

ACKNOWLEDGMENTS

The Warburton Village Design team would like to extend their thanks to the many people who have contributed information and resources towards their research and also to Dr Mike Nevell and Don Bayliss for permitting the use of extracts from maps and from his published studies of Warburton.

They are most grateful for the generous financial contributions received from Warburton Parish Council and Manchester Airports Community Trust Fund.





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The Warburton Village Design Statement has two main purposes, these are:

- a *To describe Warburton and its community as it is today, and provide information detailing how it has developed to its present state.*
- b *To recognise the challenge facing the community and to provide guidance as to the form and design of future developments in the village.*

The statement draws attention to what is special about Warburton, its unique character, and what should be protected. Its aims are to give the residents the opportunity to influence the future of the village, to offer guidelines on conserving its special qualities and to contribute towards the improvement and support of rural communities and their environment.

The Warburton Village Design Statement has been communicated and endorsed by the residents of Warburton through a process of public meetings, workshops and newsletters.

Trafford MBC has, in the person of the Planning and Regeneration Officer, been fully involved in the production of the Village Design Statement since its inception.

The Warburton Village Design Statement brought together by the community is intended for use by everyone in the process of change,

Introduction

where any such change will affect the village or its residents. Thus the document is of importance to householders, planners, developers, builders and the public.

Government Guidelines in Planning Policy (PPGI revised) "Reaffirms the role of the planning system in protecting the natural and built environment." it also states in Pf17 that "Local planning

authorities should reject poor designs (such as) those inappropriate to their context, for example those clearly out of scale or incompatible with their surroundings".

The Warburton Village Design Statement has been formed in accordance with these guidelines.



This document is of importance not only for use during the planning and implementation of new development but also to everyone in Warburton who may be considering making changes to their homes, gardens and the wider landscape.

Setting & Location

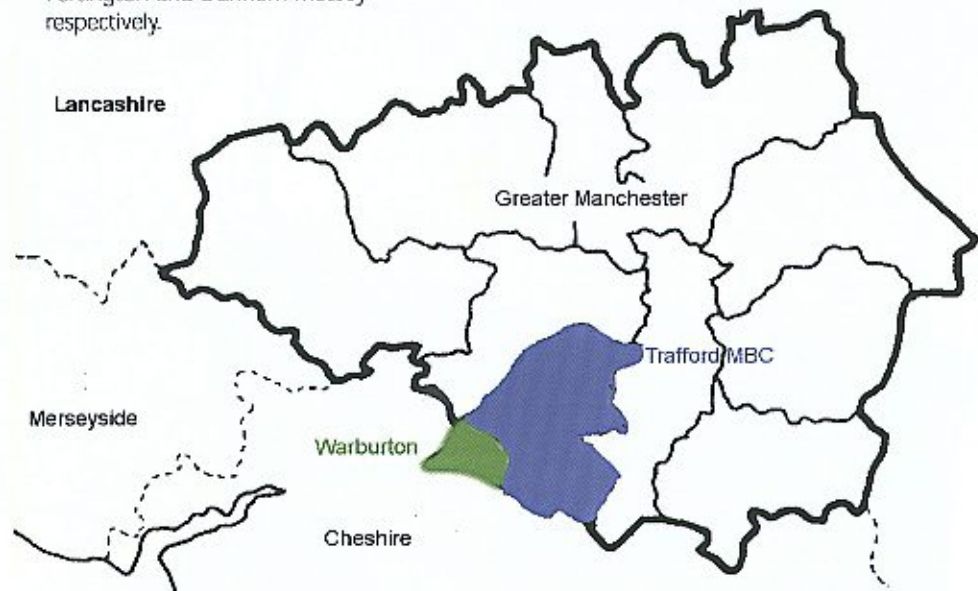
LOCATION:

Warburton is the most westerly parish within the Borough of Trafford, located within the Greater Manchester Metropolitan area. To the west and south it is flanked by the County of Cheshire, to the north and east by the Trafford parishes of Partington and Dunham Massey respectively.

gradient from 4.6m (at the Bollin River) to 24.4m (at Carr Green) above sea level.

