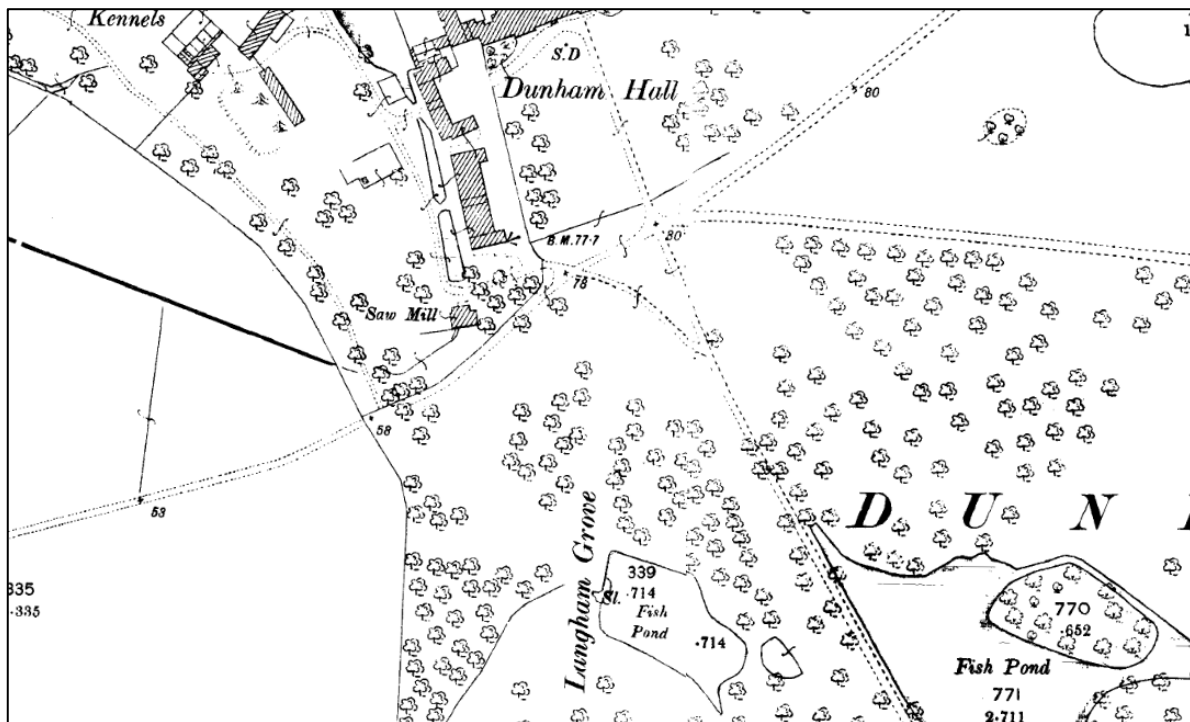


Figure 2 – An extract from the Ordnance Survey map of 1898 depicting Farm Walk passing to the west of the Island Pond and continuing on to the former patte d’oie with a branch breaking off to the north-west towards the southern gable of the stables range.

At present access to the crushed Breedon stone surfaced route running along a majority of the Farm Walk is accessed via the short curving section of path that originates from the stables range to meet Farm Walk at a point some 75m from its historical and intended point of origin. While the short curving access route has historic authenticity, it has been established that its function was to provide access for those using Farm Walk to access the pheasantry and kennels from either Home Farm or the main Chester Road along a route that avoided the higher status house, stables and carriage house ranges. Its intended historical purpose was never to act as a primary means of proceeding along Farm Walk.

The previous decision by the National Trust not to extend the crushed Breedon stone surface of Farm Walk across the initial 75m length originating from the patte d'oie now appears unfortunate and has resulted in an arrangements that is at odds with the historical pattern of communication and access along one of the principle avenues in the Old Park. The natural 'desire line' that leads visitors from the centre of the patte d'oie onto the existing surfaced section of Farm Walk some 75m distant means that a majority of visitors already follow the intended and correct route along Farm Walk. However, the absence of any hard surfacing, coupled with the steady increase in the numbers of visitors to the Old Park has resulted in significant (and worsening) compaction and erosion of the existing grass surface meaning that it the initial 75m length of Farm Walk exhibits either as compacts bare earth or as a wet and unappealing muddy ribbon for much of the year.

The National Trust is keen to improve visitor access along the initial 75m unsurfaced section of Farm Walk that originates from the patte d'oie. The design process seeks to deliver twin benefits; bringing the initial 75m length of Farm Walk back into use and correct the existing anomaly of accessing the prince avenue from a surfaced spur route that originates from appoint close to the southern gable of the southern stable range.

The methodology for this section would be identical to the existing surfacing along the remaining length of Farm Walk as well as being identical to that which is proposed for use along the Main Drive). The extension of the existing surfaced path would require the existing layer of churned mud and compacted earth to be machined off to a depth of 10cm along a 200cm width along the initial 75m length of Farm Walk. This shallow trench would then be filled with a 15cm depth of crushed Breedon stone and binding gravel and rammed and cambered to shed the water and retain its form. A standard cellular confinement system will again be used wherever tree root protection is required.

The benefits of extending the existing surfaced path along Farm Walk to the patte d'oie would introduce easy and appealing year round pedestrian access along the entire length of Farm Walk and in doing so deliver significant access and visitor experience benefits that would be of particular benefit for families with pushchairs and the less able. As well as improving access the introduction of a surfaced path is likely to result in some gradual recovery and improvement of the visual amenity, historic character and heritage value of the Farm Walk by providing visitors with a surfaced path and encouraging its use, which

will help to limit compaction and erosion of the ground on either side and over time assist in its long term recovery.

The erosion control and ground recovery benefits that would be a consequence of the introduction of a surfaced path would again help to protect and enhance the natural heritage significances that underpin the Old Park's SSSI designation.

8 Assessment and evaluation of significance

This section offers a detailed assessment of specific changes and impacts affecting designated and non-designated heritage assets arising from the proposed changes within the Study Area. It also includes assessment of the impacts affecting cultural heritage, local landscape character and the wider 'sense of place'.

8.1 Assessing Value of Heritage Assets

Understanding significance is a key principle for managing change to heritage assets, and is embedded within current government policy in the National Planning Policy Framework, 2018 (NPPF 127 and 128).

The NPPF advises that the more significant the heritage asset the greater weight should be given to its conservation (132). Historic England, (formerly English Heritage) issued Conservation Principles, Policies and Guidance in 2008 to explain significance and managing change, identifying four main heritage values or interests that relate to significance: evidential, historical, aesthetic and communal.

Measuring significance is not an exact science; it relies on a combination of comparative analysis, an understanding of the building and site's development and history and the wider context. Significance can include tangible values such as architectural but also intangible values such as spiritual, and there can be conflicts between values that need to be resolved to make robust decisions. Assessments depend on the exercise of judgement in relation to the quality of the original design, the level of alteration and the role of setting. Within the four main categories of heritage value or interest, significance can be measured in hierarchical levels:

- **Exceptional** – an asset important at the highest national or international levels, including scheduled ancient monuments, Grade I and II* listed buildings and registered landscapes. The NPPF advises that substantial harm should be wholly exceptional.
- **High** – a designated asset important at a national level, including Grade II listed buildings and Grade II registered historic parks and gardens. Some conservation areas are significant at this level. The NPPF advises that substantial harm should be exceptional.
- **Medium** – an undesignated asset important at a local to regional level, including local (non-statutory) listed buildings or unlisted buildings that make a positive contribution to the setting of a listed building. May include less significant parts of listed buildings and some conservation areas. Buildings, landscapes and structures in this category should be retained where possible, although there is usually scope for adaptation.
- **Low** – structure or feature of very limited heritage or other cultural value and not defined as a heritage asset. 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.

- **Negative** – structure or feature that harms the value of a heritage asset. Wherever practicable, removal of negative features should be considered, taking account of setting and opportunities for enhancement.

In addition to the guidance provided by the NPPF and Historic England this assessment has acknowledged the National Trust's own Conservation Principles which includes the importance of recognising and assigning significance within its first principle: *'We will ensure that all decisions are informed by an appropriate level of understanding of the significance and 'spirit of place' of each of our properties, and why we and others value them'*.

8.2 Scheduled monuments

There are no scheduled monuments within the Study Area.

8.3 Registered Parks and Gardens

The Study Area contains a single Registered Park and Garden. The Old and New Parks (NHLE 1000853; MGM 4616; NTSMR 50800), are combined under the same Grade II* designation confirming their **exceptional** heritage value.

8.4 Listed buildings

There are an impressive 19 Listed Buildings designated at various grades across the Study Area.

There are just 3 Grade I Listed Buildings, Dunham Massey Hall (NHLE 1356512; MGM 548; NTSMR 50801); Carriage Block (NHLE 1067942; MGM 4617; NTSMR 50802); and Stable Block (NHLE 1356495; MGM 4626; NTSMR 50803), all of which exhibit **exceptional** heritage value.

There is a single Grade II* Listed Buildings within the Study Area; the Old Saw Mill (NHLE 1067903; MGM 4622; NTSMR 50807); which also exhibits **exceptional** heritage value.

