

DUNHAM ON THE HILL AND HAPSFORD PARISH NEIGHBOURHOOD PLAN DESIGN APPRAISAL & CODE



JANUARY 2025

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CODING SUMMARY

CHARACTER AREA A: Dunham Historic Village South (including the conservation area)

- A1 New dwellinghouses, extensions and re-development of existing buildings such as barns and agricultural buildings should be of local brick; white/off-white or cream render should be less than 25% of the front elevation
- A2 New dwellinghouses should be either one and half storeys with gabled wall dormers or two storeys with a low eaves line above upper floor windows
- A3 New dwellinghouses shall be oriented parallel to the highway along its longest side with the front door parallel to the highway and set a short distance back from the highway, with low brick or sandstone front boundary walls
- A4 On site parking should be to the rear or side of the dwellinghouse
- A5 Roofs should be gabled with a pitch in-keeping with neighbouring properties and covered with slate or tiles that are in-keeping with surrounding roof aesthetics
- A6 Chimneys should be brick and rise from the main ridgeline
- A7 Window openings should be of similar sizes on upper and lower storeys, or smaller to upper floors with intermittent use of bullseye windows where appropriate and in-keeping with neighbouring properties
- A8 Any porches should be simple mono- or dual-pitched canopies with decorative timber detailing to the open gable
- A9 Bargeboards and eaves fascias should be plain, and, where included, of a building material sympathetic to the building and neighbouring buildings
- A10 Any dormer windows shall be gabled wall dormers
- A11 Windows should be of traditional aesthetic and of a material that retains this aesthetic
- A12 New utility buildings, such as garages or stables, should be of constructed from sympathetic building materials in-line with their use and of a size and design in-keeping with the available space/land and neighbouring properties
- A13 New dwellinghouses, extensions or re-development of existing buildings should work towards securing Passivhaus compliance or EnerPHit standards as appropriate
- A14 Solar panels on new dwellinghouses, extensions, re-development of existing buildings should be discrete by design and where appropriate, solar roof tiles are preferred

CHARACTER AREA B: Dunham Historic Village North (including the conservation area)

- B1 New dwellinghouses, extensions and re-development of existing buildings such as barns and agricultural buildings should be of local brick; render should be white/off-white or cream in colour
- B2 New dwellinghouses shall be no more than two storeys

- B3 New dwellinghouses shall be detached and oriented parallel or perpendicular to the highway
- B4 Front boundary treatments should be native hedgerows, in combination with low brick or sandstone walls if desired
- B5 On site parking and detached garages should be to the rear of the dwellinghouse
- B6 Roofs shall be gabled with a pitch in-keeping with neighbouring properties and covered with slate or tiles that are in-keeping with surrounding roof aesthetics
- B7 Chimneys should be brick or render and rise from the main ridgeline
- B8 Window openings should be of similar sizes on upper and lower storeys, or smaller to upper floors with intermittent use of bullseye windows where appropriate and in-keeping with neighbouring properties
- B9 Any decorative detailing around front doors should be of simple string coursing and expressed quoins
- B10 Bargeboards and eaves fascias should be plain, and, where included, of a building material sympathetic to the building and neighbouring buildings
- B11 Dormer windows shall be gabled wall dormers
- B12 Windows should be traditional aesthetic and of a material that retains this aesthetic
- B13 New utility buildings, such as garages or stables, should be constructed from sympathetic building materials in-line with their use and of a size and design in-keeping with the available space/land and neighbouring properties
- B14 New dwellinghouses, extensions or re-development of existing buildings should work towards securing Passivhaus compliance or EnerPHit standards as appropriate
- B15 Solar panels on new dwellinghouses, extensions, re-development of existing buildings should be discrete by design and where appropriate, solar roof tiles are preferred

CHARACTER AREA C: Dunham Historic Village Gateway (including the conservation area)

- C1 New dwellinghouses, extensions and re-development of existing buildings such as barns and agricultural buildings should be of local brick; render should be white/off-white or cream in colour
- C2 New dwellinghouses should be either one and half storeys with gabled wall dormers or two storeys with a low eaves line above upper floor windows
- C3 New dwellinghouses shall be oriented parallel to and not more than 2m back from the highway (at the point where the developable land adjoins highway land, including any verge), with low brick or sandstone front boundary walls to side gardens or parking areas
- C4 On site parking should be to the rear or side of the dwellinghouse
- C5 Roofs shall be gabled with a pitch in-keeping with neighbouring properties and covered with slate or tiles that are in-keeping with surrounding roof aesthetics
- C6 Chimneys should rise from the main ridgeline
- C7 Window openings should be of similar sizes on upper and lower storeys, or smaller to upper floors
- C8 Any porches should be simple dual-pitched canopies with decorative timber detailing to the open gable
- C9 Bargeboards and eaves fascias should be plain, and, where included, of a building material sympathetic to the building and neighbouring buildings

C10 Any dormer windows shall be gabled wall dormers

C11 Windows should be traditional aesthetic and of a material that retains this aesthetic

C12 New utility buildings, such as garages or stables, should be of constructed from sympathetic building materials in-line with their use and of a size and design in-keeping with the available space/land and neighbouring properties

C13 New dwellinghouses, extensions or re-development of existing buildings should work towards securing Passivhaus compliance or EnerPHit standards as appropriate

C14 Solar panels on new dwellinghouses, extensions, re-development of existing buildings should be discrete by design and where appropriate, solar roof tiles are preferred

CHARACTER AREA D: Talbot Road

D1 New buildings and extensions shall be no more than two storeys in height with low eaves line

D2 New dwellinghouses shall be oriented parallel to the highway

D3 New buildings should be set back 5-6m from the highway, continuing the existing building line

D4 New dwellinghouses shall be semi-detached or form short terraces, with spaces between buildings commensurate with the rhythm of the existing streetscene

D5 On site parking should be to the front or side of the dwellinghouse

D6 New dwellinghouses, extensions and re-development of existing buildings such as barns and agricultural buildings should be of local brick (western end); render should be white/off-white or cream in colour (eastern end)

D7 Roofs shall be gabled or hipped with a shallow pitch, and covered in slate or tiles

D8 Chimney stacks shall be of limited height, rising from main ridgeline and set in from flank walls

D9 Window openings should be of similar sizes on upper and lower storeys, or smaller to upper floors; bay windows can be supported to brick dwellinghouses

D10 Front boundary treatments shall be low brick walls, low fencing, or hedges

D11 No dormers to primary elevations and only small canopy or lean-to porches

D13 No two storey side extensions or backlands development that would impede views between buildings

D14 New utility buildings, such as garages or stables, should be of constructed from sympathetic building materials in-line with their use and of a size and design in-keeping with the available space/land and neighbouring properties

D15 New dwellinghouses, extensions or re-development of existing buildings should work towards securing Passivhaus compliance or EnerPHit standards as appropriate

D16 Solar panels on new dwellinghouses, extensions, re-development of existing buildings should be discrete by design and where appropriate, solar roof tiles are preferred

CHARACTER AREA E: Chester Road North

- E1 New dwellinghouses to be no more than two storeys in height and should be constructed of local brick; white/off-white or cream render
- E2 New dwellinghouses to be detached or semi-detached and set back from the highway
- E3 All new dwellinghouses should make provision for on site parking
- E4 Boundary treatments to be hedges and/or brick dwarf walls to the front only; close-boarded timber fencing between two adjoining residential plots is acceptable
- E5 Spaces between buildings and views to the open countryside should be retained
- E6 Gates to vehicular accesses should be timber field gates or wrought metal/railing gates, maintaining visual permeability
- E7 New utility buildings, such as garages or stables, should be constructed from sympathetic building materials in-line with their use and of a size and design in-keeping with the available space/land and neighbouring properties
- E8 New dwellinghouses, extensions or re-development of existing buildings should work towards securing Passivhaus compliance or EnerPHit standards as appropriate
- E9 Solar panels on new dwellinghouses, extensions, re-development of existing buildings should be discrete by design and where appropriate, solar roof tiles are preferred

CHARACTER AREA F: Hapsford

- F1 New buildings and extensions shall be no more than two storeys in height with low eaves line
- F2 New dwellinghouses shall be oriented parallel to the highway
- F3 On site parking should be to the side or rear of the dwellinghouse
- F4 Roofs should be gabled or hipped with a pitch in-keeping with neighbouring properties and covered with slate or tiles that are in-keeping with surrounding roof aesthetics
- F5 New buildings and extensions should primarily utilise local brick or smooth white render
- F6 Window openings should be of similar sizes on upper and lower storeys, or smaller to upper floors
- F7 Front boundary treatments shall be low brick walls, low fencing, or hedges
- F8 Dormer windows should be gabled wall dormers
- F9 Porches should be enclosed with a lean-to roof, or open-sided dual-pitched canopies
- F10 Bargeboards and eaves fascias, where utilised, should be plain and visually recessive
- F11 Windows should be of traditional construction and flush-fitting; occasional use of bullseye or porthole windows acceptable

F12 New utility buildings, such as garages or stables, should be constructed from sympathetic building materials in-line with their use and of a size and design in-keeping with the available space/land and neighbouring properties

F13 New dwellinghouses, extensions or re-development of existing buildings should work towards securing Passivhaus compliance or EnerPHit standards as appropriate

F14 Solar panels on new dwellinghouses, extensions, re-development of existing buildings should be discrete by design and where appropriate, solar roof tiles are preferred

AREA G: Outlying land, not included in the specific character areas noted above

G1 New dwellinghouses to be no more than three storeys in height and should be constructed of local brick; white/off-white or cream render

G2 New dwellinghouses, extensions or re-development of existing buildings to be of style that is in-keeping with the nearby properties that are in close proximity to the new dwelling, extension or re-development of an existing building

G3 All new dwellinghouses should make provision for on-site parking

G4 Boundary treatments should be in-keeping with those nearby; close-boarded timber fencing between two adjoining residential plots is acceptable

G5 Spaces between buildings and views to the open countryside should be retained

G6 New dwellinghouses, extensions or re-development of existing buildings to comply with the Local Plan and building regulations in place at the time of submission

G7 New dwellinghouses, extensions or re-development of existing buildings should work towards securing Passivhaus compliance or EnerPHit standards as appropriate

G8 New utility buildings, such as garages or stables, should be constructed from sympathetic building materials in-line with their use and of a size and design in-keeping with the available space/land and neighbouring properties

G9 Solar panels on new dwellinghouses, extensions, re-development of existing buildings should be discrete by design and where appropriate, solar roof tiles are preferred

SITE SPECIFIC AREA – Land currently occupied by The Wheatsheaf public house (no longer in business and has previously been for sale)

Redevelopment is encouraged aligned with the policy within the Neighbourhood Plan – specifically Policy DHH7 and the following design codes. Letters refer to areas identified on the map on page 69.

SS1 Layout shall be designed as terraced blocks of up to 2 storeys that front onto and create a positive frontage to Chester Road **(A)**, reinforcing the gateway function of the nearby properties at Village Road.

SS2 Layout shall be served by the existing southern vehicle access point and footway along Chester Road **(B)**.

SS3 Existing footpath **(C)** shall be retained and integrated into the layout to improve its setting and encourage its use **(D)**.

SS4 An overdominance of frontage parking should be avoided to prevent a separation between the new development and existing street scene.

SS5 Existing hedgerows and trees shall be retained and protected, with additional hedgerows to be planted as a boundary treatment to reinforce the landscape character **(E)**.

SS6 A biodiversity area shall be created to the rear of site **(F)**, with the potential to improve the setting of the Church of St Luke's.

SS7 Layout, orientation and roof spaces should optimise solar access **(G)**.

SS8 Materials and character shall respect the Conversation Area, heritage assets and design code Character Area C: Dunham Historic Village Gateway.

SS9 Scheme shall not obstruct the established view of the Church of St Luke's from Chester Road **(H)**.

SS9 Development layout and height should maintain views to Helsby Hill when approaching from the southwest along Chester Road **(I)**.

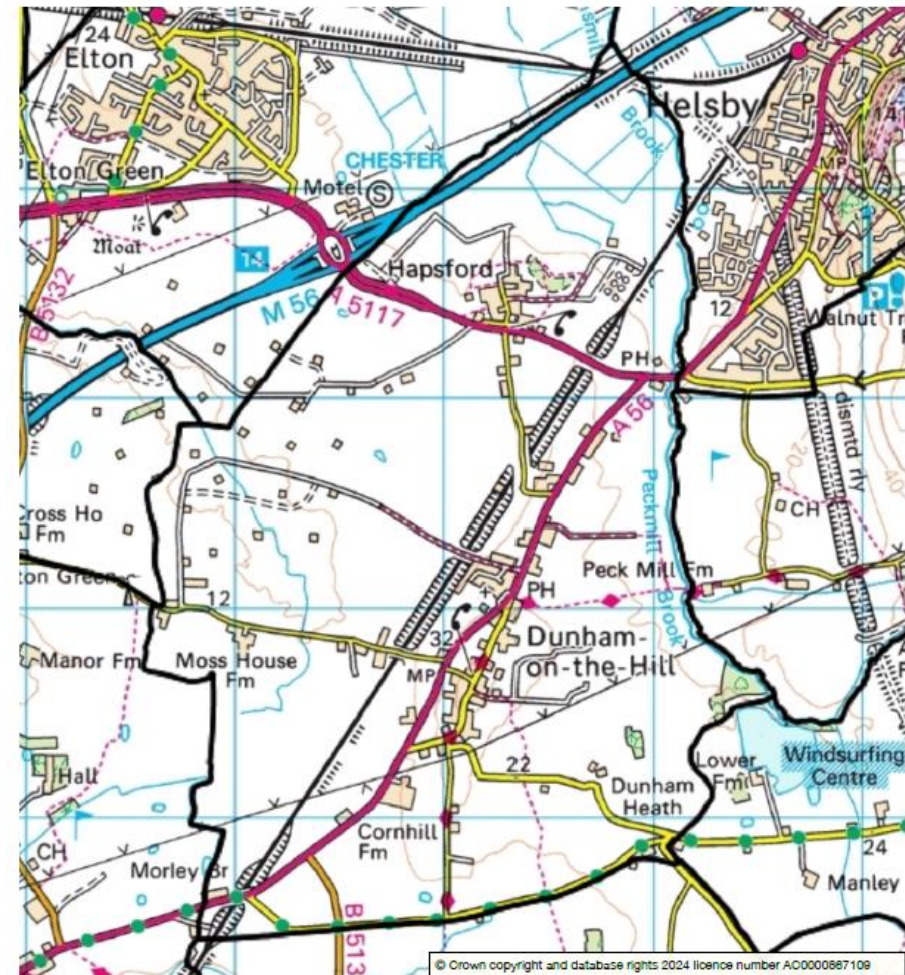
SS10 Development should work towards securing Passivhaus compliance or EnerPHit standards as appropriate.