On the southern boundary of the Parish the River Bollin occupies a gently shelving flood plain before joining the Manchester Ship Canal (formerly the River Mersey) at the most westerly point of the Parish.

A low sandy ridge runs along a line from the River Bollin, through



Warburton offers one of the last remaining areas of countryside within the huge conurbation of Warrington, Altrincham and Manchester.

The boundaries of Warburton are delineated by the Bollin River to the south; the Manchester Ship Canal to the west; Red Brook to the north and to the east by Caldwell Brook.

TOPOGRAPHY:

Geomorphologically the parish lies within the Cheshire Plain. The gently undulating topography varies in

Moss Brow, Dunham Massey before gaining height towards The Downs in Altrincham.

To the north of the parish the Red Brook forms the parish boundary separating Partington from Warburton.

Sandwiched between the Red Brook and the sandy ridge is Warburton Moss, a large area of mossland.





SETTLEMENT PATTERN:

The first uncontested mention of Warburton occurs in the Domesday Book, although current excavation at Moss Brow indicates Roman occupation.

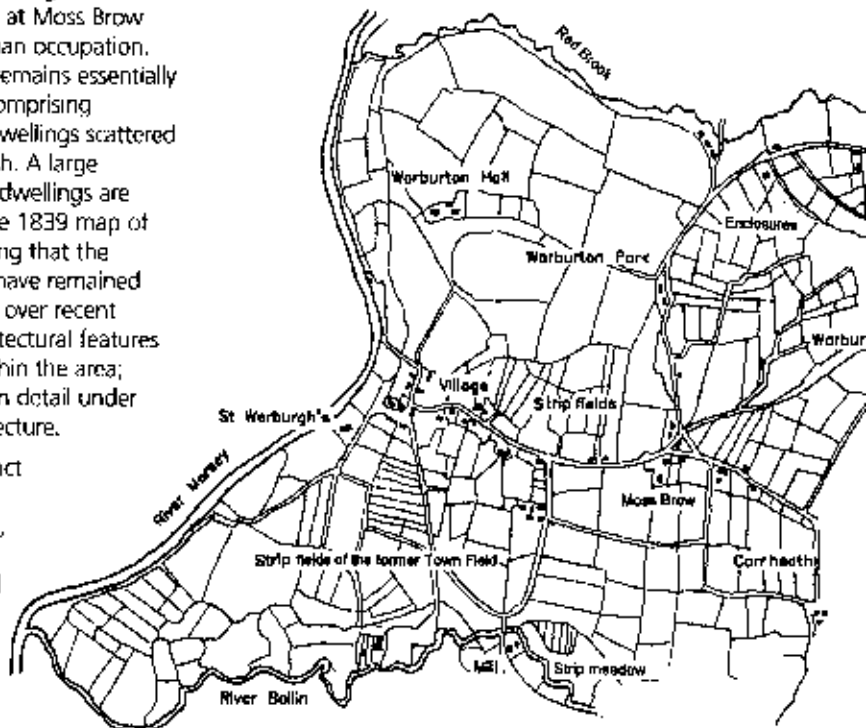
Today, Warburton remains essentially a rural community comprising approximately 120 dwellings scattered throughout the parish. A large percentage of these dwellings are clearly marked on the 1839 map of Warburton, suggesting that the settlement patterns have remained relatively unchanged over recent history. Distinct architectural features are characteristic within the area; these are described in detail under Buildings and Architecture.

There are three distinct settlement patterns present in the village, each owing their structure to historical agricultural and strategic factors.

a The 'village', the most densely populated area, now comprising 57 homes, is located in the vicinity of Warburton Old Church adjacent to the toll bridge crossing the Manchester Ship Canal.

