



PUDDINGTON

CONSERVATION AREA APPRAISAL
JANUARY 2008



Maps can be seen on the following link: www.chester.gov.uk/conservationareareview

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DESIGNATIONS

Conservation Area	First designated in 1980, alterations in 1996
Listed Buildings	<ul style="list-style-type: none"> • <i>Footpath guidepost (II), Chapel House Lane</i> • <i>The White House (II), Puddington Lane</i> • <i>Puddington Hall (II), Puddington Lane</i> • <i>Footpath guidepost (II), Puddington Lane</i> • <i>The Orchards (II), Puddington Lane</i> • <i>Hawthorn Dene and Lilac Cottage (II), The Village</i> • <i>Puddington Old Hall (II)*, The Village</i> • <i>Outbuilding (II), The Village</i> • <i>Farm buildings (II), The Village</i> • <i>Dovecote (II), The Village</i> • <i>Farm buildings (Orchards) (II), The Village</i> • <i>Footpath guidepost (II), Walden Lane</i>
Scheduled Monuments	None
Registered Parks and Gardens	None
Archaeological Priority	None
SSSI	None
Article 4 directions	<ul style="list-style-type: none"> • <i>Earls Cottages 1 & 2</i>
Regulation 7 directions	None
Any other designations	
Area of Special County Value (ASCV)	None
Site of Biological Interest (SBI)	None
Site of Nature Conservation Value (SNCV)	None
Other	<ul style="list-style-type: none"> • <i>Amenity Greenspace (Env 17)</i>

HISTORIC DEVELOPMENT

The township of Puddington is listed in the Domesday Survey as Potintone, later written Pudican, Podington and finally Puddington.

Puddington has changed very little in its layout as a hamlet since medieval times, with no passing trade, evolving mainly around its three Halls, chapels and farming community.

The Massey family, whose ancestor Richard Massey, (a younger son of Hamo de Massey) settled in



Honeyuckle Cottage, Old Hall Lane

Puddington in the thirteen century, remained for seven centuries and owned two of its Halls. This family built chapels for Roman Catholic worship, remaining loyal to this faith until the beginning of 18th century and strongly influencing the built character of this settlement.

The development of Puddington into the recognisable character of today occurred from medieval times until the present day.

KEY FEATURES OF THE CONSERVATION AREA

- General:** Strong rural influence as well as important architectural influence of the Massey estate.
- Topography:** flat
- Streetscape:** S shaped main road crossing the settlement, from Northwest to East, i.e. Puddington Lane with secondary lanes linking it, i.e. Pipers Lane and Chapel House Lane
- Settlement layout:** linear
- Built environment re: residential units:** Terrace, semi detached and houses two storey high, slate or clay tile pitched roof, brick walls, sometimes rendered, built between 15th century to 20th century
- Building setting:** detached houses with varied setbacks and orientation
- Boundary treatment:** significant sandstone walls usually with triangular coping stones
- Historic floor surface:** important courtyard covered with sets in Old Hall Farm
- Trees and hedgerows:** presence of medium and high hedgerows bordering properties and fields.
- Open spaces:** Triangular green in the village centre
- Change of conservation area boundaries:** last changed in 2009.

CHARACTER OF THE CONSERVATION AREA

Puddington is a settlement on flat ground, edging the north western boundary of the District and facing the Dee estuary on its southern side, 8 miles north-west of Chester.

The main portion of the village is situated around a triangular green with cottages spreading along the streets that lead from that point. The three Halls stretch along the southern part with their important grounds, independently from the village with its domestic scale. There is evidence of use of local



Former drive view from Puddington Lane

sandstone in many of the older buildings with brick structures being incorporated into the village as well.

Its general character is one of restfulness due to its long established rural character with its open landscapes in agricultural use, but also a sense of aristocratic grandeur imparted by the important architectural legacy of the Massey estate in this settlement. This serenity is due also to its stable population through time, principally related to its isolation from main routes.

Puddington had many citizens employed in agricultural and pastoral trades from the Domesday period to the early 20th century and even today there are several working farms around the conservation area. Today however most occupants either work outside the immediate area or are retired.

The end of the feudal village started in the 1920s with the construction of new properties as an attempt to provide decent housing for estate workers.

The three Halls, all listed, enjoy various styles, from Tudor (Old Hall) to Edwardian (Puddington Hall) style.

Semi-detached houses, individual dwellings and converted barns with different layouts contribute to the distinctiveness of the area as well as varied dwelling set backs ranging from those directly fronting the street to those with 10 metres set-backs. Generally all dwellings are brick built, two storeys high with slated or clay pitched roofs, conferring a sense of unity to the village. Several outbuildings are built in local sandstone such as the Old Forge, the Bull Pen or Top Lodge.