1. INTRODUCTION & PURPOSE

The purpose of this document is to establish a Design Appraisal & Code for Dunham on the Hill and Hapsford Parish as part of the Dunham on the Hill and Hapsford Neighbourhood Plan. The Plan covers the whole of the Cheshire Parish of Dunham on the Hill and Hapsford, comprising the historic villages of Dunham on the Hill and Hapsford (see Plan A).

This approach is encouraged by the National Planning Policy Framework (NPPF) to enable local communities to make clear their expectation of what 'good design' means in their area. This in turn helps applicants to understand and respond to those expectations in making proposals for development in planning applications.

The Design Code forms a part of proposed Policy DHH 4 of the Neighbourhood Plan and therefore will carry the full weight of the development plan in decision making once the Plan is adopted ('made') by the local planning authority, Cheshire West and Chester Council. That Council will then determine planning applications for all types of development in accordance with this policy and other relevant policies in the Plan and at the county level unless material considerations indicate otherwise. In practice, this means that applicants shall demonstrate their proposals have responded to the Appraisal and accord with the Code unless they can justify a sound reason why some other factor is more important.



Map A: Dunham on the Hill and Hapsford Parish

2. HOW TO USE THE DESIGN APPRAISAL & CODE

PROCESS

The process of preparing the Design Appraisal & Code began with a review of the Dunham on the Hill Conservation Area Appraisal undertaken by Chester City Council in January 2008. The Parish Council invited its professional planning advisors, ONH Planning for Good, to assist the Neighbourhood Plan Steering Group to carry out an assessment of the characters of the whole of Dunham on the Hill, not just the Conservation Area, and of Hapsford, following the guidance published by Historic England for this purpose. During the course of the assessment of Hapsford, its distinct historic character was appraised and the Neighbourhood Plan proposes to designate it as an Area of Special Character.

The advisors arranged a walkabout of both settlements in winter 2023 where key design and character features – buildings, structures, spaces, natural features – were noted and photographed. A draft document was subsequently prepared for the scrutiny of the Steering Group, comprising both the character assessment and design coding. Some errors and omissions were corrected and the Steering Group chose to incorporate the appraisal and code into a single, simple document for consultation alongside the draft Neighbourhood Plan in spring 2024.

This final version has responded to comments made during that consultation periods is now appended to the Neighbourhood Plan for examination and referendum as an integral part of that plan.

USING THE DOCUMENT

The document has been prepared to keep things as simple as possible for applicants, the community and the planning authority. It divides the settlements into a small number of distinct character areas and identifies a small number of key design principles, giving each a number for that area, e.g. B3 as the third key design principle for the Dunham Historic Village North Character Area B. The principles have been identified from the character assessment as those that matter the most in terms of conserving and enhancing the characters of each area, and in particular those of the Conservation Area. Its appraisal and coding context will apply as relevant to all types of development in terms of use and scale within the two main settlements of the Parish. It does not include specific appraisal of, or coding for, remote buildings in the countryside but they may draw on the local vernacular as described in this document for design inspiration.

3. NEIGHBOURHOOD AREA CONTEXT

The village of Dunham on the Hill sits atop a small hill within the gently undulating landscape to the north east of Chester, with the surrounding agricultural fields divided by native hedgerows and trees and the smaller settlement of Hapsford lying approximately 1km to the north. The land falls away from the village towards the Peckmill Brook, which bounds the parish to the east, and towards the River Gowy valley to the south west, which lies between Dunham on the Hill and Mickle Trafford with Chester beyond. The topography of the area affords long-range views of the settlement from surrounding roads and lanes, revealing modestly-scaled buildings interspersed with mature trees that integrate the village within its rural setting. The parish is bisected by the railway line connecting Chester to the south west with Runcorn to the north east, with the A56 running parallel to the south east of the railway line through much of the parish area. The A56 meets the A5177 in a T-junction near the north eastern boundary of the parish, the latter running west to connect with the M56 motorway, a short stretch of which runs through the north western edge of the parish. The larger settlement of Helsby, identified as a Key Service Centre within the Local Plan, abuts the parish to the north east.

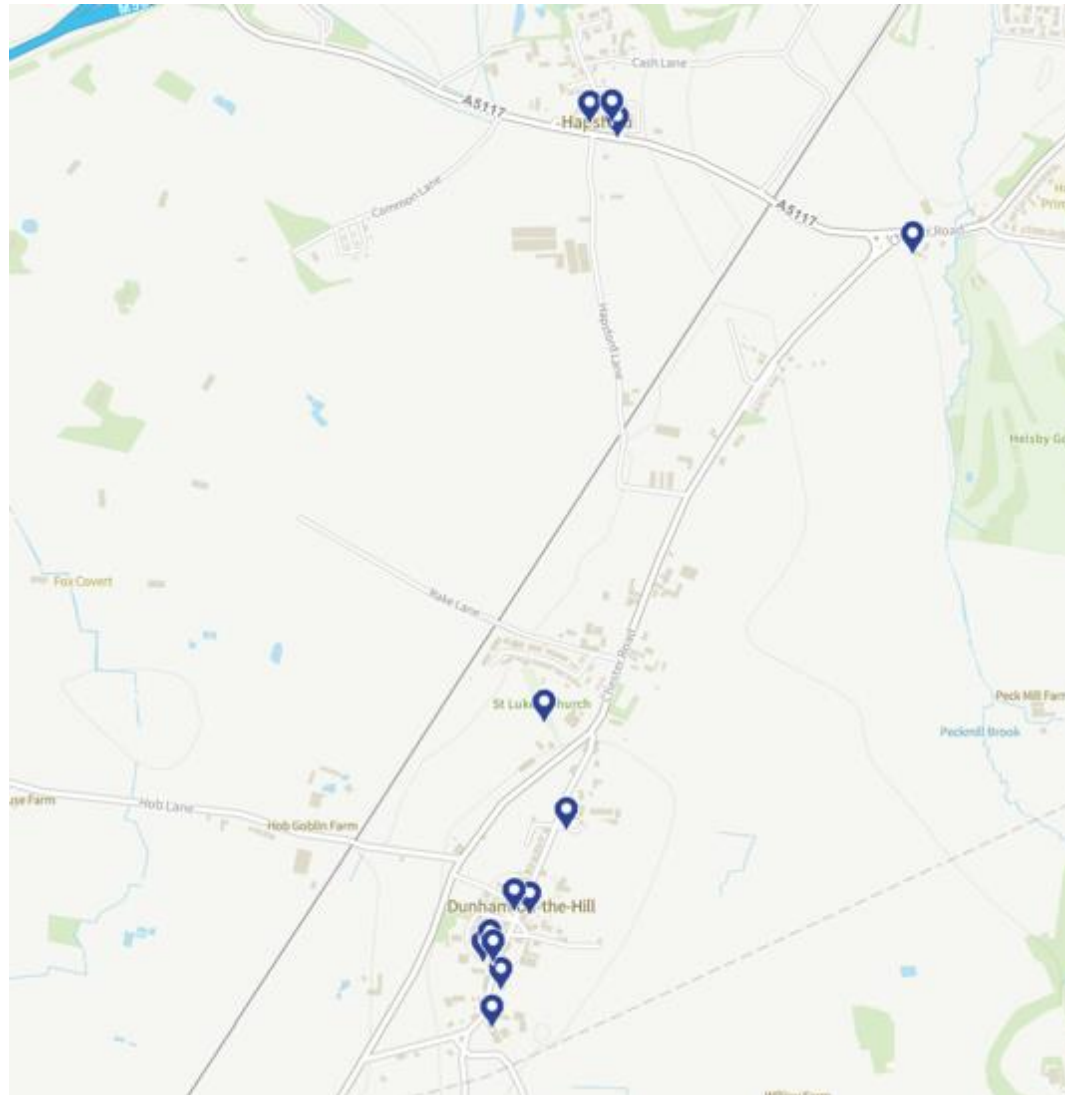
The parish has a population of approximately 630 residents, the majority of homes being concentrated in Dunham on the Hill with around 40 dwellings located in Hapsford and a clutch of more isolated dwellings around Moss House Farm to the west of Dunham on the Hill. The village is linear in form, the historic core running the full 700m length of the central Village Road. The southern village boundary is marked by a farm complex at the junction of Village Road, Low Hill, and Barrow Lane, some 230m east of the southern junction of Low Hill with the A56. To the north, the site of the former Wheatsheaf public house lies to the west of the A56 opposite the northern junction with Village Road, with the Grade II listed Church of St Luke to the rear. The modern Talbot Road development abuts these two historic sites to the north and represents the northern boundary of the village proper. The settlement continues to meander north along the A56 (Chester Road) to its junction with the A5177, comprising farmsteads and small clusters of dwellinghouses fronting the highway.

Hapsford is located adjacent to the north of the A5177, with medium to long range views from all aspects bar that of the highway severely restricted by the topography and intervening mature vegetation including Hapsford Wood immediately to the north of the settlement. It is fronted by three Grade II listed buildings – Manor Farmhouse, Hapsford Hall, and Barn at Hapsford Hall – prominently sited beside the A5177, with the remaining dwellings clustered between these and Hapsford Wood.

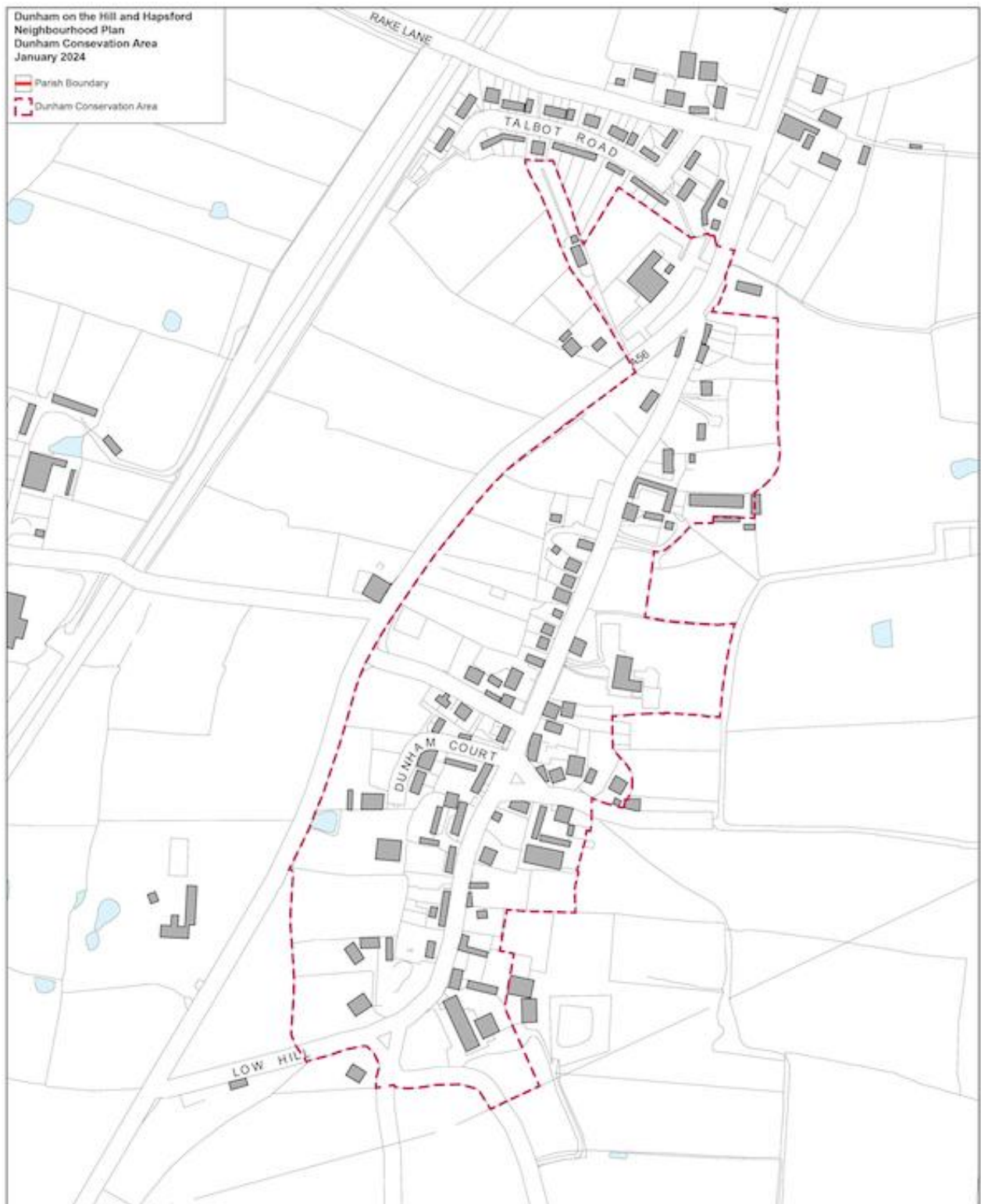
Dunham on the Hill contains 9 listed buildings, all of which are Grade II (see Map B). The parish contains a further four listed buildings, also Grade II, comprising the three buildings in Hapsford and Horns Farmhouse near the A56/A5177 junction. A gazetteer at the end of this document provides the listing description of each building.