The early development of this settlement can be attributed to the physical features of the location. The Anglo-Saxons chose this site, on the southern side of the River Mersey (formerly known as the Warburton Ford), because it provided the primary requisites of food, drinking water, fuel, defensive potential and a crossing point of the navigable River Mersey.

As a result of the construction of the Manchester Ship Canal in the late 1800s the River Mersey was diverted and the site of Warburton Ford is today a dry river bed, occupied by arable fields.



b Small hamlets, centred round farms, exist at Bont Lane, Moss Brow and Carr Green.

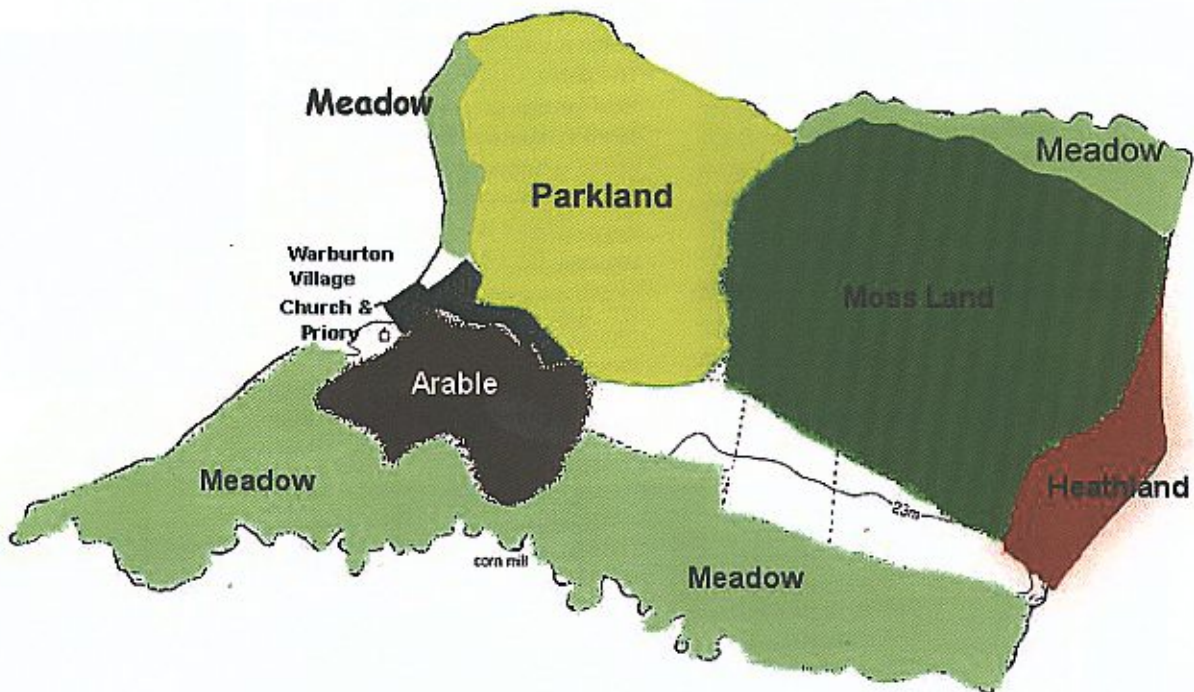
c Linear settlements occur along routes as seen on Dunham Road, Gorsey Lane and Moss Lane. Here, dwellings are located at intervals, on slightly elevated ground, around the perimeter of the last remaining area of ancient moss land. Field boundaries taper inwards towards the centre of the relic woodland, suggesting that historically, reclamation was piecemeal from the edges of the moss inwards.

ANCIENT FIELD PATTERNS.