The remaining 15 Listed Buildings in the Study Area are all Grade II and are of **high** heritage value. These are as follows: Obelisk, Langham Grove (NHLE 1121904; MGM 4621; NTSMR 50806); Well House & Root Arbour (NHLE 1121907; MGM 4632; NTSMR 50808); The Orangery (NHLE 1067944; MGM 4618; NTSMR 50810); Freestanding pier to the north west corner of garden forecourt (NHLE 1121901; MGM 4620; NTSMR 50811), Sundial (NHLE 1356496; MGM 4630; NTSMR 50817), Piers at south end of lawn (NHLE 1067902; MGM 4627 & 4628; NTSMR 50818 & 51182), Two small piers at S of garden forecourt, Dunham Old Park (NHLE 1067904; MGM 4629; NTSMR 50819); 2 piers and lakeside wall (including the entire length which has a moulded coping) (NHLE 1356472; MGM 4634; NTSMR 51150); Slaughterhouse, (NHLE 1356494; MGM 4623; NTSMR 50812); Deer Barn (NHLE 1121923; MGM 4619; NTSMR 50813); Stables to west of Barn Cottages (NHLE 1067905;

MGM 4619; NTSMR 50805); Temple (NHLE 1067906; MGM 4631; NTSMR 50815); Sundial (NHLE 1356496; MGM 4630; NTSMR 50817); Nos 1 & 2 Barn Cottage (NHLE 1121956; MGM 4625; NTSMR 50821); Charcoal Lodge (NHLE 1120856; MGM 4638; NTSMR 50822); Park Wall & Gateways (NHLE 1067943; MGM 4638; NTSMR 50823).

8.5 Conservation Areas

There are no conservation areas within the Study Area.

8.6 Non-designated sites

All 23 of the non-designated heritage assets recorded on the GMAAS Historic Environment Record, along with the 75 recorded on the National Trust's Sites and Monuments Record the majority can be assigned either **Medium** or **Low** heritage value.

9 Assessment of heritage impact

9.1 Assessing impact upon heritage value

Assessment of effect on the significance of heritage assets is a combination of the magnitude of the impact as measured against the relative significance of the asset. The effect of any particular impact on the significance of an asset can typically be calculated through the use of a matrix, with the significance of the receptor on one axis and the magnitude of impact on the other.

The two tables which appear below have been used during the preparation of this assessment when assessing the effect upon the significance of a given heritage assets based upon the combination of the magnitude of the impact as measured against the relative significance of the asset.

Table 3 – An approach for assessing impact upon heritage value.

Scale of Impact	Description
Major	Change to most or all elements, such that the resource is totally altered. Comprehensive changes to setting.
Moderate	Changes to many key elements, such that the resource is clearly modified. Considerable changes to setting that affect the character of the asset.
Minor	Changes to key elements, such that the resource is slightly modified. Slight changes to setting.
Negligible	Very minor changes to elements or setting.
No change	No change to elements.

Table 4 – An approach for assessing overall impact significance.

Sensitivity/ value of heritage asset	Magnitude of Impact				
	No Change	Negligible	Minor	Moderate	Major
Exceptional	Neutral	Slight/ Moderate	Moderate/ Large	Very Large	Very Large
High	Neutral	Slight	Moderate/ Large	Large/ Very Large	Very Large
Medium	Neutral	Slight	Moderate/ Slight	Moderate/ Large	Large or Very Large
Low	Neutral	Neutral/ Slight	Slight	Moderate	Moderate/ Large
Negligible	Neutral	Neutral/ Slight	Neutral/ Slight	Slight	Slight/ Moderate

9.2 Impact on designated heritage assets

The proposed access improvement works affecting the Main Drive and Farm Walk will have a direct physical impact upon two of the principal avenues within Dunham's Old Park, a Grade II* Registered Park and Garden (NHLE 1000853; MGM 4616; NTSMR 50800).

The listing description refers to all five of the extant principal avenues that radiate out from the D-shaped *patte d'oie*, along with the 'lost' avenue which appears on the Harris views of circa. 1751 that sat in between Bollington Drive and Langham Grove and provided access beyond the park wall to the River Bollin. As such it is clear each of the principal avenues are recognised as key physical, historic and design components of the Old Park and make a significant contribute to its designation as a Registered Park and Garden and help to support its exceptional heritage value.

The proposed access improvement works will result in disturbance to the physical fabric of both Main Drive and Farm Walk, with the existing ribbons of bare compacted earth or accumulated mud and leaf litter being scraped off to a depth of 10cm across a 200cm width over a length of 940m and 75m respectively.

The impact of the these works, coupled with the back-filling of the excavated trench with a 15cm depth of crushed Breedon stone and binding gravel rammed and cambered to create a suitable and hard wearing surface for pedestrian access, will clearly have some impact upon the visual appearance of these two principal avenues, along with an impact upon their wider setting.

In terms of overall appropriateness, the surfacing of Main Drive with crushed Breedon stone is perhaps regrettable from a purely heritage or visual perspective; the Main Drive is understood as having been historically maintained under grass to identify it as having high status and for exclusive use and function in contrast with other avenues which had a more utilitarian function or purpose, and which were surfaced with rammed earth and stone mix. It is clear that the introduction of a hard surfaced path along Main Drive will disrupt its historical, and intended, visual character and therefore represent a lasting heritage impact.

The visual impact of the proposed works along the route of the Main Drive is likely to taper off over a twelve month period. The fresh, clean Breedon stone and gravel is likely to appear particularly stark and shocking in terms of its pristine 'newness' for a period of weeks or months (depending on the weather and the consequent ground conditions). However, the experience of using this product at other National Trust properties over a prolonged period provides the National Trust with the reassurance that weathering and use will quickly help to quickly tone down its stark newness and that the path will settle down into something that feels appropriate in its setting within twelve months.

A number of heritage benefits would be likely to flow from the introduction of a surfaced path along the length of Main Drive. Some of these benefits being direct or physical in nature, while others would deliver benefit to the setting of Main Drive or to the experience of moving along it through the Old Park. Key amongst the direct or physical benefits would be the consequential reduction in the extent of compacted and eroding ground along, and parallel with, Main Drive. The introduction of a surfaced path would encourage visitors to stick to the path and would assist in the recovery of the ground on either side. Consequent erosion control and the avoidance of further soil loss, much of which is redeposited as silt in the various formal ponds and associated culverts within the Old Park, would help to maintain the legibility, visual character and functionality of these important parkland features.

The erosion control and ground recovery benefits that would flow from the introduction of an appropriately designed and constructed surfaced path would also help to protect and enhance the natural heritage significances that underpin the overall experience of being within the Old Park, as well as helping to protect its SSSI designation.

The introduction of a surfaced path along Main Drive would also facilitate pedestrian access all year round, and in all weathers, and transform the experience for families with pushchairs, wheelchair users and the less able, creating a much more inclusive access opportunity.

A similar set of issues and considerations apply to the proposed works affecting the 75m length northern extent of Farm Walk. However, the relatively small scale nature of these works, coupled with the extant Breedon stone surfacing along the majority of its length, means that the consequential adverse and beneficial impacts that flow from the introduction of a surfaced path of Farm Walk are similar to those described above in relation to Main Drive, but of a lesser magnitude.

In addition to these previously described adverse and beneficial impacts the surfacing of the 75m length northern extent length of Farm Walk would be the restoration of the historical and intended pattern of access along one of the principle avenues originating from the patte d'oie that has become muddled and confused in recent decades. Restoring the historical and intended access would have an additional beneficial impact upon the designated heritage asset as a whole, as well as making it clear to visitors that Farm Walk did not originate from the southern gable of the southern stable range as the existing hard surface path might indicate.

In consideration of the above, the scale of impact arising from the proposed works would appear **negligible**, reflecting '*very minor changes to elements or setting*'. This **negligible** scale of impact, coupled with the **exceptional** '*sensitivity/ value of heritage asset*' would therefore indicate a **slight/ moderate** overall magnitude of impact. This assessment would lean towards the **slight**, as opposed to **moderate**, in its judgement.

The adverse and beneficial impacts arising from the proposed works upon other designated heritage assets, in this case the group of eight listed buildings and structures that exist within the space between the Dunham Massey Hall to the north and the former saw mill to the south requires careful assessment (see Figure 3 below). Arranged in order of listing grade, the eight listed buildings and structures include the Grade I Dunham Massey Hall (NHLE 1356512; MGM 548; NTSMR 50801), Carriage Block (NHLE 1067942; MGM 4617; NTSMR 50802), and Stable Block (NHLE 1356495; MGM 4626; NTSMR 50803), the Grade II* Old Saw Mill (NHLE 1067903; MGM 4622; NTSMR 50), and the Grade II Freestanding pier to the north west corner of garden forecourt (NHLE 1121901; MGM 4620; NTSMR 50811), Sundial (NHLE 1356496; MGM 4630; NTSMR 50817), Piers at south end of lawn (NHLE 1067902; MGM 4627 & 4628; NTSMR 50818 & 51182), Two small piers at S of garden forecourt, Dunham Old Park (NHLE 1067904; MGM 4629; NTSMR 50819).