Dunham on the Hill Conservation Area was designated in 1979, with the boundary extended in 2009 to incorporate the site of the then-primary school, now the Boshaw Community Centre. The boundary encompasses the historic core of the village, extending north to include the site of the former Wheatsheaf public house and the Grade II listed Church of St Luke. It includes a number of 'unlisted buildings of merit', identified as positive elements within the conservation area in the 2008 Conservation Area Appraisal, which are included in the list of non-designated heritage assets identified by the Neighbourhood Plan. The village green is located at the highest point on Village Road and still retains the old village pump. It provides a central feature within the conservation area and has a focussing effect disproportionate to its modest size. The conservation area boundary is loosely drawn, particularly to the west of the settlement where it runs along the eastern side of the A56 and encompasses a number of fields separating the built form from the road. Although not specified in the Conservation Area Appraisal, this is likely in order to protect the peaceful agricultural and rural character of the conservation area, which contributes to its significance.

Dunham on the Hill and Hapsford contain a number of buildings and structures that are considered to be of local architectural and historic interest, regarded as 'non-designated heritage assets' (see Map D). The gazetteer also provides a description of each building along with a summary statement of its local heritage value.

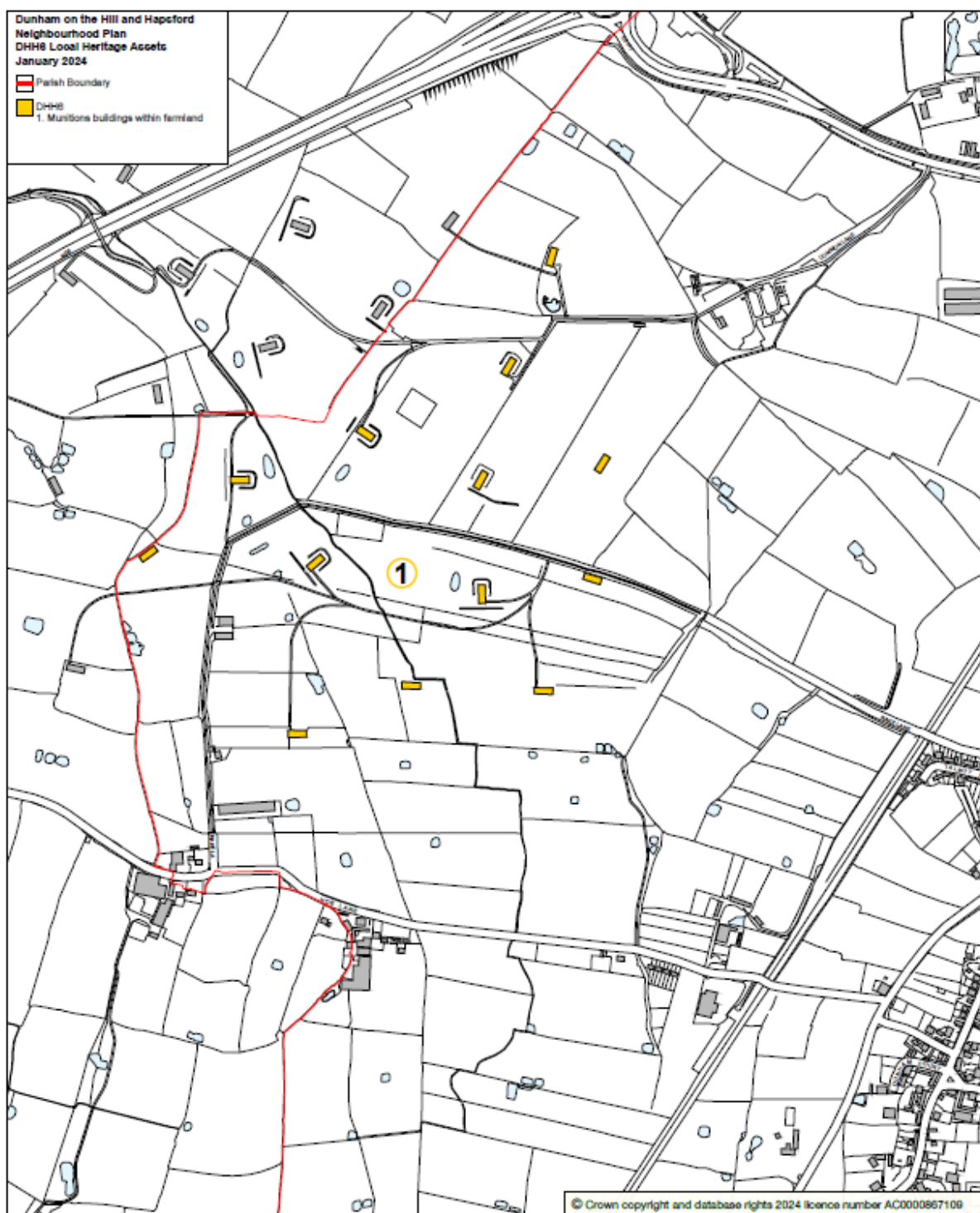


Map B: Listed Buildings (Source: Historic England)



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Map C: Dunham on the Hill Conservation Area



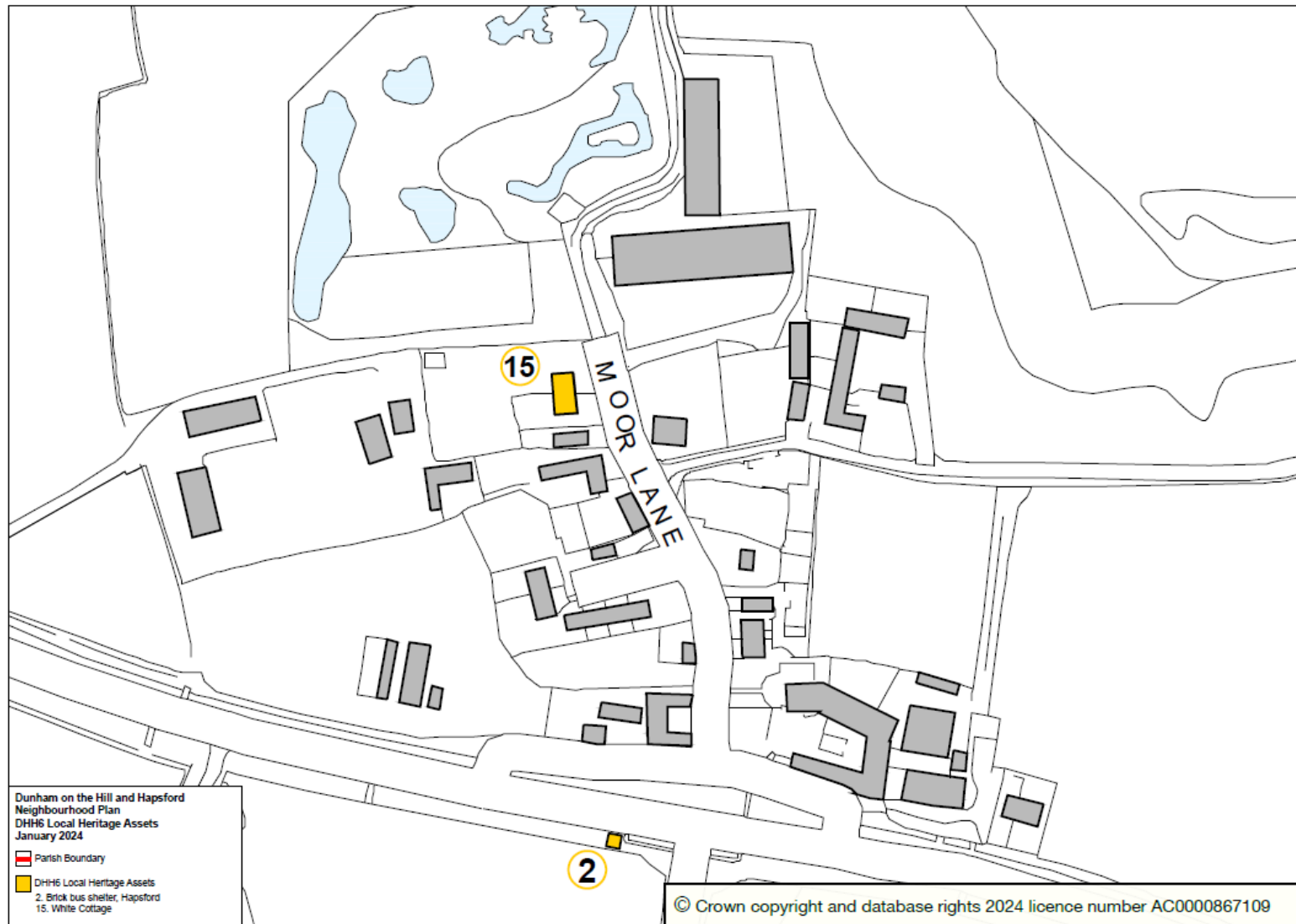
Map D1: Non-Designated Heritage Assets



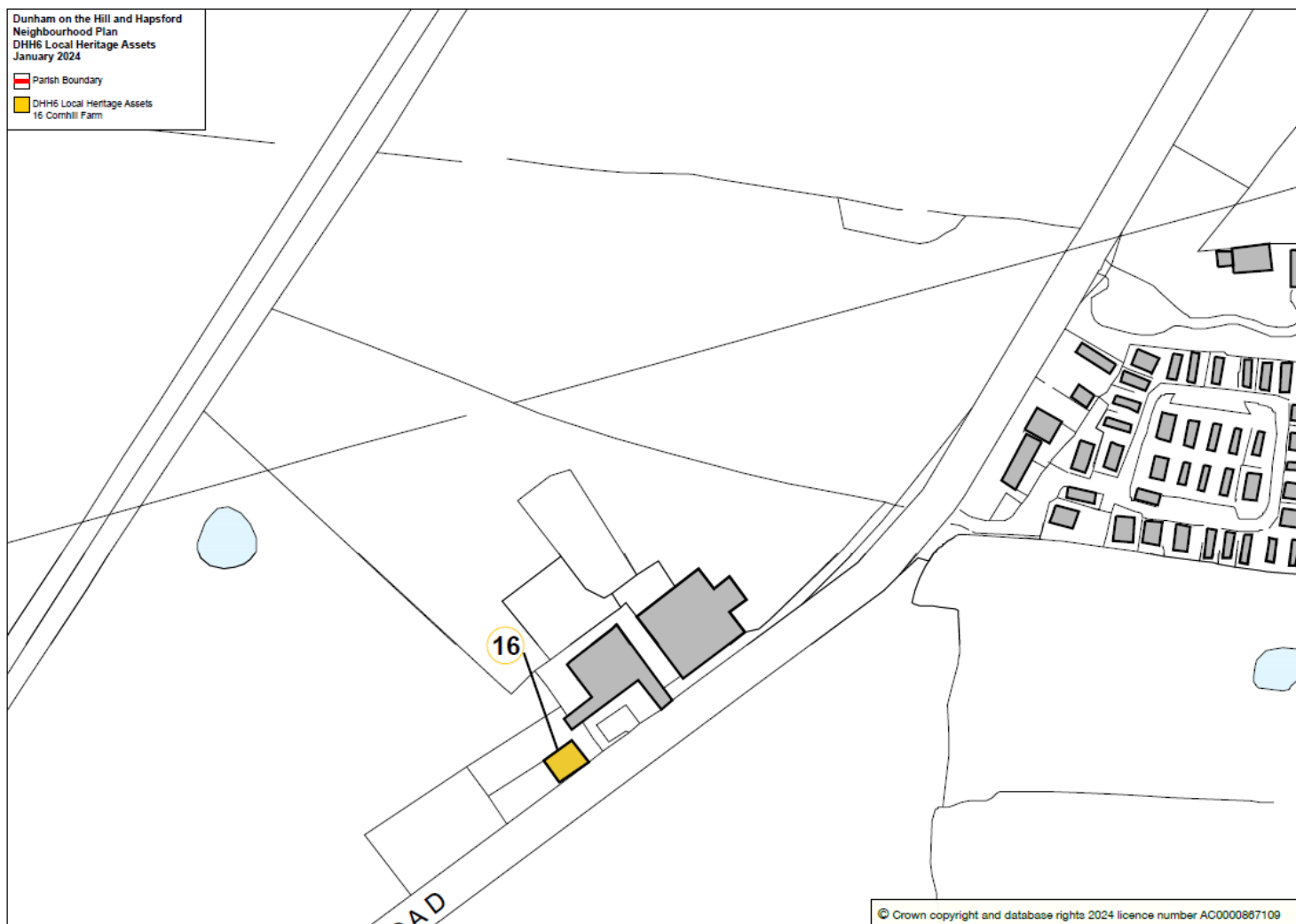
Map D2: Non-Designated Heritage Assets



Map D3: Non-Designated Heritage Assets



Map D4: Non-Designated Heritage Assets



Map D5: Non-Designated Heritage Assets

4. SETTLEMENT PATTERN & BUILT FORM

DUNHAM ON THE HILL VILLAGE

The essence of the special character of the village is derived from its rural and agricultural roots and its accompanying sense of ancient peace and tranquillity. In large measure, this is owed to the construction of the by-pass to the west, now the A56, which is understood to have first been constructed in 1844 and widened at a later date. By virtue of this, through traffic has been diverted from the historic core of the village for many years and has allowed this part of the village to remain relatively untouched and retain its historic character of rural tranquillity.