A striking feature of the area is the variation in field patterns, a relic of different agricultural and sociological practices of bygone ages. Field boundaries vary dramatically from place to place and bear tribute to the different eras of their clearance and enclosure. Four main categories can be defined and are visibly recognisable:

a The Mediaeval townfield

This reflects the shape and orientation of an 11th century manorial layout, which ensured that each peasant of the time was allocated an appropriate number of 'strips'. The remnants of these medieval fields remain clearly visible today along Townfield Lane and at a site adjacent to the Old Mill (see map opposite).





b The open parkland of medieval Warburton Park where land was later partitioned into large fields during the 18th century.

c Lowlands, peripheral to the mature, meandering Bollin River. Historically this area regularly flooded and was therefore suitable only for summer pasture and hay meadows. Following the construction of the Ship Canal, the waters of the Bollin were regulated, enabling land to be used for arable crops in addition to pasture.

d The moss land (Warburton Moss) in the north-east of the parish. This area was some 200 Hectares in size and dates back to the 3rd to 4th Millenium BC and was the last area to be reclaimed for farming during Warburton's long history. Remnants of the Birch woodland still remain today.

BOUNDARIES:

A significant and visible feature of the agricultural environment is the **hedgerow**. These hedgerows demarcate ancient and more modern agricultural patterns.

'**Hedge banks**' are a further feature, attributed to the depositing of agricultural debris over many centuries along field boundaries.

These elevated field boundaries can clearly be seen at the junction of Townfield Lane and The Bent.

'**Green Lanes**', which have important historical, ecological and recreational value also exist throughout Warburton.

All three features are valuable for historic reasons. Today, they remain important features that ensure the maintenance and enhancement of a varied wildlife (both flora and fauna) within the community.

LAND USE:

Agricultural: The economy of the parish is essentially agricultural. The fertile, Grade 2 land is used by local farmers predominantly for arable farming, namely root vegetables and cereal, which are often grown in rotation. Some fields, belonging to a large national landowner, are regularly set-aside.

The variable water tables of the mossland, to the east of the parish, make this land periodically inaccessible to harvesting machinery.



A small amount of grazing of cattle and sheep also occurs within the parish.

Agricultural diversification is evident in the form of farm shops, horticulture, liverys and stables, boarding kennels and catteries.

Landfill: Several sites within the parish have been the subject of landfill. For agricultural purposes one low-lying area has been raised above the flood plain level. Unfortunately the overriding effect of landfill has been detrimental to both the economy and environment as landfill sites have rarely been restored to their former status: arable land has been replaced by grazing land; and valuable, irreplaceable habitats have been lost. Tipping has also dramatically altered the topography of these sites.

LEISURE & RECREATION:

The countryside of Warburton provides a setting for a range of rural leisure pursuits, many of which are intrinsically linked to the rich and varied wildlife which colonises the wide range of habitats that exist locally.

Walking: One of the reasons for walking in the area is to savour the diverse flora and fauna. A number of footpaths, bridleways and green lanes provide routes for exploring the area.



Cycling & riding: A recent popular addition to the footpaths is the converted railway line, which now combines a bridleway, walkway and much used cycle track.

This provides a safe traffic-free route between Warrington and Altrincham, and forms part of the Trans Pennine Trail, which runs from Liverpool to Hull.

Wildlife: the habitats and species extant in Warburton are mentioned in both the Local Biodiversity Action Plans for the area (Countdown - www.cheshire-biodiversity.org.uk).

Bird watching:

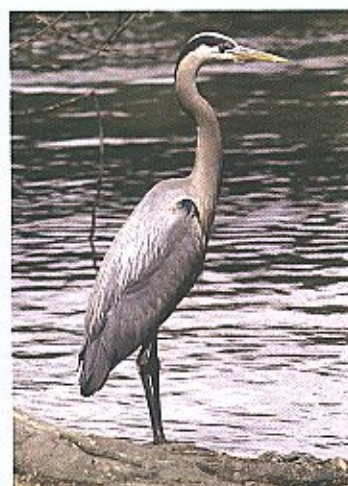
Draws enthusiasts into the quiet lanes and fields of Warburton. The diverse habitats include the wetland meadows of the Bollin Valley, quiet woodland, grass meadows and arable fields, each with their attendant species.