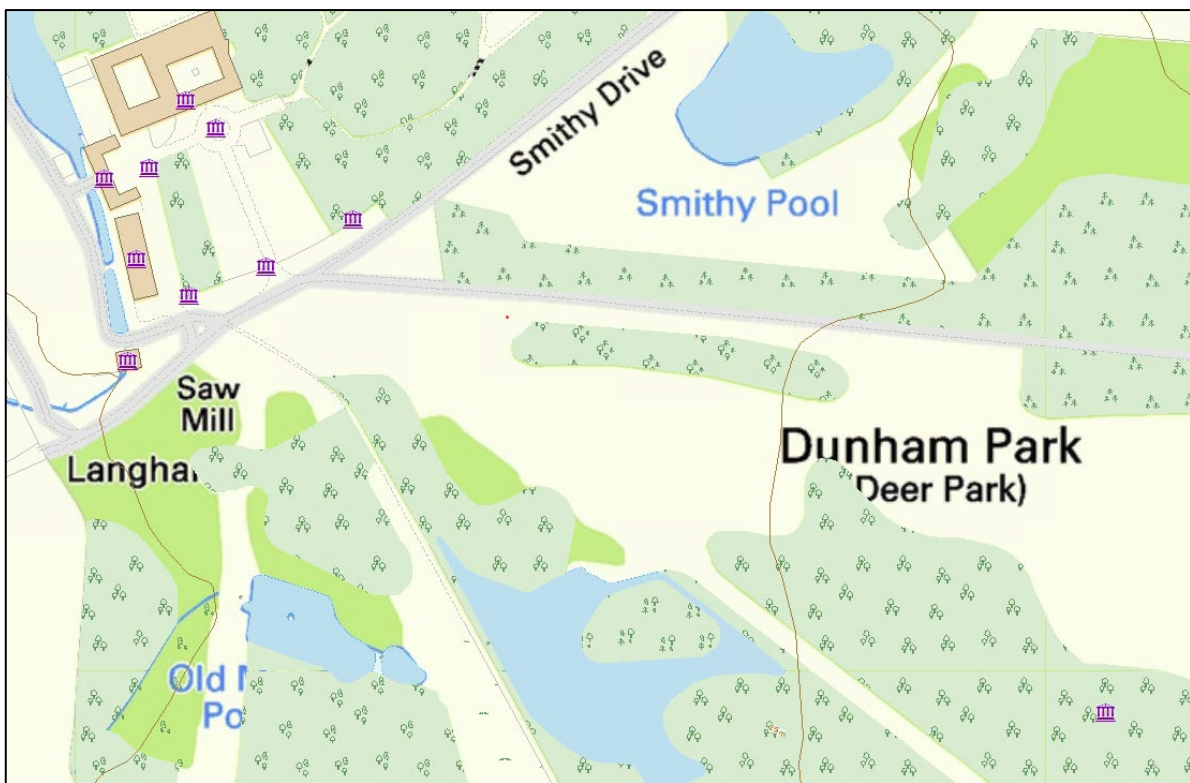


Figure 3 – A distribution map of the eight listed buildings and structures located to the north and west of the patte d’oe and which have the potential to look onto the proposed works. Please note that two of the Listed Building symbols combine to form a single entry.

In each case the proposed development will avoid direct physical intrusion upon the fabric of the listed buildings. As such any heritage impact that occurs will arise as a result of impact to the setting of these designated heritage assets. The vertical and oblique aerial photographs presented in Plates 5 and 6 below indicate that the crushed stone surfaces along Main Drive and Farm Walk will only be visible from the area containing the eight designated heritage assets to the outer edge of the D-shaped patte d’oe after which the views along the principle avenues, and sight of any crushed stone surfacing, are obscured

from view by the mature parkland tree canopy with the exception of the view along the centre lines highlighted in Plate 5 below as red dashed lines.



Plate 5 – An aerial view of the Dunham Massey Hall and the north-western portion of the Old Park with the extent of the proposed works indicated in a purple dash line and the patte d’oie highlighted as a blue curve.



Plate 6 – An oblique aerial view of the group of eight listed buildings located to the south of Dunham Massey Hall and the existing surfaced route between the southern gable of the southern stable range leading to Farm Walk and the hard surfaces of Charcoal Drive and Smithy Drive radiating out from the patte d’oie.

The snapshot from Google Earth Street View (see Plate 7 below) looking south-south-east taken from a point immediately south of the sundial (NHLE 1356496; MGM 4630; NTSMR 50817) which stands in front of Dunham Massey Hall (NHLE 1356512; MGM 548; NTSMR 50801) and looks towards the patte d’oie and the start of both Main Drive and Farm Walk appears to indicate that the impact arising from the proposed development upon the setting of the Hall and the sundial would be negligible. The considerable distance that exists between the designated heritage assets and the start of the crushed surface routes starting in the patte d’oie (approximately 98m), coupled with the existing broad hard standing route which connects Dunham Massey Hall and the patte d’oie would appear to establish an important precedent for the appearance of hard standing routes within the setting of the Hall and sundial that would help to avoid any sense that the proposed development would be at odds with landscape character or inappropriate to setting.



Plate 7 – A snapshot taken from Google Earth Street View looking south-south-east towards the patte d’oie and along the principal avenue of Farm Walk beyond taken from a point immediately south of the sundial that stands in front of Dunham Massey Hall.

The snapshot taken from Google Earth Street View (see Plate 8 below) looks south-east towards the patte d’oie and along the principal avenue of Main Drive taken from the cobbled yard inbetween Dunham Massey Hall (NHLE 1356512; MGM 548; NTSMR 50801) and the adjacent Carriage House (NHLE 1067942; MGM 4617; NTSMR 50802) and freestanding pier situated to the north west corner of garden forecourt (NHLE 1121901; MGM 4620; NTSMR 50811) shown in the foreground. This image is helpful in demonstrating that the triple rows of trees planted in cages on either side of the broad hard standing route which connects Dunham Massey Hall and the patte d’oie interrupts

any view along principal avenue of Main Drive from the group of designated heritage assets located at its north-western terminus. The view towards the patte d'oise and along Main Drive seen from in front of the southern Stable Range (NHLE 1067905; MGM 4619; NTSMR 50805) is similarly interrupted by the triple row of trees.



Plate 8 – A snapshot taken from Google Earth Street View looking south-east towards the patte d'oise and along the principle avenue of Main Drive taken from the cobbled yard inbetween Dunham Massey Hall and the adjacent Carriage House showing the freestanding pier in the foreground.

The snapshot taken from Google Earth Street View (see Plate 9 below) looks east-north-east from a point to the east of the Old Saw Mill Mill (NHLE 1067903; MGM 4622; NTSMR 50807) towards the patte d'oise. This image is helpful in demonstrating that the considerable physical distance between the Old Saw Mill and the proposed works on Main Drive and Farm Walk, coupled with the presence of a number of parkland trees. Means that the view of the patte d'oise from the Old Saw Mill is fragmentary at most. As such the extent of any adverse impact upon setting would appear to be very limited and occur as a consequence of the combination of the appearance of crushed stone surfaces leading towards Main Drive and Farm Walk.



Plate 9 – A snapshot taken from Google Earth Street View looking east-north-east from a point to the east of the Old Saw Mill with the D-shaped patte d’oie from which Main Drive and Farm Walk issue.

The snapshot below taken from Google Earth Street View (see Plate 10) looks east-north-east from a point immediately south-west of the western pier standing at the end of the south lawn (NHLE 1067902; MGM 4627; NTSMR 50818) and to the north-west of the patte d’oie and is similar to that view captured in the previous Plate 9. However, the direction of this view, taken from a position adjacent to the western pier is useful in revealing that the view of the patte d’oie, and the proposed development within, will be more readily apparent when viewed from this particular designated heritage asset. Despite the clear line of sight between the designated heritage asset and the proposed development the extent of any adverse impact upon setting would appear to be limited and occur as a consequence of the combination of the appearance of crushed stone surfaces leading towards Main Drive and Farm Walk.



Plate 10 – A snapshot taken from Google Earth Street View looking east-north-east from a point immediately south-west of the western pier standing at the end of the south lawn and to the north-west of the patte d’oie.

The snapshot below taken from Google Earth Street View (see Plate 11) looks south-east from a point immediately north of the pair of small piers (NHLE 1067904; MGM 4629; NTSMR 50819) which stand on either side of the existing broad hard standing route which connects Dunham Massey Hall and the patte d’oie. This image makes clear the close proximity between these designated heritage assets, the patte d’oie and the proposed development. Despite the clear line of sight between the designated heritage asset and the proposed development the extent of any adverse impact upon setting would appear to be limited and occur as a consequence of the combination of the appearance of crushed stone surfaces leading towards Main Drive and Farm Walk.



Plate 11 – A snapshot taken from Google Earth Street View looking south-east from a point immediately north of the pair of small piers which stand on either side of the existing broad hard standing route which connects Dunham Massey Hall and the patte d’oie.

The snapshot below (see Plate 12) taken from Google Earth Street View looking west-south-west from a point immediately south-west of the eastern pier standing at the end of the south lawn (NHLE 1067902; MGM 4628; NTSMR 51182), and to the north-east of the patte d’oie. This image makes clear the close proximity and open view of the patte d’oie and the proposed development from this designated heritage asset. Despite the clear line of sight between the designated heritage asset and the proposed development the impact upon its setting would appear to be sight and occur as a consequence of the combination of the appearance of crushed stone surfaces leading towards Main Drive and Farm Walk.



Plate 12 – A snapshot taken from Google Earth Street View looking west-south-west from a point immediately south-west of the eastern pier standing at the end of the south lawn and to the north-east of the patte d’oie.

In consideration of the above, the scale of impact arising from the proposed works in relation to each of the eight designated heritage assets would appear to be **negligible**, reflecting ‘*very minor changes to elements or setting*’. This **negligible** scale of impact, coupled with the **exceptional** or **high** ‘*sensitivity/ value of heritage asset*’ would therefore indicate a **slight** or **slight/moderate** overall magnitude of impact. This assessment would again lean towards the **slight**, as opposed to **slight/moderate**, in its judgement.

This assessment concludes that the proposed development will not result in any adverse or beneficial impacts to any other designated heritage assets within the Old Park or the wider Study Area as the heritage assets are either situated at a considerable distance from the proposed development where their physical structure and their setting will be unaffected. The list of designated heritage assets within the Old Park unaffected by the proposed development include the old Slaughterhouse (NHLE 1356494; MGM 4623; NTSMR 50812) and the Obelisk at the southern end of Langham Grove (NHLE 1121904; MGM 4621; NTSMR 50806).

9.3 Impact on non-designated heritage assets

There is only one known non-designated heritage asset recorded likely to be affected by the proposed works affecting Main Drive and Farm Walk, this is the below ground remains of the foundation layers of the monument which once stood close to the terminus of the Main Drive some 32m from the park wall (NTSMR 50837*5). Assuming that survey data from previous investigations of this feature in the late 1990s is correct there should be a minimum of 5m between the edge of the proposed surfaced path and the foundation material indicating the presence of the former monument.