The evolution of the historic village remains evident in the surviving historic farmhouses around which it grew, with associated rural industries such as smithing and milling, and services and amenities in the forms of churches, school, public house and post office, developing between the farmsteads and stitching them together to form the settlement. Whilst most of the historic buildings have now been converted to dwellinghouses, their original purposes survive in many of their names (e.g. 'Smithy House' and 'Post Office Cottages'), and some farmsteads remain in agricultural use to this day. The distinct linear form of the historic village, running along the sandstone ridge from which the name partially derives, has continued to the north along the A56 Chester Road towards Helsby, where modern dwellinghouses cluster between historic farmsteads.

The small village green occupies a prominent position at the high point of the rise, lending it an especially high degree of prominence and creating a focal point in the village. It remains well-cared for today, with a bench, planting, and the old village pump still in situ. The historic amenities of the village were dispersed along its length, with the former village school towards the south, the post office more centrally located, and the public house on the northern junction with the by-pass, with this dispersal emphasising the linear form. The village did not have its own church until the consecration of St Luke's in 1861, by which time the settlement was well-established, and this likely accounts for the slightly detached positioning of the church to the north of the village and behind the public house.

The traditional local Cheshire building materials of pinkish brown brick and sandstone, coupled with slate or tiles roofs, are strongly in evidence throughout the village, interspersed with pale coloured render. The dominant building form is linear with a gabled roof, oriented parallel to the highway, although some hipped roofs – prevalent through much of the wider area – are also in evidence. Building heights and footprints are modest, being two stories at most with low eaves above upper floor windows, although grander historic buildings such as Dunhamhall Farmhouse and Manor Farmhouse provide notable exceptions with taller ridge and eaves lines as befits their higher status. A distinct characteristic of the

settlement are the short rows of one and a half storey cottages with gabled wall dormers, the wall dormers being a recurring architectural detail throughout the settlement.

Despite its elevated geographical position, Dunham on the Hill is not visually prominent in the wider landscape. The ridge on which it stands rises gently and the approach from the north is softened by the transitional area of modern development along the Chester Road before reaching the nodal point of the former Wheatsheaf public house, Bank House, and the adjacent cluster of development by the northern junction with Village Road that forms the gateway and sense of entrance into the historic village. Whilst there are few mature trees within the streetscene of the village itself, the combination of scattered tree belts and small copses to the rear of the houses along with native hedgerows and field trees in the countryside beyond, coupled with the modest form and scale of the built form, are sufficient to amalgamate the settlement into the wider agricultural landscape in medium and long range views.

Today, the village is largely residential with few surviving local amenities, modern transport and ways of life having allowed these to become concentrated in the nearby Local Service Centre of Helsby. Despite the conversion to residential of most buildings, the village retains a village hall housed within the former village school, St Luke's Church, and the 1970s primary school – located near the centre of the village – was converted to the Boshaw Community Centre in the early 2000s.

The Dunham on the Hill Conservation Area was designated in 1979 and the boundary extended to encompass the Boshaw Centre in 2009. As noted elsewhere, the conservation area extends to the A56 and includes a number of fields to the rear of the buildings along the western side of Village Road. These fields contribute to the significance of the conservation area by separating it from the busy modern bypass and thereby helping to conserve its tranquil rural character. Whilst the village has sustained some additional development since the designated of the conservation area – notably at Dunham Court and south from Greenbanks along the western side of Village Road – it has largely retained its spatial pattern. Careful consideration should be given to the design of any future new development, however, to ensure that it is fully sympathetic to the special character of the village. The village-specific supplementary design guidance provided by this document, which will be published in conjunction with the Neighbourhood Plan, will provide developers and land interests with clear expectations as to appropriate design responses within the village.

HAPS福德

The village of Hapsford comprises a mixture of historic buildings associated with the historic Hapsford Hall and its estate, including a number of agricultural buildings and a former public house, all now converted into dwellings, along with a variety of infill and replacement dwellinghouses.

The Grade II listed buildings of Manor Farmhouse with its curtilage listed barns, Hapsford Hall, and the Barn at Hapsford Hall (now converted into dwellings) provide an impressive entrance to the village, set back from the A5117 on a roughly 150m loop of Moor Lane separated from the main road by an open green space, with the listed buildings flanking the northwards continuation of Moor Lane around which the settlement is clustered. Moor Lane forms a cul-de-sac, culminating approximately 200m north of the A5117 at the entrance to Hapsford Woods, with the modern Moor Court development branching off to the east. Another modern residential development, Dalecroft, branches west approximately halfway along Moor Lane, with an historic eastwards branch of the Lane some 35m north of this culminating in Lower Hapsford Mews, a modern conversion of an older agricultural building. This unusual nucleated arrangement with the high status focal buildings concentrated along one edge is clearly derived from the historic development of the settlement from its agricultural roots, with the main farmhouse and hall conveniently sited near the main highway and their associated agricultural buildings and estate cottages clustered to the rear.

The organic growth of the settlement is evident in the development pattern, which is characterised by varied setback of buildings from the road, with some immediately adjacent the highway and others set further back in their plots behind front driveways or generous front gardens. There is no strong building line along Moor Lane, although the two modern developments have a more uniform presentation as modern suburban estates. Plots across the settlement vary widely in size and shape, and building types include detached, semi-detached and short terraced rows. However, the historic hierarchy of the settlement remains clearly legible, with the relative size, positioning and dominance of the three listed buildings clearly indicating their higher status in comparison to the more modest dwellings throughout the remainder of the village.

5. HISTORIC INTEREST

DUNHAM ON THE HILL

The village can trace its historic roots back to at least the 1086 Domesday Book records, which note 11 households comprising the village of 'Doneham' in 1066. The name changed to be written as Dunham (made up of the Celtic-derived 'Dun' meaning 'hill fort' and 'Ham' meaning 'dwelling place', although no trace of any fort now survives) between 1265 and 1310, with the name of Stony Dunham given from 1327 before going through a number of variations (including Dunham de Hill and Dunham O' The'Hill) until eventually becoming Dunham on the Hill as it is known today. The roots of the settlement may go back even further, given its proximity to the likely course of a Roman road linking Chester with the Roman settlement at Warrington/Wilderspool, but evidence is scarce.

The first grantees of the Manor were the Fitzalans, Earls of Arundel, who held it until the early 1400s, before it passed in a somewhat piecemeal fashion to the Troutbeck family from 1412, the whole manor of Dunham being vested in the Troutbecks by 1444. It later passed to the Earls of Shrewsbury and Talbot, until sold by the Shrewsbury Estate in 1917, at which time it comprised 13 farms, 6 smallholdings, 32 lots of accommodation land, 12 cottages and the Wheatsheaf Inn.

Dunham is recorded in 'A Topographical History of England' (1848) as being a township within the parish of Thornton (St. Mary) containing 306 inhabitants and comprising 1350 acres. Wilson's 'Imperial Gazetteer of England and Wales' (1870-72) records a population of 320 and 56 houses, with a railway, post office, church, Wesleyan chapel, and fairs held on 5th January and 5th July.

The majority of the buildings in the historic core of the village were constructed during the 17th, 18th and 19th centuries, during which time the recognisable character of the settlement of today took shape. Local historical accounts trace the evolution of the village from its agricultural roots – centred around a number of farmsteads supported by associated trades and amenities such as the local mill, mason, saddler, cheese-maker, bakehouse, smithy and public house – to the rural village of today. It is of interest to note that one account records an extensive historic use of thatched roofs in the settlement, although none now survive.

The spine of the settlement is Village Road, formerly the Old Chester Road, which runs along the top of a sandstone ridge and rises from its northern junction with the A56 to the high point of the village green before falling away again to re-join the A56 to the south as Low Hill. The sense of ancient peace and tranquillity that characterises the historic part of the village owes in large measure to the construction of the

western bypass – now the A56 – in 1844, diverting traffic around the village and allowing Village Road to retain its narrow form and many of the historic front boundary walls.

The Church of St Luke was consecrated on 18th October 1861 as a chapel of ease for the village, prior to which the congregation would walk across the fields to the church at Thornton-le-Moors to attend services. The church is constructed of sandstone with a slate roof in early 14th century style, with the interior reflecting the high Victorian style with heavy relief and an elaborate gilt cross installed from Chester Cathedral in 1921.

In the mid-1970s, St Luke's was joined with Helsby as a united benefice as it was decided that the church could no longer maintain its own vicar and deacon, with the Victorian church school sold around the same time. The school and associated school house were converted into a village hall in 1974 and continue in this use today. The county council constructed a modern primary school – since converted into the Boshaw Community Centre in 2008 – and proceeds from the sale of the original school were used to build a detached meeting room to the north of the church. In addition to St Luke's, the parish supported a United Methodist chapel on Chester Road and a Wesleyan chapel on Village Road until the late 20th century, both of which have now been converted to residential use but retain many key external features.

Development along the northern part of Village Road began to intensify in the mid-twentieth century. The Talbot Road residential development was constructed in the 1950s-60s immediately to the north of St Luke's and the Wheatsheaf public house, strengthening the sense of punctuation created by the existing historic development around the junction with the A56 and creating a pleasant residential area with a distinct character of its own that is typical of the era.

Today, Dunham retains close links with its agricultural history, with several working farms remaining in close proximity to the village and a number of surviving house names evidencing the original uses of the buildings. The historic grain of the settlement remains largely intact, with development taking a linear form along Village Road and continuing in a more dispersed pattern along the A56 to the north to the Grade II listed Horns Farmhouse opposite The Hornsmill public house on the site of the historic mill, incorporating a number of historic farmsteads along this stretch. When the pub was first relocated to its new site, it retained the name The Brown Cow before becoming The Helsby Arms and then finally the Hornsmill as it is today.

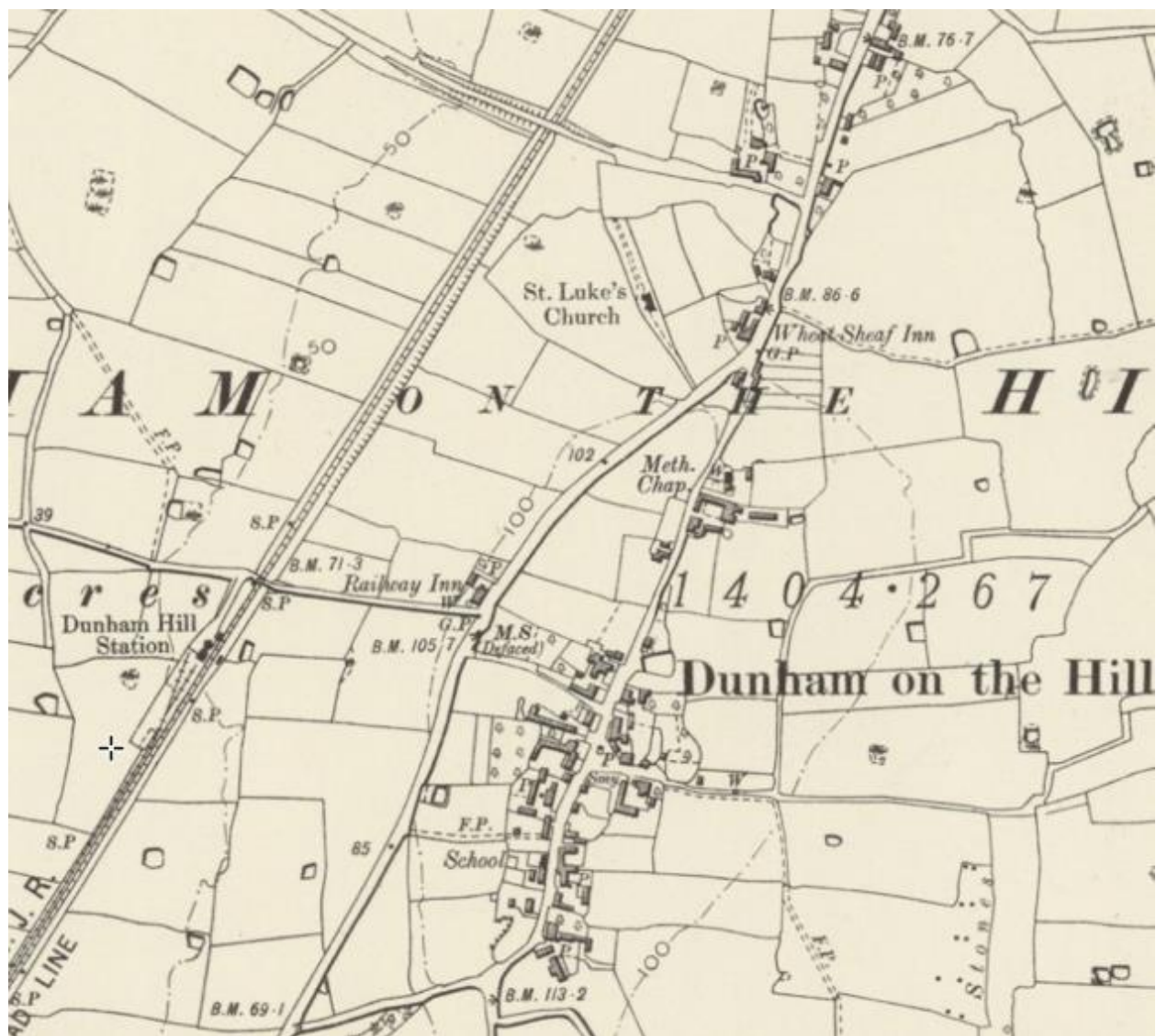
During the Second World War a Royal Ordnance factory was built to the north west of Dunham on the Hill, covering an area of around one square mile. Despite its name, it was in fact an ammunition storage depot rather than a factory as such, with twenty-eight storage buildings or magazines spread (for obvious reasons!) around the site. It was mostly used for the bulk storage of explosives and the magazines were protected

by earth embankments. Officers linked to the site were housed in dwellings on Common Lane, Hapsford. The depot had a rail connection to the nearby Chester to Helsby line with almost five miles of track, each shed having its own siding and buffer stop. Post-war, the site was under care and maintenance but was again used for ammunition storage during the Suez and Hungarian crises of 1956.