Regularly seen in the parish are: Swans, Herons, Ducks, Moorhens, Kestrels, Sparrow Hawks, Buzzards, Pheasants and Partridges.

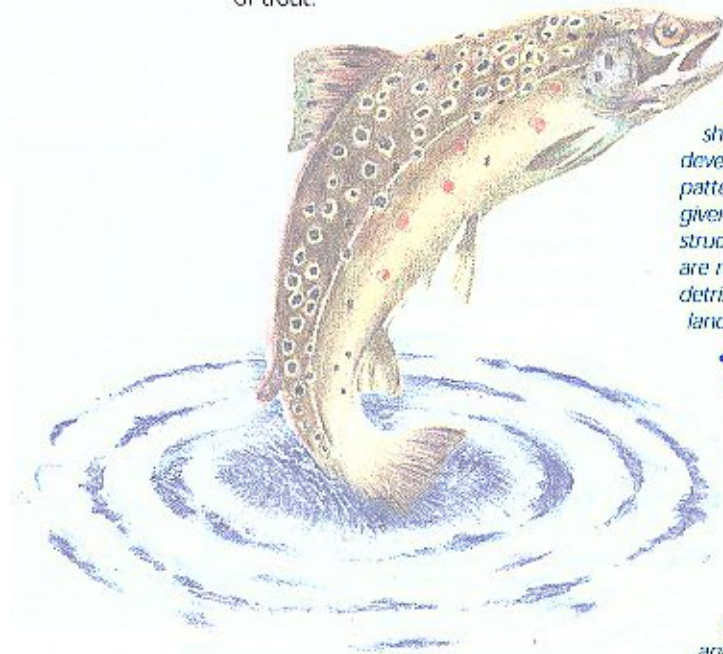
Species of particular importance with apparently strong local populations include the Song Thrush, Skylark, Tree Sparrow and Grey Partridge.

Wild Life Watchers & recorders

Many naturalists, both professional and amateur, visit Warburton to observe, survey and record the wide variety of wildlife present in the area.



Fishing: Many ponds in the parish are rented by angling clubs, and the River Bollin offers a chance of trout.



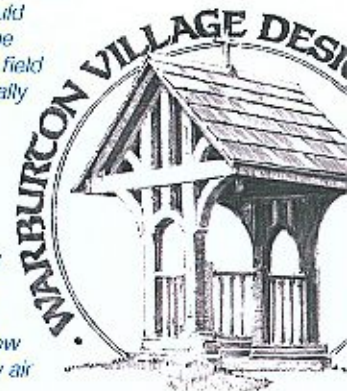
Shooting: In all its forms, shooting has been a part of Warburton's long history. In the recent past, reared pheasant shoots existed. Today a clay pigeon shooting club regularly meets and some rough shooting occurs.

Tourism: The immediate area surrounding and including St Werburgh's Old Church is locally revered for its historical value and its tranquillity and beauty. At one time there was a Medieval Priory in this area. It is a site of great archaeological interest and receives many visitors.

As fame of the recent discovery of a Roman fortlet grows, more and more people interested in the history of this ancient parish seem likely to visit.

Environmental Guidelines:

- *Warburton is a community in harmony with its much-valued rural landscape of fields, open space and uninterrupted views of the surrounding countryside. The three distinct settlement patterns should be maintained. Any future development must complement these patterns. Consideration must be given to ensure that the extent, structure and silhouette of settlement are not changed in a manner that will detrimentally affect the overall landscape.*
- *The gently undulating topography renders the area unsuitable for the erection of tall buildings, structures and the artificial landforms created by landfill that would denigrate the harmonious skyline of the parish. Two power lines currently traverse the parish; these are unsightly and additional lines would be unacceptable.*
- *Hedgerows are an important feature of the rural landscape. For aesthetic, historical and ecological reasons these should be conserved and regenerated as an appropriate option for boundary lines.*
- *Any future development should ensure the conservation of the historically important ancient field boundaries and environmentally significant green lanes and hedge banks.*
- *The threat of tipping is significant. Consideration must be given to the long-term environmental and ecological impact as well as the short-term disruption caused by increased traffic flow and health hazards caused by air pollution.*



VERNACULAR Architecture



Several cruck-framed structures have been identified within Warburton.