POSITIVE ELEMENTS WITHIN THE CONSERVATION AREA

Listed buildings

The listed elements within the conservation area are key features of its overall character. These include two types of building construction: Halls, Cottages Farm houses and farm buildings, dating from the 15th century or perhaps earlier until the 20th century. Mostly in brick, sometimes timber framed, weatherworn, these give the whole village a feeling of solid continuity from an earlier age.

Unlisted buildings of merit

Like the listed buildings, unlisted buildings of merit are varied in their detailing, use of materials and overall form. Most of them seem to date from the mid 18th century to the 20th century.

When special circumstances arise and for more effective built environment protection in conservation areas, it may be appropriate to consider the provision of article 4 directions and making use of a local list for Puddington’s unlisted buildings of merit.



Puddington Lane Bus Stop

It is worth mentioning also the beautiful and timelessly designed sandstone built shelter bus stop facing West Lodge on the northern side of Puddington Lane. The cobble stone surface with its exquisite design fronting this outbuilding deserves praise. A more suitably designed litter bin could only enhance the character of this charming place for instance in cast iron or integrated within the shelter, or simply be removed

The good design and the simple construction of this shelter could serve as a reference for the rest of the District, particularly in conservation areas, especially where sandstone is a local material.

Local views

Local views are important and contribute to the character and appearance of the conservation area. It is essential that full consideration be given to the impact of development proposals upon these views. Important local views include those listed below:

- View from north to south west between the Orchards and the Stables looking down the Dee estuary with Shotton ironwork's great cooling towers intruding in the landscape and the distant Welsh Hills in the back ground.
- Similar view from Puddington Lane on the northern edge of the village, facing southwest.

Townscape, Topography and Landscape details

The relationship existing between local townscape details, landscape details and topography often contribute to the sense of local distinctiveness and often are unique to a particular conservation area. They can range from specific building detailing, characteristic building elements, boundary treatments, to the landscape qualities of the streetscape. Individually and collectively they contribute to the overall quality of Puddington as well as enhancing individual areas of character within the settlement.

Topography

Puddington's topography is flat.

Townscape details

The following factors contribute strongly to the overall local distinctiveness:

- Built brick houses, generally two storeys high
- Pitched roofs with slate or clay tiles
- Small gables over cottage windows at first floor level, this detail was introduced often in new dwellings in the beginning of 20th century.
- Casement and a few sash windows, generally timber built.
- Use of local sandstone, usually incorporated in outbuildings and boundary treatment.



The Orchard viewed from the north-west

Boundary treatments, hedgerows and trees

Boundary treatments, hedgerows and trees have a significant impact upon the setting of properties, the coherence of a group and the overall character of a conservation area. Traditional and appropriate treatments will preserve or enhance the appearance of the conservation area.

Boundary treatments

The old walls - varying in height from 400mm to 2000mm -, mainly of sandstone blocks with triangular coping stones, but in some cases of brick, add significantly to the townscape of the village usually bordering residential frontages. A 600mm high sandstone wall also surrounds a round field, a remnant of Old Hall Farm grounds (formerly Puddington New Hall), fronting the single open public space of the village and giving a contrasting atmosphere to this place, half way between rural and urban character.

Historic floor surfaces

Historic floor surfaces are important elements in the townscape of an area, particularly street surfaces, private driveways, yards and gardens. If well designed it will contribute to the townscape qualities of an area by providing a backdrop to the surrounding built fabric.

Old Hall Farm - a recent barn conversion complex - unusually big courtyard (approximately 400 m²) covered with sets is an important reminder of the former rural activities of the village and contributes significantly to the character and appearance of the area.

Hedgerows and trees

Varied height hedgerows (from 400mm to 1600mm) grow often above residential boundary treatments in the village, conferring a softer boundary between highway and built environment and evoking a restful cottage atmosphere.

A long line of 1500mm high hedgerows borders open fields on the northern side of Chapel House Lane as well as the northern side of Puddington Lane heading to Burton, contributing strongly to the rural character of the area.

Puddington Lane also enjoys the presence of woodland facing West Lodge and mature trees bordering its northern and southern side at the western boundary of the village.

Open Spaces

The village green, a small triangular area of grass situated at the centre of the village, is not only a central feature in a somewhat elongated village, but has a focussing effect out of all proportion to its size. It is bordered by two rows of sets in natural stone, an iron chain with stone posts slightly set back in the lawn, mature trees, a bench on its northern side facing a field and a red Gilbert Scott designed telephone booth on its southern side.