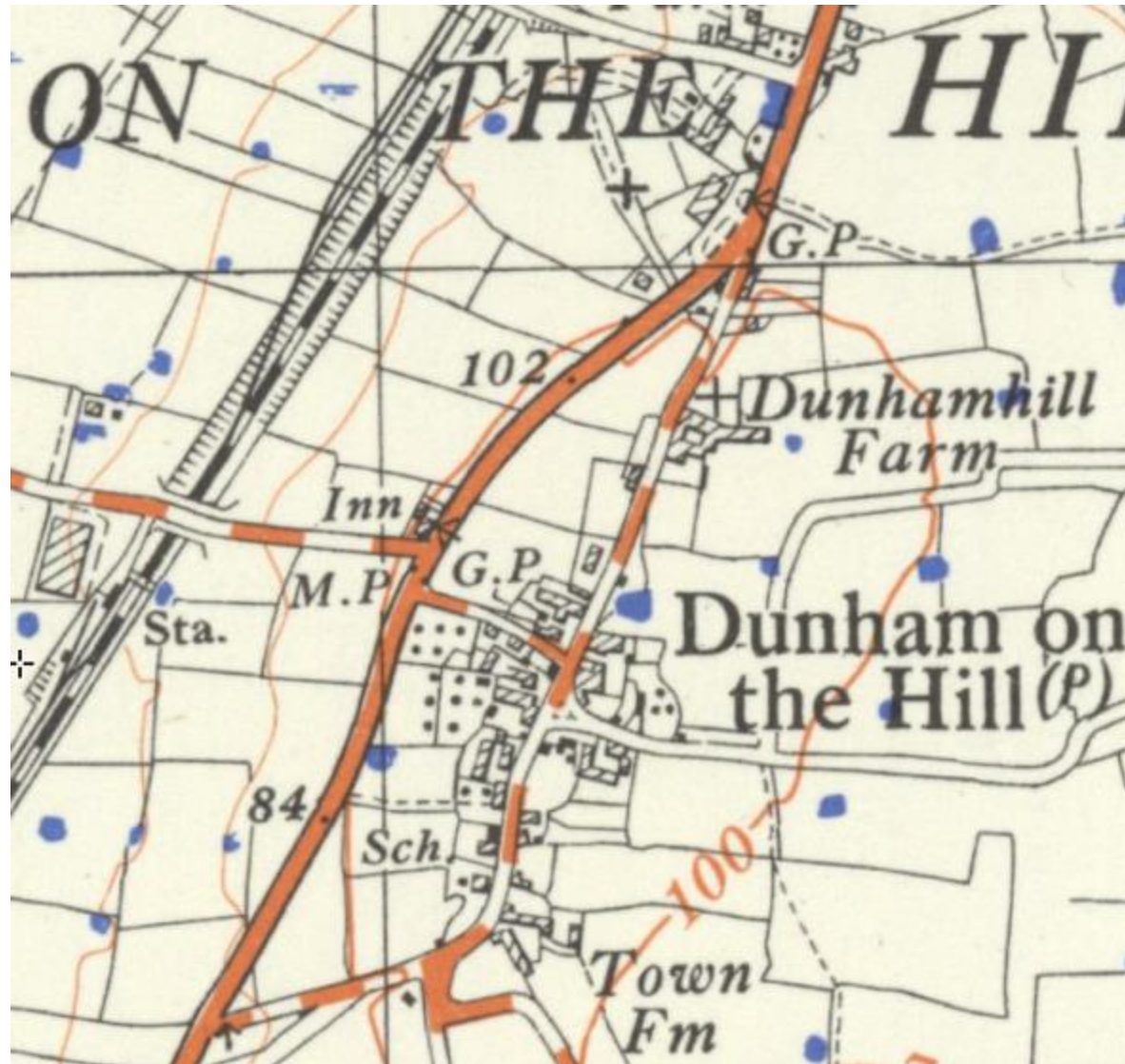
The railway tracks were lifted in the mid-1960s and for a while the site was used as a buffer store for the Ministry of Agriculture, Fisheries and Food (MAFF). The site was eventually sold in 1990 and has now reverted to farmland, although some of the storage huts can still be seen from the nearby M56 motorway. The MAFF store building that was adjacent to the main railway line and station off Hob Lane was sold by Chester City Council and was demolished to build a church.



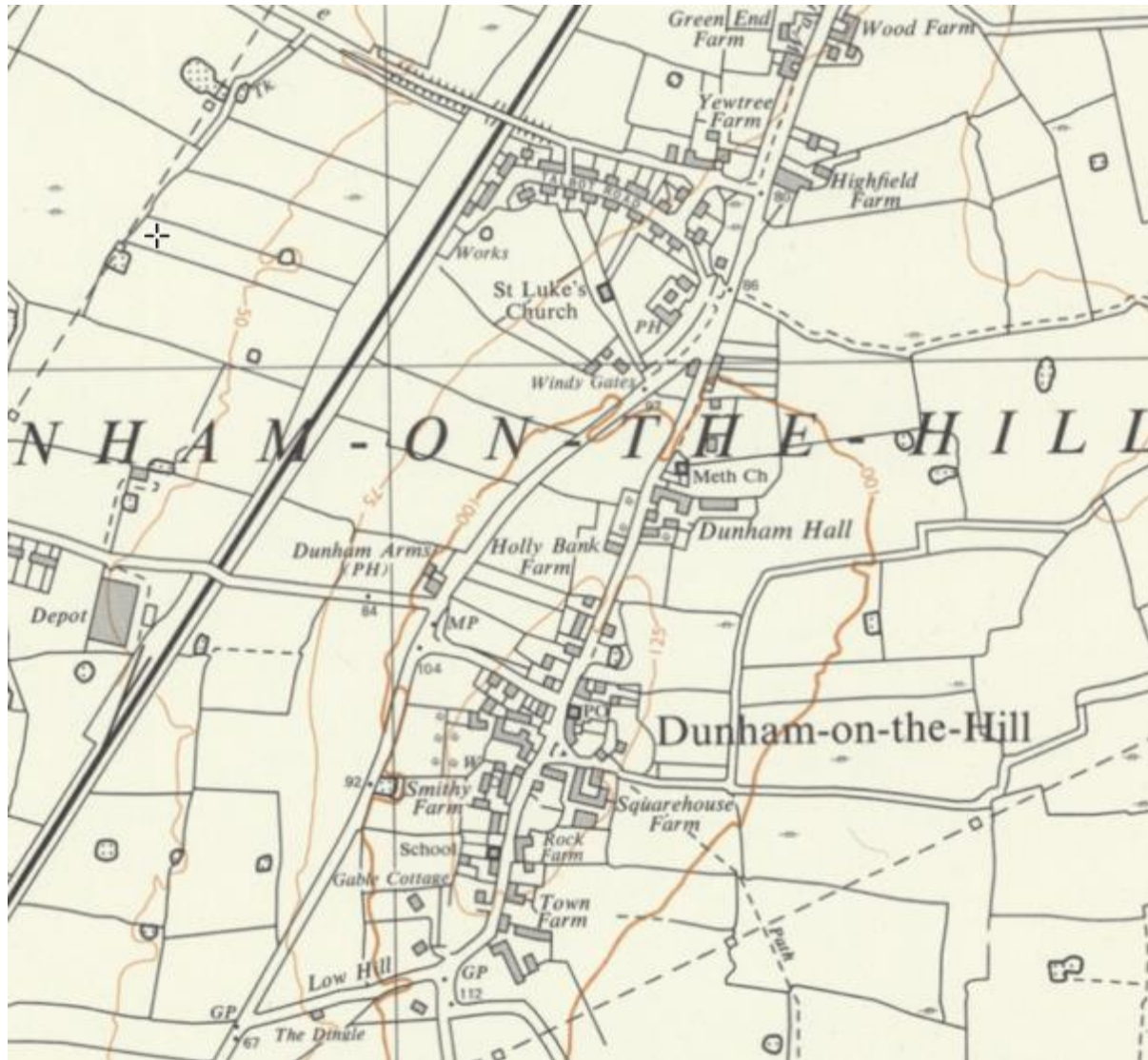
Map E: Dunham on the Hill, 1881 (Source: National Library of Scotland)



Map F: Dunham on the Hill, 1899 (Source: National Library of Scotland)



Map G: Dunham on the Hill, 1952 (Source: National Library of Scotland)



Map H: Dunham on the Hill, 1968 (Source: National Library of Scotland)



HAPSFORD

The fields of Hapsford are mentioned in the Domesday Book but there is no mention of the settlement, and it is therefore believed that the village did not exist prior to 1086. Local records indicate that the Fitzalans, Earls of Arundel, were the superior Lords of Hapsford but by the reign of Henry III in the 13th century the manor was held by Hugh de Happsford. Records of Hapsford as a township in the parish of Thornton exist from 1848, noting it as containing 102 inhabitants and comprising 560 acres. It was subsequently divided into eight shares and by the 19th century much of the village was held by the Barnton Estate, which retains ownership of Hapsford Hall and much of the surrounding land.

The population of Hapsford was recorded as 78 in 1801, rising to 129 in 2001. Unusually, the focus of the settlement is the landmark buildings on the southern edge of the settlement, comprising the 17th century Manor Farmhouse and Hapsford Hall, believed to date from the late 18th or early 19th century. There are a number of surviving farms within the village, some of which have been there for a number of years. One of these, Mersey Bank Farm, was owned by a pharmaceutical company and was run as a model farm with access to the railway line for transportation. The farmhouse is still present, although the outbuildings have now been converted into private dwellings. A nearby pinfold allowed wandering animals to be gathered for collection by their owners, with an upper section used as temporary dwellings for passing travellers. The historic Brown Cow Inn stands in the centre of Hapsford, shown in the first edition OS maps, although this has since been converted into a private dwelling known as Hollymount Cottage. The inn would likely have served the agricultural and estate workers housed in the historic cottages and working the surrounding fields, the surviving local names of many of which give an indication of the original land uses, such as Salt Meadow, Milking Bank Field, and Brick Kiln Field. Historical tithe maps suggest that in medieval times there was an open field system in place here, the common arrangement of communally regulated but privately owned scattered strip fields for peasant agriculture prior to the advent of enclosing fields in the 20th century.

The village has experienced limited growth, and this has been closely focussed around the historic buildings with many dwellings having been owned by the same family across different generations. Until the latter half of the twentieth century, development was largely limited to the conversion of and alterations to existing buildings, with the Dalecroft and Moor Court residential developments from the mid and late twentieth century respectively being the most substantial new additions. The historic spatial form of the settlement therefore remains clearly legible today, and its evolution through time can be clearly read in the varied architectural styles of the built form. As a result of the architectural characteristics of the built form and the survival of the historic spatial pattern, Hapsford is considered to have a particularly high degree of historic and architectural interest.