The majority of non-designated heritage assets recorded within the Study Area can be attributed either **medium** or **low** heritage value. The buried foundations of the former monument close to the terminus of the Main Drive is assessed as having **low** heritage value.

In consideration of these factors the level of disturbance and intrusion arising from the proposed works would seem to sit comfortably within the category of a **negligible** scale of impact, representing *'changes to key elements, such that the resource is slightly modified'* coupled with *'slight changes to setting'*. This **negligible** scale of impact, coupled with the **low** *'sensitivity/ value of heritage asset'* would therefore suggest a **neutral/ slight** overall magnitude of impact. This assessment would lean towards the **neutral**, as opposed to **slight**, in its judgement.

9.4 Impact on landscape character

It is important to note that the assessment of impacts upon the visual character and setting of designated and non-designated heritage assets is considered above and separate to the assessment of impact to landscape character below.

This assessment concludes that the proposed works are likely to have some impact upon one of the **Key Characteristics** of the **Historic Parks and Wooded Estate Farmland Landscape Character Area** as defined in the Greater Manchester Landscape Character Assessment and Sensitivity Report. The **Key Characteristic** which appears under the heading of archaeology and cultural heritage relates to *'16th to 19th century estates associated with halls and houses, with open parkland, plantation woodland and small lakes, the best preserved of which are Registered Parks and Gardens (Grade II* Dunham Massey with its Grade I listed hall, carriage house and stables; Grade II Hulton Park; and Grade II'*.

The associated **Special Landscape Qualities and Key Sensitivities** for this particular **Key Characteristic** identifies *'16th to 19th century estate landscapes with open parkland, plantation woodland and small lakes, some of which are of national importance (Dunham Massey, Heaton Park and Hulton Park), and the numerous Listed Buildings contained within' and the 'Visual connections between Dunham Massey and the rural landscape of Cheshire East, including the Bollin Valley (locally designated landscapes)'*.

The acknowledgement of this **Key Characteristic** the following **Guidance and Opportunities for Future Development and Landscape Management/ Enhancement** is offered *'Ensure any new development respects the character and historic qualities of the Registered Parks and Gardens (Grade II* Dunham Massey, Grade II Heaton Park and Grade II Hulton Park) and their settings'*.

Based upon an understanding of the historic development and design intension and significances exhibited by the Old Park at Dunham, coupled with the previous assessment of impacts and benefits affecting heritage assets and their landscape setting,

this assessment concludes that the proposed development is in line with the **Guidance and Opportunities for Future Development and Landscape Management/Enhancement** identified by the local authority.

This view is founded upon the evidence that the proposed development avoid harm or adverse impact upon the list of **Key Characteristics** associated with the **Historic Parks and Wooded Estate Farmland Landscape Character Area** and that the design process as evolved with an understanding, awareness and sympathy for the relevant **Special Landscape Qualities and Key Sensitivities**.

10 Measures to avoid, to reduce or to compensate for impacts

The requirement for mitigation measures to reduce or to compensate for impacts to the significance of heritage assets has been considered as part of this assessment.

Various mitigation measures have been considered including:

- those needed before the development or change proceeds (such as archaeological excavation),
- those needed during construction or change (such as a watching brief or physical protection of assets) and,
- any post-construction measures during the operation of any proposed change or development (such as interpretation or access measures, awareness-building, education, reconstruction proposals),
- proposals to disseminate information, knowledge or understanding gained by the Heritage Impact Assessment and any detailed desk, field or scientific studies.

10.1 Recommendations for mitigation before development or change proceeds

To ensure that regular visitors to Dunham Massey are made aware of the intention to carry out the proposed scheme of works, and are forewarned of its likely short term impacts and longer term benefits, it is recommended that information should be made available in advance through a combination of on-site interpretation, posts on social media and engagement with members staff. The aim of this scheme of engagement should be to help inform visitors of what is about to happen and why and to enable them to mentally prepare for the changes.

10.2 Recommendations for mitigation needed during construction or change

It is recommended that an Archaeological Watching Brief be undertaken on the ground works undertaken as part of the proposed scheme of works.

This recommendation responds in part to the presence of known archaeology on or close to the route of the Main Drive and also to the potential for significant new discoveries to be made within an environment that has been extensively managed and has therefore remained largely undisturbed for many centuries and which therefore possesses significant archaeological potential.

10.3 Recommendations for any post-construction measures during the operation of any proposed change or development

There are no recommendations for any post-construction measures during the operation of any proposed change or development.

10.4 Recommendations for proposals to disseminate information, knowledge or understanding gained by this Heritage Impact Assessment and any detailed desk, field or scientific studies.

There are no recommendations for proposals to disseminate information, knowledge or understanding gained by the Heritage Impact Assessment and any detailed desk, field or scientific studies.

However, the National Trust should ensure that in the event that significant discoveries are made during the undertaking of the Archaeological Watching Brief during ground works that the results of this should be written up for appropriate wider dissemination.

11 Summary of heritage impacts

11.1 Impact on designated heritage assets

This assessment has identified that the proposed development will have a direct physical impact upon two of the principal avenues within Dunham's Old Park, a Grade II* Registered Park and Garden (NHLE 1000853; MGM 4616; NTSMR 50800); namely Main Drive (NTSMR 51201); and Farm Walk (NTSMR 51205). This assessment has identified a number of adverse and beneficial heritage impacts arising from the proposed development which affect both the physical designated heritage asset and its wider setting.

In consideration of the above, the scale of impact arising from the proposed works would appear **negligible**, reflecting '*very minor changes to elements or setting*'. This **negligible** scale of impact, coupled with the **exceptional** '*sensitivity/ value of heritage asset*' would therefore indicate a **slight/ moderate** overall magnitude of impact. This assessment would lean towards the **slight**, as opposed to **moderate**, in its judgement.

This assessment has also identified adverse heritage impacts arising from the proposed development which affect the setting of eight listed buildings and structures that exist within the space between the Dunham Massey Hall to the north and the former Old Saw Mill to the south. Arranged in order of listing grade, the eight listed buildings and structures include the Grade I Dunham Massey Hall (NHLE 1356512; MGM 548; NTSMR 50801), Carriage Block (NHLE 1067942; MGM 4617; NTSMR 50802), and Stable Block (NHLE 1356495; MGM 4626; NTSMR 50803), the Grade II* Old Saw Mill (NHLE 1067903; MGM 4622; NTSMR 50), and the Grade II Freestanding pier to the north west corner of garden forecourt (NHLE 1121901; MGM 4620; NTSMR 50811), Sundial (NHLE 1356496; MGM 4630; NTSMR 50817), Piers at south end of lawn (NHLE 1067902; MGM 4627 & 4628; NTSMR 50818 & 51182), Two small piers at south of garden forecourt, Dunham Old Park (NHLE 1067904; MGM 4629; NTSMR 50819).

In consideration of the above, the scale of impact arising from the proposed works in relation to each of the eight designated heritage assets would appear to be **negligible**, reflecting '*very minor changes to elements or setting*'. This **negligible** scale of impact, coupled with the **exceptional** or **high** '*sensitivity/ value of heritage asset*' would therefore indicate a **slight** or **slight/moderate** overall magnitude of impact. This assessment would again lean towards the **slight**, as opposed to **slight/moderate**, in its judgement.

This assessment concludes that the proposed development will not result in any adverse or beneficial impacts to any other designated heritage assets within the Old Park as the heritage assets are either situated at a considerable distance from the proposed development where their physical structure and their setting will be unaffected. In particular, the old Slaughterhouse (NHLE 1356494; MGM 4623; NTSMR 50812) and the Obelisk at the southern end of Langham Grove (NHLE 1121904; MGM 4621; NTSMR 50806) will be unaffected by the proposed development.

11.2 Impact on non-designated heritage assets

This assessment concludes that the proposed development might encroach upon the site of a single non-designated heritage asset assigned low heritage value. This site is the buried foundations of the former monument close to the terminus of the Main Drive which has been previously investigated (NTSMR 50837*5)

In consideration of these factors the level of disturbance and intrusion arising from the proposed works would seem to sit comfortably within the category of a **negligible** scale of impact, representing *'changes to key elements, such that the resource is slightly modified'* coupled with *'slight changes to setting'*. This **negligible** scale of impact, coupled with the **low** *'sensitivity/ value of heritage asset'* would therefore suggest a **neutral/ slight** overall magnitude of impact. This assessment would lean towards the **neutral**, as opposed to **slight**, in its judgement.

11.3 Impact on landscape character

Based upon an understanding of the historic development and design intension and significances exhibited by the Old Park at Dunham, coupled with the previous assessment of impacts and benefits affecting heritage assets and their landscape setting, this assessment concludes that the proposed development is in line with the guidance and opportunities for future development and landscape management/ enhancement identified by the local authority.

This view is founded upon the evidence that the proposed development avoid harm or adverse impact upon the list of key characteristics associated with the Historic Parks and Wooded Estate Farmland Landscape Character Area and that the design process as evolved with an understanding, awareness and sympathy for the relevant special landscape qualities and key sensitivities.

12 Bibliography

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On-line resources

British Geological Survey - Web Map Services (WMS) National Geology Map 50K available at: <http://bgs.ac.uk/data/services/digmap50wms.html>

13 Glossary of terms

The land which falls within the setting and visual envelope of the proposed development is defined as '*the Study Area*'. For the purposes of this assessment the desk based search of designated and non-designated heritage assets extends 250m from the boundary of '*the proposed development*'.

The term '*designated heritage asset*' includes all World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefields or Conservation Areas designated under the relevant legislation. Information relating to all designated heritage assets can be found by consulting the National Heritage List for England (NHLE), a service maintained by Historic England.