Courtyard of farm building 50m north of Puddington Old Hall

Buildings and their setting in the landscape

The village appears to be divided into two stretched clustered groups: one along Puddington Lane with its green, the other at the end of Chapel House Lane. The Halls and their grounds are located at the south of those two “centres”.

As mentioned previously Puddington conservation area has varied dwelling setbacks, varying from houses directly fronting the street to those with a 20 metres set-back, often with varied orientation, reinforcing the distinctiveness of the area in an already rich built heritage.

Accepted extension of Puddington's Conservation Area boundaries 2009

Area A: The Gun Emplacement – a scheduled monument - and the Piggery, setting of the former, including the road leading to the site. Future Conservation Area boundaries should also include one residential unit: New Home Farm.

Area B: The area surrounding Home Farm with its outbuildings should be included in the future Conservation Area boundaries, in view of the buildings of merit surrounding the area. This area includes fine Edwardian built brick outbuildings.

NEUTRAL OR NEGATIVE ELEMENTS WITHIN THE CONSERVATION AREA AND ENHANCEMENT OPPORTUNITIES

Neutral elements represent features within the conservation area that offer no strong positive or negative influence upon the character and appearance of the area. Furthermore, negative features detract from the special character of an area and present the opportunity for change, which will enhance the character and appearance of an area. Those elements considered neutral or negative features and those elements that represent enhancement opportunities within the conservation area are listed below.

Neutral elements

Puddington Lane

- Lynwood House
- Wayside
- Garden Cottage
- Gardenia Cottage

Chapel House Lane

- The New Bungalow
- The Old Bungalow

Negative elements

- Fernlea, Rayness, Sunray, Homeleigh, all situated in the village centre facing the green have poorly designed doors and windows, and inappropriate colour rendering affecting seriously the character of the area.
- Jessamine Cottage, an 1830 landmark house located in the village centre, is also affected by UPVC windows.

Enhancement opportunities

Building requiring attention

Fernlea , Rayness, Sunray, Homeleigh, all situated in the village centre facing the green have poorly designed doors and windows, and inappropriate colour rendering seriously affecting the character of the area. They would benefit from the reintroduction of traditional material (i.e. timber) carefully designed as well as another colour of rendering, off-white for instance, or plain brick if the brick is worth showing.

Jessamine Cottage, an 1830 landmark house, would also benefit from the reintroduction of traditional material instead of its UPVC windows.

NB: These are suggestions for improvement, but owners should note that the Planning Authority has no powers to implement those recommendations.

MANAGEMENT TOOLS

In order to maintain the character and appearance of conservation areas, Chester City Council will use the appropriate pieces of legislation relevant for this task:

- Urgent Work Notice.
This notice relates to a building which is in a very serious state of disrepair and needs basically to be water safe. It should be confirmed by the Secretary of State.
- Tidy Land Provision Notice, section 214 of the Planning Act 1990.
This notice relates to a building and its curtilage that is poorly maintained. It requires a tidy up of the property.
- Dilapidated Building Notice, section 16 of the 1984 Building Act.
This Notice refers to a building that is in a poor state. It implies either repairing the building or removal of the building. In a Conservation Area, such demolition would need a Conservation Area Consent.

THREAT

Increasing car traffic - mainly due to commuting - with its side effects such as street widening, road signs, tree cutting, poorly designed garages and drive ways, inappropriate traffic calming measures, etc. often seriously and irreversibly affects the character of a conservation area.

It is therefore important to foresee and manage very carefully the design and material impact of traffic on new developments, in order to maintain the essential features that make a conservation area special, in accordance with the latest guidance on streets published by the Department for Transport (Manual for Streets, March 2007, www.communities.gov.uk).

SURROUNDING OF A CONSERVATION AREA

Developments on properties located in the surrounding of a conservation area should also be considered with great care, in order to maintain the essential features that make an area special.

APPENDICES

- Map of the conservation area as existing, scale 1:2,500
- Map of the conservation area as proposed, scale 1:2,500

FURTHER READING

Chester City Council - 1997 *Living in a Conservation Area - A Guide to Householders*
Chester City Council - November 2006 *Chester District Local Plan*

Relevant Local Plan Policies

- ENV21 Protection of trees and woodland
- ENV24 Preservation of key features within the landscape and its overall character
- ENV37 Preservation or enhancement of conservation areas
- ENV38 Protection of local views
- ENV45 Preservation of the special interest of listed buildings
- ENV46 Appropriate changes of use to listed buildings
- ENV47 Protection of unlisted buildings of merit

ACKNOWLEDGMENT

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