Map J: Hapsford, 1881 (Source: National Library of Scotland)



Map K: Hapsford, 1899 (Source: National Library of Scotland)



Map L: Hapsford, 1968 (Source: National Library of Scotland)



Map M: Hapsford, 2023 (Source: Historic England)

6. CHARACTER AREA ANALYSIS & DESIGN CODING

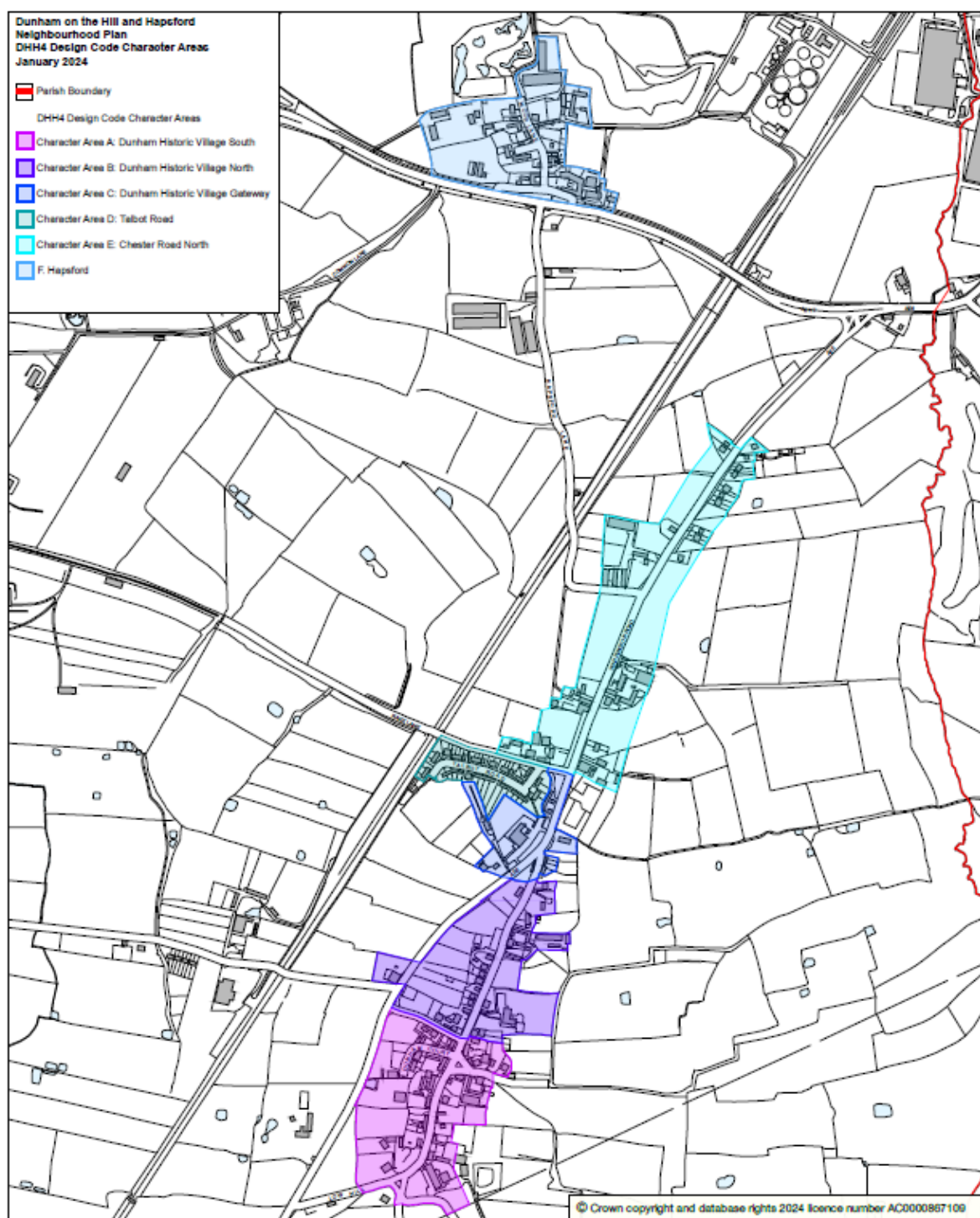
To define the distinct design characteristics of the Parish it is necessary to divide the village into reasonably distinct 'character areas'. This has been done using the following areas:

- A. Dunham Historic Village South (including the conservation area)
- B. Dunham Historic Village North (including the conservation area)
- C. Dunham Historic Village Gateway (including the conservation area)
- D. Talbot Road
- E. Chester Road North
- F. Hapsford

Remaining land that lies outside the above character areas has been collected together with design coding arranged in section G of the summary at the start of this document.

The Plan identifies a set of design information comprising:

- Listed buildings (on the statutory list maintained by Historic England)
- Buildings of Local Importance (as proposed by this Design Code following the Historic England guidance)
- Historic walls (forming the curtilage of listed buildings rather than listed in their own right)
- Important Spaces (enclosed or otherwise by buildings or landscape features)
- Prominent woodland (not necessarily publicly accessible but visible in the background of the streetscene)
- Trees (individual mature specimens of variety of types and prominent in the streetscene)
- Hedgerows & Boundary Hedges (prominent in the streetscene and in the setting of many historic buildings)
- Important Views (from public vantage points through the area, framed by buildings and the landscape)
- Vistas (from public vantage points out of the area across the wider landscape beyond)
- Glimpse Views (from public vantage points, narrow views to the countryside behind)
- Entering/Leaving (locations providing clear points at which one enters/leaves one 'place' for another)



Map N: Design Code Character Areas A-F

CHARACTER AREA A: DUNHAM HISTORIC VILLAGE SOUTH

CHARACTER ANALYSIS

The Dunham Historic Village South character area extends from Church Lane to the southern village boundary and is almost entirely within the Dunham on the Hill Conservation Area. It primarily comprises historic dwellinghouses, from which its character is derived, with some pockets of more modern development, notably at Dunham Court, around and to the west of the village green, and around the southern fringes of the settlement. The dominant building material in this area of the village is the local brick, sometimes incorporating the sandstone bedrock, with limited use of pale render. Buildings are modestly scaled, standing at most two storeys high with a low eaves line above upper floor windows, with shallow gabled roofs covered with slate or tiles, and primarily oriented parallel to and set back from the highway. A defining characteristic of the area are the short terraces of three or four cottages standing one and a half storeys high with gabled wall dormers to the primary elevation, set a short distance back from the highway, two of which (Post Office Row and Old Hall Cottages) are identified as non-designated heritage assets owing to their historic and architectural interest.

There is an open, uncluttered aspect to the streetscene, with front boundary treatments generally limited to low brick or sandstone walls that often function as a retaining wall for raised front gardens owing to the local topography. Front lawns and cottage gardens combine with mature shrubs and climbers to soften and green the streetscene, with mature trees to the rear of buildings seen through gaps in the built form. Where trees and hedges behind the building line allow, views and glimpse views of the open countryside and out across the valleys contribute to the rural, hilltop character of the settlement. Existing opportunities for on-site parking are limited due to the historic grain of the settlement, but where they do exist car parking, garages and other outbuildings are sited discreetly to the side or rear of dwellinghouses and do not compete with or detract from them.

A variety of architectural detailing is evident within the streetscene, often commensurate with the historic use of buildings, from the simple, functional appearance of farmhouses – such as the Grade II listed Town Farm Farmhouse that punctuates the southern boundary of the village, and Smithy Farmhouse and its individually listed stable range and farm buildings – to the more ornate detailing of the former village school, locally listed as a non-designated heritage asset. The predominant character, however, is of simplicity with modest ornamentation: regular fenestration with stone or timber cills and subtly patterned brick or stone lintels; white painted timber windows; plain, painted timber bargeboards and eaves fascias where present, with other buildings showing exposed rafter feet; simple canopy porches with pitched roofs and decorative timber detailing to the open gable; and intermittent use of string coursing and bullseye or porthole windows. This is exemplified by

the fifth Grade II listed building in the character area, Rock Cottages, as well as the numerous non-designated heritage assets identified by this appraisal.

This character area includes the village green which, as previously noted, provides a focal point and sense of openness that contributes positively to the overall streetscene and character of the area. The old village pump remains in situ on the green, and is regarded as a non-designated heritage asset by virtue of its local historical interest. Looking outwards to the east from the village green provides a key long-range view out across the valley to the Eddisbury Sandstone Ridge and Old Pale Hill on the southeastern horizon.

DESIGN CODING STATEMENTS ARE INCLUDED AT THE START OF THIS DOCUMENT

GALLERY

Open streetscene with varied building line



(Source: Google Streetview)



(Source: Google Streetview)

Eastwards view across the valley from public footpath by village green, with Square House Farmhouse to the right



Views across valleys through gaps between buildings



(Source: Google Streetview)



(Source: Google Streetview)



(Source: Google Streetview)

Characteristic gabled wall dormers, with varied additional architectural detailing also shown (exposed rafter feet, decorative timber framing in open gable of porch, plain eaves fascias, more elaborate brickwork and coursing)





Sandstone and brick retaining walls to raised front gardens



CHARACTER AREA B: DUNHAM HISTORIC VILLAGE NORTH

CHARACTER ANALYSIS

The northern part of the historic village, from Church Lane to near the northern junction of Village Road and the A56, is characterised by larger, more high status buildings than the southern half such as Dunhamhall Farmhouse, Manor Farmhouse, and Pear Tree Farm House, all of which are Grade II listed, and lies almost entirely within the conservation area. It has a looser building grain than the Historic Village South, comprising primarily of two storey detached dwellinghouses set some distance back from the highway, with more extensive use of mature vegetation as front boundary treatments – often in association with low brick or sandstone walls – which, coupled with field boundary hedgerows between residential plots, results in greater sense of enclosure to the streetscene. The presence of a number of buildings that rise directly from the highway also contributes to this sense of enclosure.

Buildings in this character area are oriented both parallel and perpendicular to the highway and are a mixture of local brick and pale coloured render, with expressed stone quoins on higher status rendered buildings, including Manor Farmhouse and Dunhamhall Farmhouse, and some use of local sandstone. The dominant roof form is gable-ended with a shallow pitch and covered in slate or tiles, with the occasional hipped roof, in common with character area Dunham Historic Village South, with brick or rendered chimneys rising from the central ridgeline. The architectural detailing is largely shared with the southern character area, although canopy porches are replaced by decorative detailing around front doors, as seen at Pear Tree Farmhouse and Holly Bank Farm, and simple string coursing is also in evidence (such as at Dunhamhall Farmhouse and Manor Farmhouse). The looser building grain provides greater scope for on-site parking and detached garages, usually located discreetly to the rear of the dwellinghouse. Despite its conservation area status, there is a notable stretch of somewhat uncharacteristic modern development, including a number of bungalows, along the western side of Village Road, from which design cues should not be taken.

This character area encompasses all of the land and buildings extending west to the A56 by-pass, along with the former Dunham Arms public house which is sited on the western side of the by-pass and the brick bus shelter opposite. The bus shelter is regarded as non-designated heritage asset for its local architectural interest and community value.

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GALLERY



(Source: Google Streetview)

The more enclosed streetscene of the Historic Village North Greater use of pale render



(Source: Google Streetview)

Bullseye or porthole windows



(Source: Google Streetview)

Architectural detailing: expressed stone quoins, decorative detailing around front doors, and simple string coursing





CHARACTER AREA C: DUNHAM HISTORIC VILLAGE GATEWAY

CHARACTER ANALYSIS

The cluster of historic development around the northern junction of Village Road with the A56 forms a nodal point that creates a sense of arrival and entranceway to the village proper, demarcating the junction between the historic core and the dispersed development to the north along the A56 Chester Road. This small character area shares many similarities with Dunham Historic Village South, but with a number of key differences. Bank House is a landmark building that occupies a prominent position on the approach from the north, being sited within the acute angle between Village Road to the east and the southwards continuation of the A56 to the west, and is locally listed as a non-designated heritage asset. It stands two storeys high with a low eaves line above the upper floor windows, with white rendered walls and a slate gabled roof with a characteristic shallow pitch. The upper and lower floor window openings are evenly sized, and the building has a modest, simple character and appearance, a line of plain string coursing is the only notable decorative element. Within the mouth of Village Road, the development to either side of the highway echoes that of the Historic Village South, comprising a short terrace of one and a half storey cottages with gabled wall dormers along with modest two storey dwellinghouses with low eaves lines. The buildings are all of white render with gabled roofs covered with slate or tiles and oriented parallel to the highway, only separated from the carriageway edge by the pavement or a very narrow setback of no more than two metres. Towards the southern end of the area, low sandstone walls provide boundaries for side gardens or parking areas. The streetscene here therefore has a sense of openness to it, more akin to the southern part of the historic village than the sense of enclosure that characterises the Historic Village North.

The development along the A56 Chester Road itself provides something of a contrast to the cosiness created by the historic development in the mouth of Village Road. The site of the former Wheatsheaf public house lies to the west, which is largely open with the disused building set back some distance from the highway beyond a wide grass verge and tarmacked parking area. The building itself is two storeys in height, of pale render with a hipped slate roof, and supports a number of lower extensions in a combination of render and brick. The site offers an opportunity for appropriate development to enhance the character of the area as the gateway to the historic village and reinforce its relationship to Dunham Historic Village South. To the rear of the Wheatsheaf site stands St Luke's Church, Grade II listed and secluded by virtue of its long, narrow driveway and the line of mature trees separating it from the site of the former public house. Glimpse views of its sandstone walls and Gothic architecture are afforded through the trees from the Chester Road. Two modern, detached brick dwellinghouses, located adjacent to and opposite the former public house, complete the extent of the Gateway character area. The presence of two of the brick bus shelters that are a feature of the village and listed as non-designated heritage assets by virtue of their local architectural interest and community value also contribute to the character of the area as an entranceway to the village proper.

DESIGN CODING STATEMENTS ARE INCLUDED AT THE START OF THIS DOCUMENT

GALLERY

Bank House and the terraced cottage row opposite form the entrance to Village Road and echo the characteristics of the Historic Village South



The junction of Village Road and the A56 Chester Road



(Source: Google Streetview)



Glimpse view of the Church of St Luke from the Chester Road

CHARACTER AREA D: TALBOT ROAD

CHARACTER ANALYSIS

Talbot Road comprises a cul-de-sac residential development that was started in the 1930s but not completed until 1949 due to the war. With a strong character and appearance that is distinct from other areas of the parish. The streetscene is open, with hedges and low boundary walls or fences in front of a strong building line set 5-6 metres back from the highway, with some front gardens converted to on-site parking. The dwellinghouses are all two storey, with some single storey side extensions, oriented parallel to the highway, and arranged in short terraces or semi-detached pairs. End of row dwellings benefit from gardens or driveway parking to the side, with the gaps between buildings providing relief from the built form and important glimpse views through to the surrounding rural landscape that contribute to the sense of openness and connect the area to the agricultural roots of the wider settlement.