The term '*non-designated heritage asset*' is used here to refer to any building, monument, site, place, area or landscape feature of historic or cultural significance which should be considered a material consideration in planning decisions, because of its heritage interest (NPPF, 2018) but which is not designated under the relevant legislation.

The '*setting*' of a heritage asset is defined 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 (NPPF, 2018).

14 Figures and Plates

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Figure 2 – An extract from the Ordnance Survey map of 1898 depicting Farm Walk passing to the west of the Island Pond and continuing on to the former patte d’oie with a branch breaking off to the north-west towards the southern gable of the stables range.

Figure 3 – A distribution map of the eight listed buildings and structures located to the north and west of the patte d’oie and which have the potential to look onto the proposed works. Please note that two of the Listed Building symbols combine to form a single entry.

Figure 4 – Location Plan.

Figure 5 – Plan of heritage assets on the GMAAS Historic Environment Record.

Figure 6 – Plan of heritage assets on the GMAAS Historic Environment Record.

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Figure 8 – Plan of heritage assets on the GMAAS Historic Environment Record.

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Plate 4 – The View of Dunham Massey from the North by John Harris circa 1752. Farm Walk rive can be seen running from the patte d’oie and passing immediate above the pond close to the right hand edge of the image.

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Plate 8 – A snapshot taken from Google Earth Street View looking south-east towards the patte d’oie and along the principle avenue of Main Drive taken from the cobbled yard inbetween Dunham Massey Hall and the adjacent Carriage House showing the freestanding pier in the foreground.

Plate 9 – A snapshot taken from Google Earth Street View looking east-north-east from a point to the east of the Old Saw Mill with the D-shaped patte d’oie from which Main Drive and Farm Walk issue.

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Plate 11 – A snapshot taken from Google Earth Street View looking south-east from a point immediately north of the pair of small piers which stand on either side of the existing broad hard standing route which connects Dunham Massey Hall and the patte d’oie.

Plate 12 – A snapshot taken from Google Earth Street View looking west-south-west from a point immediately south-west of the eastern pier standing at the end of the south lawn and to the north-east of the patte d’oie.