Whilst clearly modern, Talbot Road shares a number of general characteristics with the older buildings in the parish, including a mixture of gabled and hipped roofs with low eaves lines above upper floor windows, and largely uniform sized window openings. Roof pitches are broadly uniform and shallow, albeit a little steeper than is entirely characteristic of the wider area, with short chimneys positioned on the main ridgeline and set in from the flank walls of the buildings rather than rising flush from them. A variety of porches are present, ranging from small rain canopies to modest enclosed lean-tos. The area has two distinct sub-areas, the dwellings at the eastern end being finished in white or pale cream render or paint with gabled roofs whilst the western part of the area is dominated by the local pinkish brown brick and features a mixture of gabled and hipped roofs. A number of the brick dwellinghouses have ground floor bay windows to the primary elevation. There is no evidence of dormers within the streetscene, and the predominant roofing material is plain tiles.

DESIGN CODING STATEMENTS ARE INCLUDED AT THE START OF THIS DOCUMENT

GALLERY

Talbot Road east



(Source: Google Streetview)

Talbot Road west



(Source: Google Streetview)

Characteristic bay windows on brick dwellinghouses



CHARACTER AREA E: CHESTER ROAD NORTH

CHARACTER ANALYSIS

The Chester Road North character area encompasses the ribbon development along Chester Road from Rake Lane to the south up to the northern village boundary. It is characterised by a dispersed settlement pattern adjacent to the highway, featuring small clusters of buildings separated by open fields that creates a sense of transition into the settlement from the surrounding countryside.

A variety of architectural design and building materials are in evidence, modern development of two storey dwellinghouses and bungalows being interspersed with historic farmsteads that share common features with other historic buildings in Dunham on the Hill. Buildings are generally set well back from the highway with on site parking and gardens to the front along with more secluded garden space to the rear. Dwellinghouses are detached or semi-detached with hedgerows providing screening from the road, sometimes in conjunction with a brick dwarf wall, and close-boarded timber fencing utilised to separated semi-detached plots. Vehicular entrances are generally open, or treated with a simple timber field gate or metal railing gates that retain visual permeability.

DESIGN CODING STATEMENTS ARE INCLUDED AT THE START OF THIS DOCUMENT

GALLERY

The streetscene is characterised by modern development and historic farmsteads interspersed with fields



(Source: Google Streetview)

Dwellinghouses on Chester Road exemplifying a number of the area's key characteristics



(Source: Google Streetview)

CHARACTER ANALYSIS

Hapsford is strongly characterised by its historic spatial arrangement and hierarchy of buildings, with the settlement imposingly fronted by the three listed buildings adjacent to the A5117 and the subservient domestic and now-converted agricultural buildings clustered behind these to the north. The open strip of green space separating the main road from the parallel loop of Moor Lane onto which the Barn at Hapsford Hall and the Manor Farmhouse site front softens the entrance to the village and introduces its verdant streetscene, characterised by hedging, mature trees and shrubs, and narrow grass verges, which ties it closely to its rural setting and agricultural past. The character of the village is permeated by the open countryside within which it nestles. Where front gardens are not bounded by hedges, they have an open aspect with low brick walls or fencing allowing views of building frontages, and some evidence of low raised front gardens with sandstone retaining walls that echo this more prominent feature of Dunham on the Hill.

The built form and appearance of Hapsford is characterised by variety: there is no strong building line, with some dwellings rising directly from the highway but most set back to a greater or lesser degree; a mixture of detached and semi-detached houses along with some short terraces of historic cottages or converted farm buildings; varied roof pitches and forms; and historic buildings and architecture interspersed with more modern additions. Nevertheless, a number of features underpin the organic growth of the settlement, providing an underlying cohesion that combines with the haphazard initial presentation to create a unique charm and sense of distinctiveness. Buildings are constructed of the characteristic local brick or finished in smooth white render, have slate or tiled roofs, are primarily oriented parallel to the highway and are two storeys high with a low eaves line above the upper floor windows, and where porches are present these are generally small and fully enclosed with a lean-to roof. Historic buildings primarily feature gabled roofs with the shallow roof pitch characteristic of the wider area, and some use of gabled wall dormers. Where bargeboard and eaves fascias are present these are unassuming, being narrow, unornamented, and usually painted in a dark colour. Window types vary, with some surviving historic timber sashes still in evidence, but upper and lower floor openings are largely similar in size. A number of dwellings feature bullseye or porthole windows, echoing detailing from the Grade II listed Barn at Hapsford Hall.

The higher status listed buildings along the southern settlement edge are more ornate in their architectural detailing than the remainder of the dwellinghouses, with noticeably larger footprints and higher ridge and eaves lines, although sufficient features are shared – such as use of local buildings materials, similar roof pitches and forms, and uniformity of fenestration – to maintain cohesion with the settlement as a whole. The site of the white rendered Manor Farmhouse supports a curtilage-listed brick barn complex to the front of the dwellinghouse, comprising a two

storey element perpendicular to the highway and located to the south west of the dwelling, and with a single storey L-shaped element sited between the farmhouse and the parallel highway. The barns are in a poor state of repair and their state of dereliction detracts from the setting of the listed buildings and the entrance to the settlement. The Manor Farmhouse site extends to the west beyond the two storey barn, supporting two disused modern pole barns. Whilst it is clear that the sensitive conversion of the curtilage-listed barns (similar to the conversion of the independently listed Barn at Hapsford Hall) would enhance the character and appearance of the area, as well as the setting of the listed building, it is also evident that some form of enabling development may be required in order to achieve this. A scheme such as that consented under application reference 16/04205/FUL, which included the conversion of the two storey barn to a dwellinghouse, removal of the single storey structure, and erection of a new dwellinghouse to the west of the retained barn, taking design cues from this and echoing its orientation and form, would conform with the guidance set out in this document and contribute positively to the character and appearance of the settlement. It is noted that approved scheme appears to have avoided obscuring the important glimpse views of Manor Farmhouse and Hapsford Hall that are currently afforded over the two storey barn and through the site on the western approach to the village, and any future proposals should similarly seek to conserve these.

It is evident from this analysis that Hapsford has a distinct and special character arising from its special historic and architectural interest. As such, consideration should be given to the provision of additional development management policy protection to guard against the erosion of its special qualities through inappropriate development.

DESIGN CODING STATEMENTS ARE INCLUDED AT THE START OF THIS DOCUMENT

GALLERY

Hapsford Hall and Barns at Hapsford Hall form part of the imposing entrance to the village



Hapsford Hall and Manor Farmhouse flank the entrance to the village



(Source: Google Streetview)

Open, verdant streetscene



(Source: Google Streetview)



(Source: Google Streetview)

Houses oriented parallel to the highway with a varied setback; characteristic roof form and use of both brick and render; low sandstone retaining wall and hedges to front boundaries



(Source: Google Streetview)

Enclosed lean-to and dual-pitched canopy porches



(Source: Google Streetview)



(Source: Google Streetview)

Bullseye windows, surviving traditional windows, gabled wall dormers



(Source of all images: Google Streetview)

Derelict curtilage listed barn, with glimpse views of Hapsford Hall and Manor Farmhouse roofs on the approach to the village



(Source: Google Streetview)

SITE SPECIFIC DESIGN CODE

THE WHEATSHEAF INN, DUNHAM ON THE HILL

Introduction

Site Area: 0.86ha

Location:

The Wheatsheaf Inn is a 0.86ha site located at the centre of Dunham-on-the-Hill at the junction of Chester Road and Village Road. Its nearest amenities are located 2km to the north at Helsby which include Helsby station and a Tesco Superstore (Fig. 1).

The local bus service stops outside the site providing a direct connection to Helsby, Warrington and Chester, making it a sustainable location.

As a brownfield site within the Green Belt it presents an important opportunity for providing new homes in the village.

An outline proposal for ten homes and an office building lacked support from DHH parish council and failed to accord with a number of CWaC policies.

Brief: The DHH wishes to achieve a residential development on the site that brings it back into a viable use. To achieve this a mix of 2 and 3 bed housing should be considered, providing lower cost homes to maintain the vibrancy of the village.



Site frontage to Chester Road



View of the Church of St Luke's from Chester Road



View of public footpath



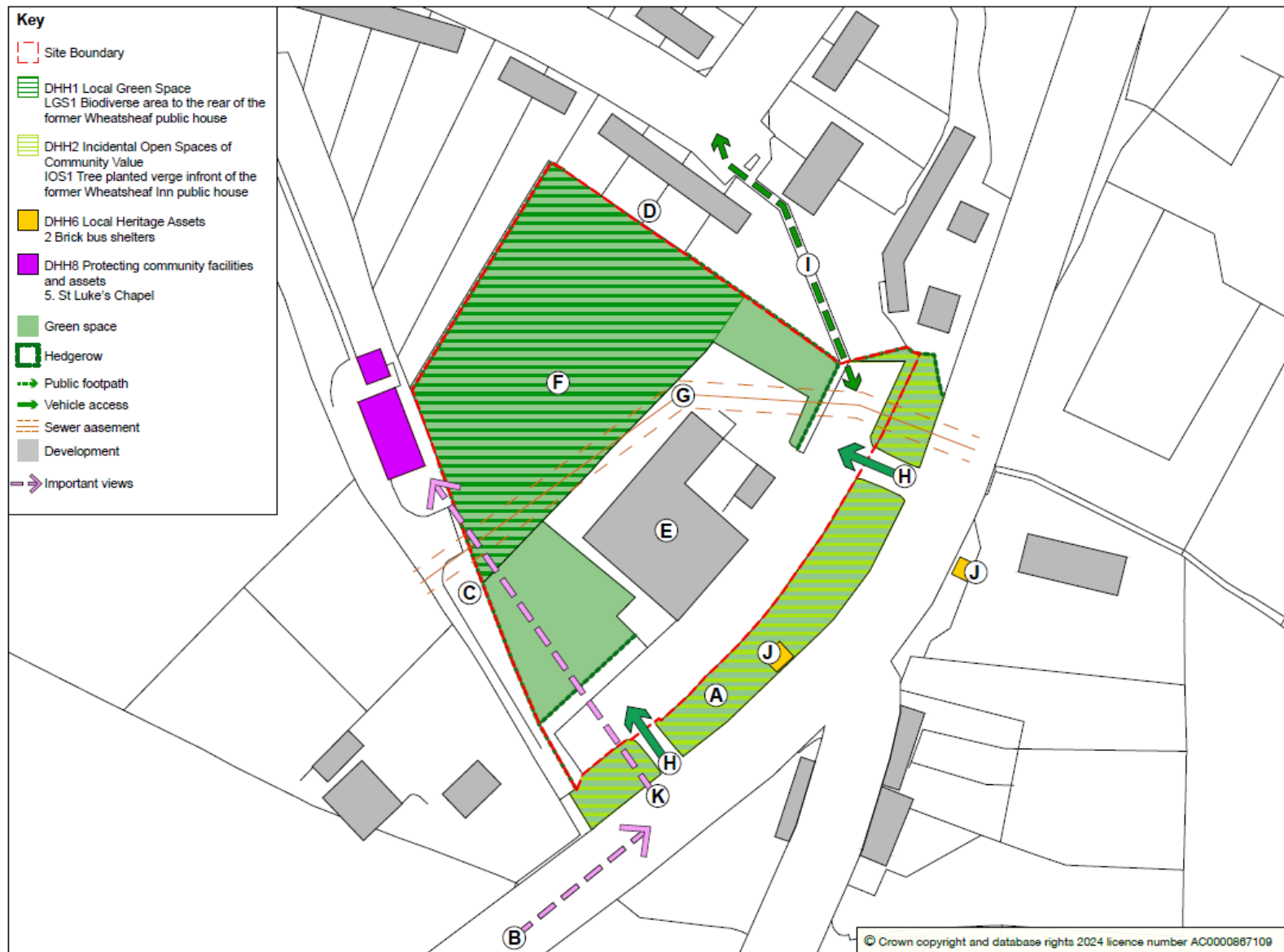
Village gateway at junction of Chester Road and Village Road

Constraints

- The sites southern boundary is setback from Chester Road behind a grass verge of around 10meters **(A)** which limits its contribution to the street scene but allows for an open frontage with a view towards Helsby Hill when approaching from the south **(B)**.
- The remainder of the site is contained by the Church of St Luke and its grounds which run along the west boundary **(C)** and residential back gardens to the north and east boundary **(D)**.
- Around half of the site is developed, comprising the Wheatsheaf Inn (closed in 2019), its parking area and pub garden **(E)**.
- To the rear of the pub is an undeveloped field with a broken hedgerow perimeter containing unmanaged shrubs and trees **(F)**.
- An existing sewer line runs along the rear of the site, its easement restricts the build area **(G)**.
- Two vehicle access points via Chester Road create gaps in the green verge **(H)**. A footway in place along Chester Road provides pedestrian access.
- A public footpath connects Talbot Road and Chester Road passing through the eastern corner of the site. This route improves permeability but lacks oversight **(I)**.
- Infront of the site on Chester Road are two bus stops connecting Dunham-on-the-Hill with Chester and Warrington, making it a sustainable location for development **(J)**.
- Views of the Church of St Luke from Chester Road are limited due to existing structures and vegetation **(K)**.

Redevelopment presents an opportunity for:

- New homes in a sustainable location.
- Integrating and improving the footpath link between Talbot Road and Chester Road.
- Addressing the frontage to Chester Road to improve the street scene setting.
- Managing and improving the undeveloped field to become a biodiversity area.
- Enhanced visibility and integration of Church of St Luke into Dunham's landscape.
- Preserving the view towards Selby hill from Chester Road south approach.
- Improving the setting of the conservation area.

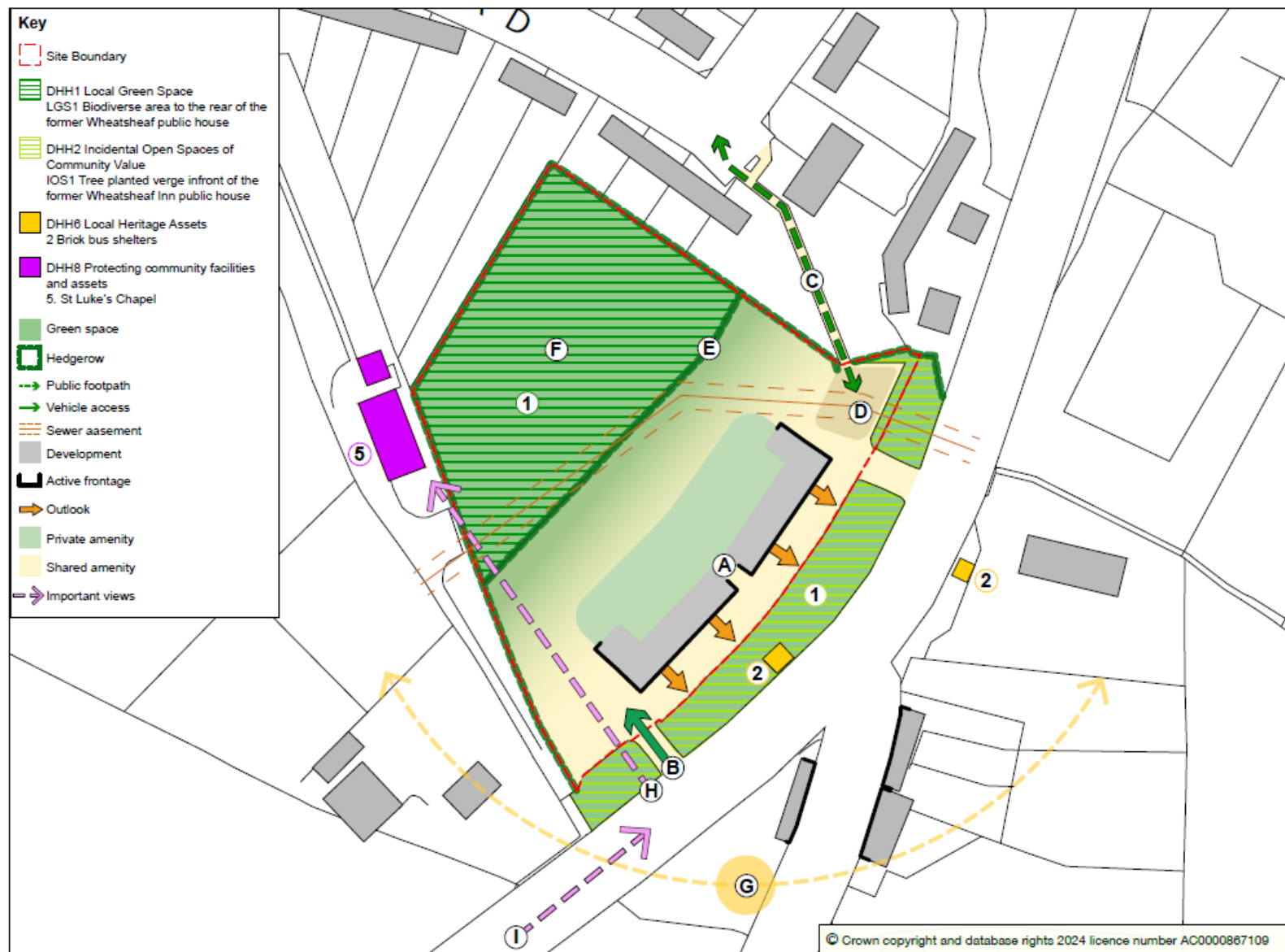


Design Code

- A layout shall be designed as terraced blocks of up to 2 storeys that front onto and create a positive frontage to Chester Road **(A)**, reinforcing the gateway function of the nearby properties at Village Road.
- A layout shall be served by the existing southern vehicle access point and footway along Chester Road **(B)**.
- Existing footpath **(C)** shall be retained and integrated into the layout to improve its setting and encourage its use **(D)**.
- An overdominance of frontage parking should be avoided to prevent a separation between the new development and existing street scene.
- Existing hedgerows and trees shall be retained and protected, with additional hedgerows to be planted as a boundary treatment to reinforce the landscape character **(E)**.
- A biodiversity area shall be created to the rear of site **(F)**, with the potential to improve the setting of the Church of St Luke's.
- Layout, orientation and roof spaces should optimise solar access **(G)**.
- Materials and character shall respect the Conversation Area, heritage assets and design code Character Area C: Dunham Historic Village Gateway.
- A scheme shall not obstruct the established view of the Church of St Luke's from Chester Road **(H)**.
- Development layout and height should maintain views to Helsby Hill when approaching from the south west along Chester Road **(I)**.
- Development should work towards securing Passivhaus compliance or EnerPHit standards as appropriate.

Relevant neighbourhood plan policies:

- DHH1 Local Green Space
- DHH2 Incidental Open Spaces of Community Value
- DHH4 Design Code Character Area C: Dunham Historic Village Gateway
- DHH6 Local Heritage Assets
- DHH7 Housing development: site of the former Wheatsheaf public house
- DHH8 Protecting Community Facilities and Assets





Boundary treatment



Materials



Half gabled dormers



Terraced dwellings

Church of St Luke, Chester Road, Dunham on the Hill (Grade II)

Church. 1860-1 by James Harrison in early C14th style. Sandstone, slate roof. Nave and chancel with bellcote at west end. South porch, north and south vestries. 3 bay aisleless nave windows have pointed heads and reticulated tracery. 2-light nave windows have plain leaded lights. 4-light west window and 3-light east window have stained glass. Outer porch doorway has hood mould with returned stops. 3 niches within porch, one on left, 2 on right, have pointed heads. Chamfered plinth, angle buttresses, stone gable parapet, stone crosses at east end of nave and chancel. Interior: Timber screen has linenfold panelling. Pine pews. Octagonal stone font inscribed and dated 1863 has octagonal pedestal and base. Octagonal timber pulpit. Panelled screen behind altar. Cross designed by G.G.Scott and made by Skidmore of Coventry. High Victorian style with heavy relief. Elaborate gilt cross, brought from above choir screen, Chester Cathedral 1921.



Dunham hall Farmhouse, Dunham on the Hill (Grade II)

Farmhouse, dated 1696. Altered. Pebbledash on brick, stone plinth and dressings. Steeply pitched slate roof. 2½ storeys, 2 windows, one each side of projecting porch with closet above. Replaced timber casements. 1st and 2nd floor bands, now pebbledashed. Stacks midway on ridge and projecting at right side. Sandstone quoins, gable parapet and kneelers. Closet over porch has 2 small rectangular leaded casements, one on each side. Moulded stone parapet and kneelers over porch and closet, one perhaps reused. Studded door is set at back of porch which has stone seat on each side. Tablet inscribed WZH 1696.



Manor Farmhouse, Dunham on the Hill (Grade II)

Farmhouse. Late C17th to early C18th. Altered. Rendered brick; stone dressings, steeply pitched concrete tile roof. 2 storeys with attics and cellars, 3 windows. Replaced casements, and centrally placed door. Eaves dentils. Rendered stacks at gable ends. Interior: Rock cut cellar with recessed shelves. Boarded cellar door has strap hinge. Some stop chamfered beams. Sophisticated close string dog legged stair has twisted balusters, newels have recessed panels, moulded cornice, finials and pendants, moulded rail. String has pulvinated frieze and coved cornice. Bolection moulded raised panels over Victorian grate and mantel in angle of north east room.



Pear Tree Farmhouse, Dunham on the Hill (Grade II)

House, late C18th to early C19th. Altered and added to. Brown brick, front in Flemish bond. Replaced concrete tile roof, sandstone plinth, 2 storeys and cellar. 3 windows, left hand window formerly a painted blank is now being inserted. Recessed sashes with glazing bars. Those at ground floor have arched brick heads. Door of 6 raised panels, below rectangular fanlight with glazing bars. Brick stacks on ridge. Interior: Rock cut cellar. One door of 6 panels, ledge and batten doors, L shaped hinges.



Smithy Farmhouse, Dunham on the Hill (Grade II)

Farmhouse. C17th altered and added to. Brown brick, stone plinth, part on natural rock, slate roof. 3 windows. 3-light timber casements have cambered heads. Replaced doorcase and door. Right hand end is altered and contains blocked 1st floor opening. First floor brick band. Diagonally set eaves dentils. Projecting stepped brick stack at left and is added. Replaced brick stack on ridge. Lean to additions at rear, one with access only at upper level via replaced timber ladder.



Stable Range at Smithy Farm, Dunham on the Hill (Grade II)

Stables and barns. Early to mid C19th, unaltered. Brick, slate roofs, blue brick dressings. Long range of stables has 3 stable doors and one plain door, all with glazed brick surrounds. 4 windows have arched heads and glazed brick cills. 3 loft openings. Left gable has ground floor and loft openings.



Farm buildings North of Stable Range at Smithy Farm, Dunham on the Hill (Grade II)

Stable with lofts. Early to mid C19th. Brick, slate roofs. One stable door and two windows at ground floor, and one centrally placed pitchhole.



Rock Cottages, Dunham on the Hill (Grade II)

Pair of cottages, late C17th to C18th. Altered and added to at left end. Brown brick, slate roof, part on stone plinth, part on natural rock. 2 storeys. Ground floor has 4 windows. 3, 1st floor, 3-light timber casements. One door of 6 fielded panels, one boarded door. Brick eaves dentils. Possible remains of 1st floor band. Raised roof.



Town Farm Farmhouse, Dunham on the Hill (Grade II)

Farmhouse, mid C18th. Altered and added to. Brown brick, and stone, slate roof, stone plinth, partly on natural rock. 2 storeys with cellars. 3 windows, 2 in main wing, one in cross wing. 3 light timber casements with splayed brick heads and stone cills. Door is centrally placed in main wing. Brick stacks are at rear and projecting at left hand end. Stone windowless bay at right end was formerly dairy and pantry. Interior: Double inglenook with heavily moulded bressumer are one side. Bead moulded and stop chamfered beams. Ledge and batten doors.



Horns Farmhouse, Chester Road (Grade II)

Farmhouse. Early C19th, but possibly with earlier core, altered and added to. Rendered hipped slate roof, rendered stacks and plinth. 2 storeys with cellars, 4 windows. Iron casements of small panes have pointed Gothic headed glazing bars. Stone Fills. Door of 6 panels, below 2nd window, has rectangular fanlight with glazing bars, forming 4 pointed Gothic heads. Stacks are on ridge and at right gable. Interior: Doors of 6 panels. Broad architrave to front door.



Hapsford Hall, Moor Lane, Hapsford (Grade II)

House. Appears C18th but according to Ormerod is post 1816. Incorporates earlier farmhouse. Altered and added to. Brick and stone, hipped slate roof, stone plinth and dressings. Front is in Flemish bond. 3 storeys, cellars and attic. 3 symmetrical bays. Sashes with glazing bars, except 2 1st floor windows have replaced cross casements. Stone cills, splayed stone heads. Central embattled stone porch projects forward. Stone band corresponds with chamfered stone band at top of plinth. Moulded cornice on 2 consoles at sides of oval sunk panel. Door of 8 raised and fielded panels, 2 glazed, is flush with house. House has flush stone quoins. Left hand side is stone. 1st and 2nd floor iron casements with small panes. Rear is part stone, part brick and has similar casements. Collared brick stacks are on ridge. Interior. Earliest part has stop chamfered beams and broad ledge and batten door. Raised and fielded 6-panel doors. Stairs are C19th.



Barn at Hapsford Hall, Moor Lane, Hapsford (Grade II)

Barn C18th or early C19th. Brick, stone plinth, slate roof in 5 bays in ABABA rhythm. 2nd and 4th bays have recessed arches with series of air vents arranged horizontally. Side and central bays have arched openings, one blocked, and have rebate for doors. Above each is round pitch hole with stone cill. Roadside is similar but has square ground floor windows in left and right bays, and blank pitch holes. From yard, central door leads to passage with arcade of 4 brick arches on left, beyond which are stalls for cattle. Right bay has stalls. Side, under added drifthouse roof, has similar recessed arch with vents, and loft opening above.



Manor Farmhouse, Moor Lane, Hapsford (Grade II)

Farmhouse. Late C17th with later alterations. Rendered brick, stone plinth, slate roof. 2 storeys with attics. 3 windows have 3-light timber casements, splayed heads have voussoirs and raised keystones. Door is replaced. Stacks are on ridge, behind doorway, and at left gable. Rendered plain bands at 1st and 2nd floors. Right gable has small attic casement beneath arched head, with raised keystone. Similar casement at rear. Interior. 2 inglenooks. One is enclosed, one has plain bressumer. Board door has L hinges. Doors of 5 panels. Stop-chamfered beams.

Local history indicates that the building has two staircases: one for the family, and a second for the staff and servants who worked there.



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