Figure 4 – Location Plan



Figure 5 – Plan of heritage assets on the GMAAS Historic Environment Record

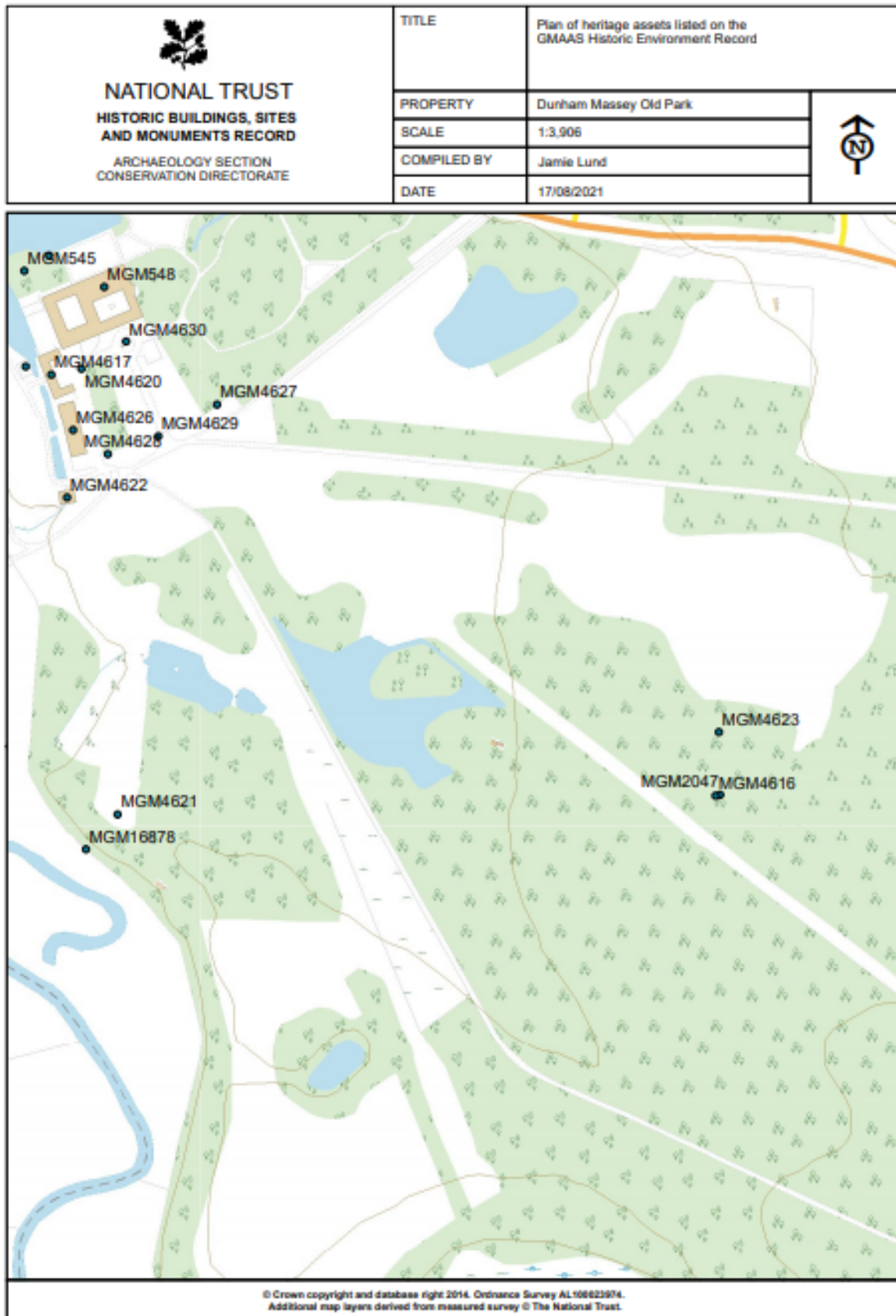


Figure 6 – Plan of heritage assets on the GMAAS Historic Environment Record



Figure 7 – Plan of heritage assets on the GMAAS Historic Environment Record

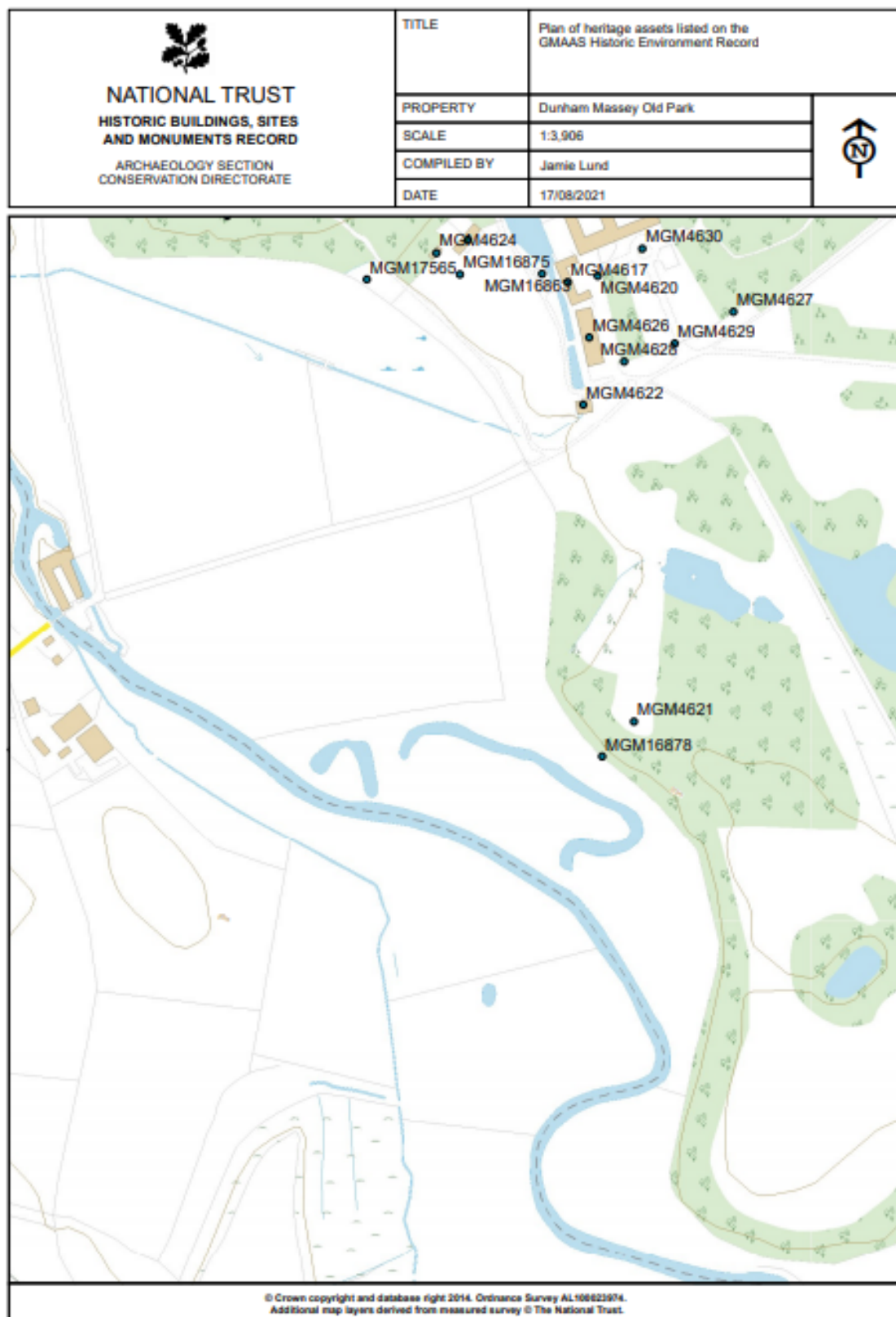


Figure 8 – Plan of heritage assets on the GMAAS Historic Environment Record

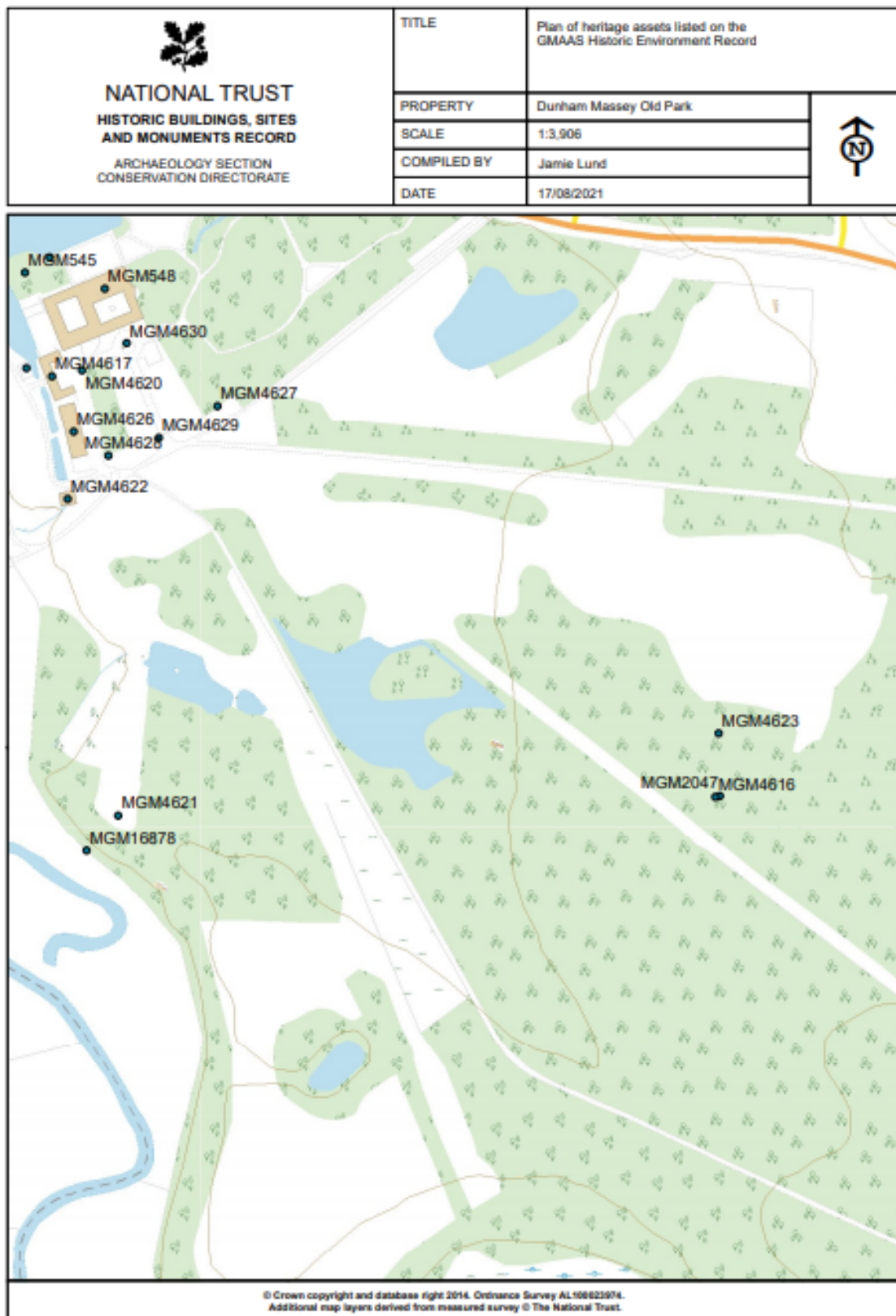


Figure 9 – Plan of heritage assets on the GMAAS Historic Environment Record



Figure 10 – Plan of heritage assets on the National Trust Sites and Monuments Record

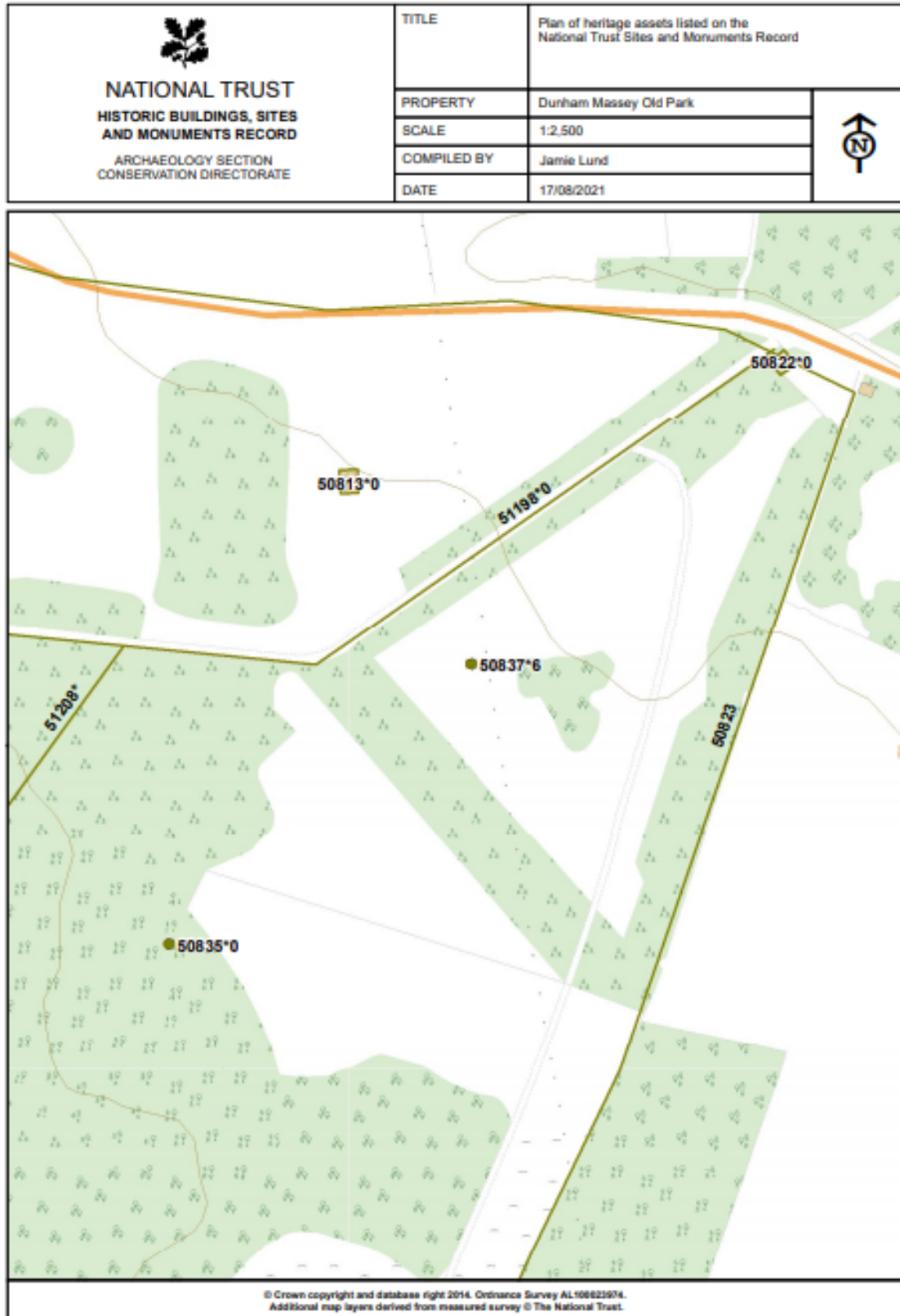


Figure 11 – Plan of heritage assets on the National Trust Sites and Monuments Record



Figure 12 – Plan of heritage assets on the National Trust Sites and Monuments Record

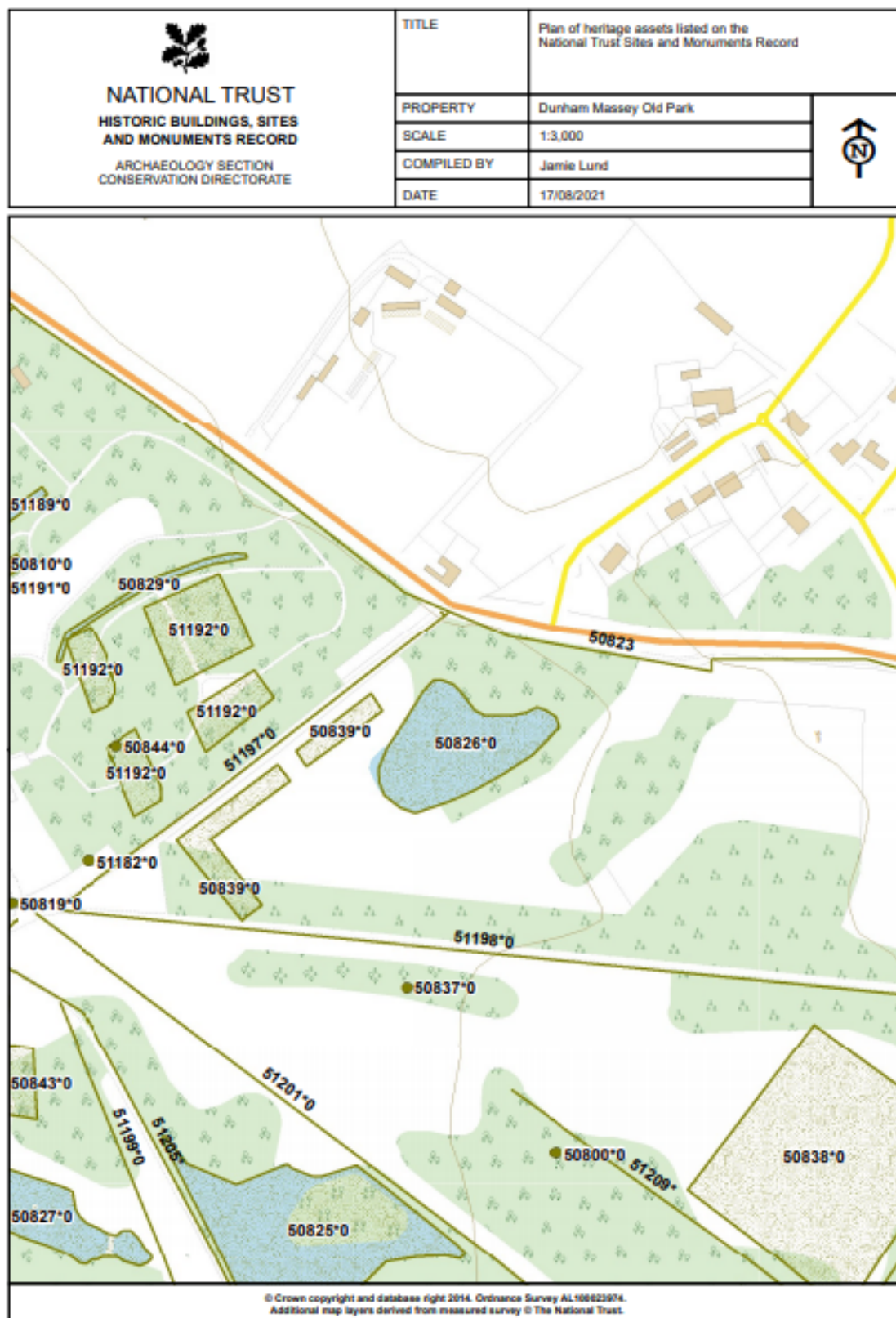
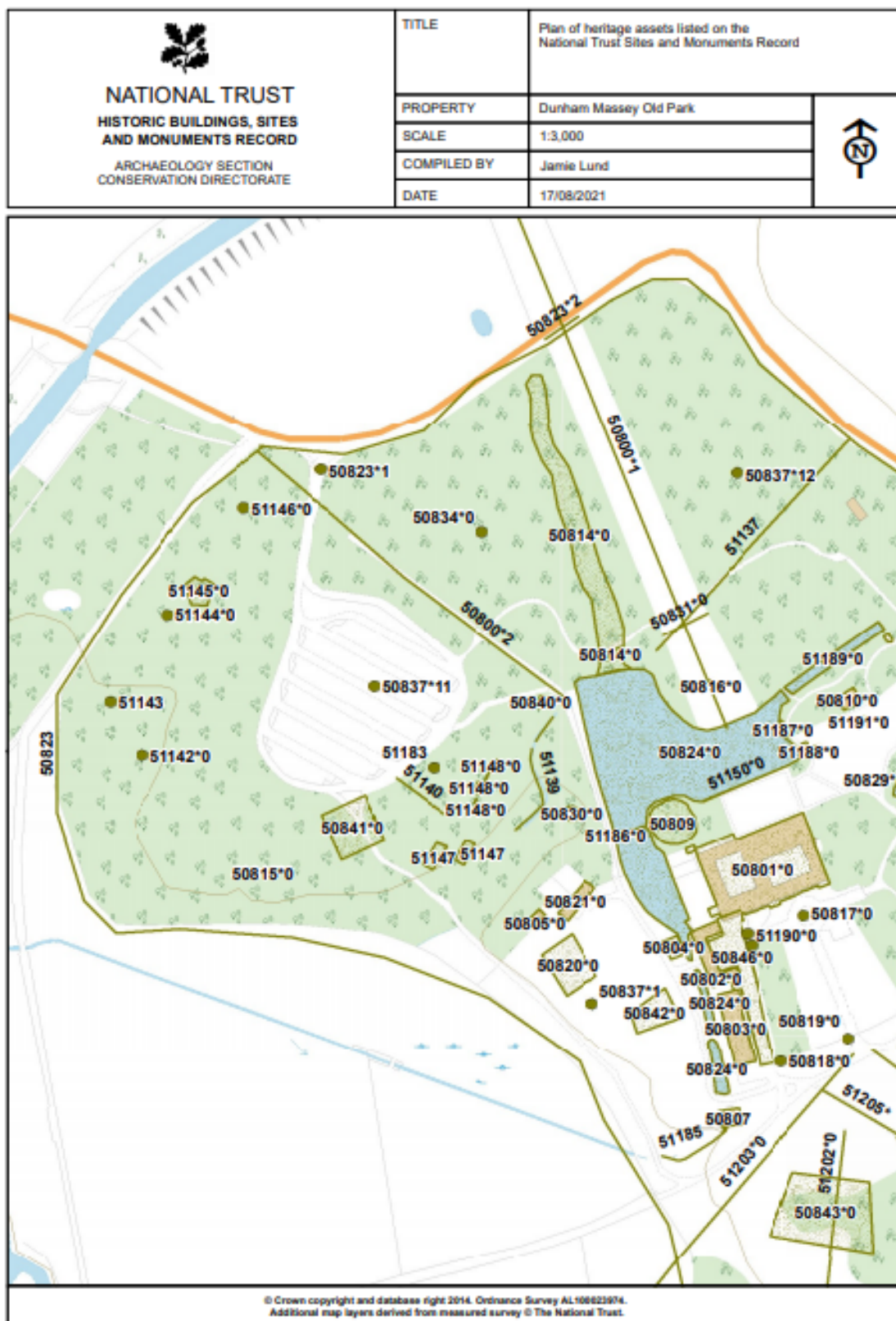


Figure 13 – Plan of heritage assets on the National Trust Sites and Monuments Record



Figure 14 – Plan of heritage assets on the National Trust Sites and Monuments Record



Appendix 1 – List of Historic Environment Records recorded on the GMAAS within the Study Area.

Site Name	Easting	Northing	GMAAS No.
Dunham Park Urns & Barrows	373377	387657	MGM544
Dunham Massey Mound	373422	387435	MGM545
Flint Arrowhead (findspot)	374005	387005	MGM2047
Possible mounds or landscape feature, Dunham Park	374245	387075	MGM8991
Relict Canal Feature, Dunham Park	373364	387624	MGM16874
Main Gate, Dunham Old Park	373198	387659	MGM16876
Langham Grove Clair-Voir (site of?), Dunham Old Park	373473	386955	MGM16878
Buildings in North Park, Dunham Massey (site of)	373350	387500	MGM17555
Possible deer sheds in North Park, Dunham Massey (site of)	373226	387424	MGM17556
North Avenue, North Park, Dunham Massey	373434	387548	MGM17557
Lime Avenue, North Park, Dunham Massey	373235	387623	MGM17558
Ha Ha, Dunham Park	373430	387561	MGM17559
North Avenue Clair-Voir, Dunham Massey	373350	387750	MGM17561
Track and Gate, Dunham Massey (site of)	373474	387613	MGM17562
Dogs' Graves, Dunham Massey Gardens	373448	387522	MGM17563
Rose Fountain, Dunham Massey	373357	387441	MGM17564
Earthwork, Dunham Park	373277	387351	MGM17565
Drainage Channel, Dunham Park	373322	387417	MGM17566
Drainage Channel, Dunham Park	373254	387451	MGM17567
Earthwork, Dunham Park	373140	387451	MGM17569
Drainage Channel, Dunham Park	373080	387484	MGM17570
Earthwork, Dunham Park	373093	387559	MGM17571
Drainage Channel, Dunham Park	373061	387510	MGM17572

Appendix 2 – List of National Trust Sites and Monuments recorded within the Study Area.

Site Name	NGR	Period	NTSMR No
North avenue, Dunham Massey	SJ 73358 87733	Mid 18th C (1750 AD)	50800*1
Lime avenue, Dunham Massey	SJ 73254 87593	Mid 18th C (1750 AD)	50800*2
Stallion Pound, Dunham Old Park	SJ 7342 8735	Early 18th C to Late 19th C (1720 AD to 1900 AD)	50804*0
The Mount, Dunham Old Park	SJ 7342 8743	Medieval to Late 19th C (1100 AD to 1900 AD)	50809*0
Relict Water Feature, Dunham Old Park	SJ 7336 8762	Early 18th C to Late 19th C (1720 AD to 1900 AD)	50814*0
Dogs' Gravestones, Dunham Old Park	SJ 7344 8752	Early 18th C to Mid 19th C (1702 AD to 1836 AD)	50816*0
Pheasantry (site of), Dunham Old Park	SJ 7335 8734	Mid 18th C to Late 19th C (1740 AD to 1900 AD)	50820*0
Charcoal Lodge, Dunham Old Park	SJ 7456 8738	Early 20th C to Early 21st century (1906 AD to 2050 AD)	50822*0
Main Gate, Dunham Massey Old Park Wall	SJ 7319 8765	Post Medieval (1540 AD to 1900 AD)	50823*1
Clair-Voir, Dunham Massey Old Park Wall	SJ 7335 8775	Post Medieval (1540 AD to 1900 AD)	50823*2
Smithy Gate, Dunham Massey Old Park Wall	SJ 7380 8748	Post Medieval (1540 AD to 1900 AD)	50823*4
Middle Drive Clair Voir	SJ 7430 8672	Post Medieval (1540 AD to 1900 AD)	50823*6
Langham Grove Clair-Voir (site of), Dunham Massey Old Park Wall	SJ 7346 8696	Post Medieval (1540 AD to 1900 AD)	50823*9
Features associated with possible moat, lake and water channels, Dunham Hall	SJ 7343 8739	Mid 17th C to Early 21st century (1661 AD to 2050 AD)	50824*0
Island pool and sluices, Dunham Old Park	SJ 7372 8707	Mid 18th C to Late 19th C (1740 AD to 1900 AD)	50825*0
Smithy Pool and sluices, Dunham Old Park	SJ 7382 8739	Mid 18th C to Late 19th C (1740 AD to 1900 AD)	50826*0
Old Man Pool and Sluices, Dunham Old Park	SJ 7357 8709	Late 18th C to Late 19th C (1800 AD to 1900 AD)	50827*0
Fox Hole Pool and Sluices, Dunham Old Park	SJ 7363 8676	Mid 18th C to Late 19th C (1740 AD to 1900 AD)	50828*0

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Linear Water Feature, Dunham Old Park	SJ 7362 8748	Mid 18th C to Early 21st century (1751 AD to 2050 AD)	50829*0
The Rose Fountain, Dunham Old Park	SJ 7335 8744	Early 18th C to Late 19th C (1720 AD to 1900 AD)	50830*0
Ha Ha, Dunham Old Park	SJ 7342 8756	Mid 18th C to Early 21st century (1740 AD to 2050 AD)	50831*0
Redmoor Covert Pool & Sluice, Dunham Old Park	SJ 7401 8651	Mid 18th C to Early 21st century (1740 AD to 2050 AD)	50832*0
Bronze Age Barrows (approx site of), North Park, Dunham Massey	SJ 7330 8762	Bronze Age (2350 BC to 701 BC)	50834*0
Bronze Age Barrows (approx site of), Dunham Old Park	SJ 7423 8707	Bronze Age (2350 BC to 701 BC)	50835*0
Flint (find spot), Dunham Old Park	SJ 739 870	Neolithic (4000 BC to 2351 BC)	50836*0
Park and Garden Monuments (sites of), Dunham Old Park	SJ 73 87	Early 18th C to Late 19th C (1720 AD to 1900 AD)	50837*0
Carriage House monument (approx site of)	SJ 7337 8732	Early 18th C to Late 18th C (1720 AD to 1780 AD)	50837*1
South Avenue Monument & Gateway (site of)	SJ 7372 8679	Early 18th C to Late 18th C (1720 AD to 1780 AD)	50837*4
Middle Drive Monument (approx site of)	SJ 7428 8673	Early 18th C to Late 18th C (1720 AD to 1780 AD)	50837*5
Charcoal Drive Monument (approx site of)	SJ 7439 8721	Early 18th C to Late 18th C (1720 AD to 1780 AD)	50837*6
Park & Garden Monuments (sites of), Dunham Old Park	SJ 73231 87521	Early 18th C to Late 19th C (1720 AD to 1900 AD)	50837*11
Park & Garden Monuments (sites of), Dunham Old Park	SJ 73462 87657	Early 18th C to Late 19th C (1720 AD to 1900 AD)	50837*12
Square Water Feature (site of), Dunham Old Park	SJ 7405 8712	Mid 18th C to Late 18th C (1740 AD to 1800 AD)	50838*0
Water features along Smithy Drive (site of), Dunham Old Park	SJ 7370 8735	Mid 18th C to Late 18th C (1740 AD to 1800 AD)	50839*0
Buildings in North Park I (site of), Dunham Old Park	SJ 7333 8751	Early 18th C to Late 18th C (1720 AD to 1800 AD)	50840*0
Buildings in North Park II (site of), Dunham Old Park	SJ 7321 8743	Unknown to Mid 20th C	50841*0
Buildings opposite Stable Block (site of), Dunham Old Park	SJ 7341 8731	Late 17th C to Mid 19th C (1697 AD to 1839 AD)	50842*0
Buildings south of Old Mill (site of), Dunham Old Park	SJ 7351 8718	Post Medieval to Late 17th C (1540 AD to 1700 AD)	50843*0

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Dovecote (site of), Dunham Old Park	SJ 7359 8739	Post Medieval to Late 17th C (1540 AD to 1700 AD)	50844*0
Icehouse, Dunham Old Park	SJ 7365 8655	Post Medieval (1540 AD to 1900 AD)	50845*0
Cobbled Yard, Dunham Old Park	SJ 7346 8733	Early 18th C to Late 19th C (1720 AD to 1900 AD)	50846*0
Former track and gate in the North Park, Dunham Massey	SJ 73472 87611	Post Medieval (1540 AD to 1900 AD)	51137*0
Drainage channel in the North Park at Dunham Massey	SJ 73333 87466	Post Medieval (1540 AD to 1900 AD)	51139*0
Drainage channel in the North Park at Dunham Massey	SJ 73260 87452	Post Medieval (1540 AD to 1900 AD)	51140*0
Drainage channel in the North Park at Dunham Massey	SJ 73083 87478	Post Medieval (1540 AD to 1900 AD)	51142*0
Drainage channel in the North Park at Dunham Massey	SJ 73063 87512	Post Medieval (1540 AD to 1900 AD)	51143*0
Earthwork in the North Park at Dunham Massey	SJ 73099 87567	Medieval to Early 21st century (1066 AD to 2050 AD)	51144*0
Site of brick clamp of kiln in North Park, Dunham Massey	SJ 7311 8758	Late 17th C to Late 18th C (1700 AD to 1800 AD)	51145*0
Site of former scout hut in North Park, Dunham Massey	SJ 7314 8763	Mid 20th C to Late 20th C (1950 AD to 1980 AD)	51146*0
Location of former deer barns located in the North Park, Dunham Massey	SJ 7327 8741	Post Medieval (1540 AD to 1900 AD)	51147*0
Location of former brickbuilt path or road to former deer barns located in the North Park, Dunham Massey	SJ 7330 8746	Post Medieval (1540 AD to 1900 AD)	51148*0
Section of medieval park pale (site of) Dunham Old Park, Dunham Massey	SJ 7327 8746	Medieval to Late 17th C (1300 AD to 1700 AD)	51183*0
Water channels associated with Dunham mill, Dunham Old Park, Dunham Massey	SJ 7343 8723	Medieval to Early 21st century (1300 AD to 2050 AD)	51185*0
Site of footbridge across The Moat, North Park, Dunham Massey	SJ 7339 8742	Mid 19th C to Mid 20th C (1833 AD to 1966 AD)	51186*0
Potential buried remains of a boat house at the east side of The Moat, Dunham Massey	SJ 7349 8749	Late 19th C (1867 AD to 1900 AD)	51187*0
Building at the eastern corner of The Moat, Dunham Massey	SJ 7350 8748	Mid 19th C (1833 AD to 1866 AD)	51188*0

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Water channel with footbridge east of The Moat, Dunham Massey	SJ 7352 8754	Late 19th C (1867 AD to 1900 AD)	51189*0
Pier near forecourt lawn surmounted by an urn, Dunham Massey	SJ 7346 8736	Post Medieval (1540 AD to 1900 AD)	51190*0
Ornamental pond to south of Orangery, North Park, Dunham Massey	SJ 7354 8750	19th C (1801 AD to 1900 AD)	51191*0
Possible historic garden features in the contemporary garden, Dunham Massey	SJ 7363 8743	19th C (1801 AD to 1900 AD)	51192*0
Smithy Drive, North Park, Dunham Massey	SJ 7368 8739	Late 17th C to Late 19th C (1700 AD to 1900 AD)	51197*0
Charcoal Drive, North Park, Dunham Massey	SJ 7406 8730	Late 17th C to Late 19th C (1700 AD to 1900 AD)	51198*0
South Avenue, North Park, Dunham Massey	SJ 7370 8689	Late 17th C to Late 19th C (1700 AD to 1900 AD)	51199*0
Site of a pair of triangular pools at south end of South Avenue, Dunham Massey	SJ 7383 8659	Late 17th C to Late 19th C (1700 AD to 1900 AD)	51200*0
Middle Avenue, North Park, Dunham Massey	SJ 7392 8700	Late 17th C to Late 19th C (1700 AD to 1900 AD)	51201*0
Langham Grove Avenue, North Park, Dunham Massey	SJ 7351 8708	Late 17th C to Late 19th C (1700 AD to 1900 AD)	51202*0
Bollington Avenue, North Park, Dunham Massey	SJ 7340 8712	Late 17th C to Late 19th C (1700 AD to 1900 AD)	51203*0
Beech Avenue, North Park, Dunham Massey	SJ 7385 8688	Late 17th C to Late 19th C (1700 AD to 1900 AD)	51204*0
Farm Walk, Old Park Wall, Dunham Massey	SJ 7386 8693	Post Medieval (1540 AD to 1900 AD)	51205*
Ash Walk, Old Park Wall, Dunham Massey	SJ 7412 8657	Post Medieval (1540 AD to 1900 AD)	51206*
Former line of Square Pool path, Old Park, Dunham Massey	SJ 7411 8708	Post Medieval (1540 AD to 1900 AD)	51208*
Former line of Slaughter House path, Old Park, Dunham Massey	SJ 7395 8710	Post Medieval (1540 AD to 1900 AD)	51209*
Probable water feature (site of), Old Park, Dunham Massey	SJ 7420 8669	Mid 18th C to Late 18th C (1740 AD to 1800 AD)	51210*
North avenue, Dunham Massey	SJ 73358 87733	Mid 18th C (1750 AD)	50800*1

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Lime avenue, Dunham Massey	SJ 73254 87593	Mid 18th C (1750 AD)	50800*2
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