These buildings represent the earliest vernacular building traditions to survive in the area, and appear to date from the 15th – 17th century. The second major timber building tradition in Warburton is that of box framed construction. One of the earliest known buildings is The Bent farmhouse, which dates back to 1600.

Warburton also contains much evidence relating to the transition to brick building in this region. The earliest all brick building is probably the former manor house, Park Farm, which appears to have been completely rebuilt in brick at the end of the 17th century.

All these older buildings were thatched, and though this has often been subsequently removed, the roofs still retain the characteristic 42-degree

angle, they would have had if thatched.

Lower down the social scale in the township, brick was coming into use for additions and replacements,

mainly in farmhouses. By the early 18th century, brick became the normal building medium in Warburton.



In the late 19th century there was another period of rebuilding, this time associated with investment by the Egerton-Warburton Estate.

Much of this rebuilding was to a set style, designed by the noted Victorian architect, John Douglas.

In 1918, the Egerton-Warburton family sold the village to the Co-operative Wholesale Society. Since then, much of the village has been sold off, in particular, the larger farms and properties.



The major development in recent times has been the erection of twenty-six local authority dwellings along Paddock Lane, Egerton Avenue and Beckett Drive. Whilst these are typical

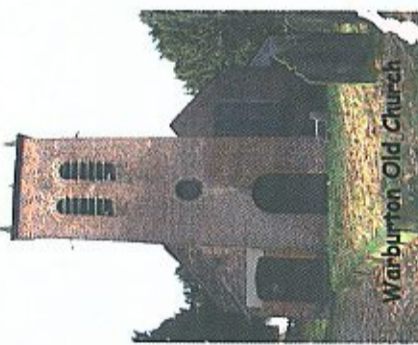


of the architecture of the time they are not, unfortunately, in keeping with the nature and character of the rest of Warburton.

This has been Warburton's only major 20th century development.

Modern Warburton contains approximately 150 buildings (including dwellings and barns), some of which are listed, ensuring the continuation of Warburton's unique atmosphere, heritage and style.

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Warburton Old Church

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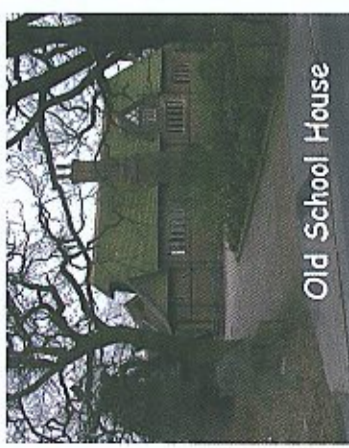
Parish Rooms

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Saracens Head Pub

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Old School House

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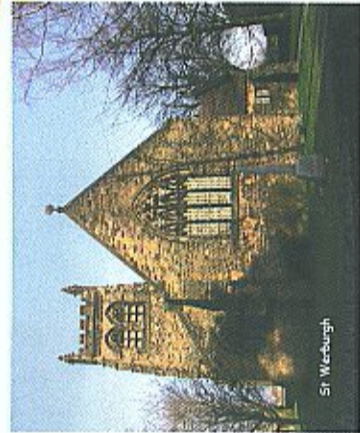
Cross base and Stocks

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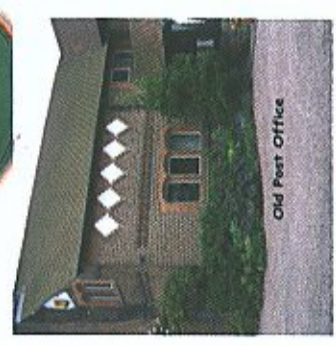
St. Werburgh

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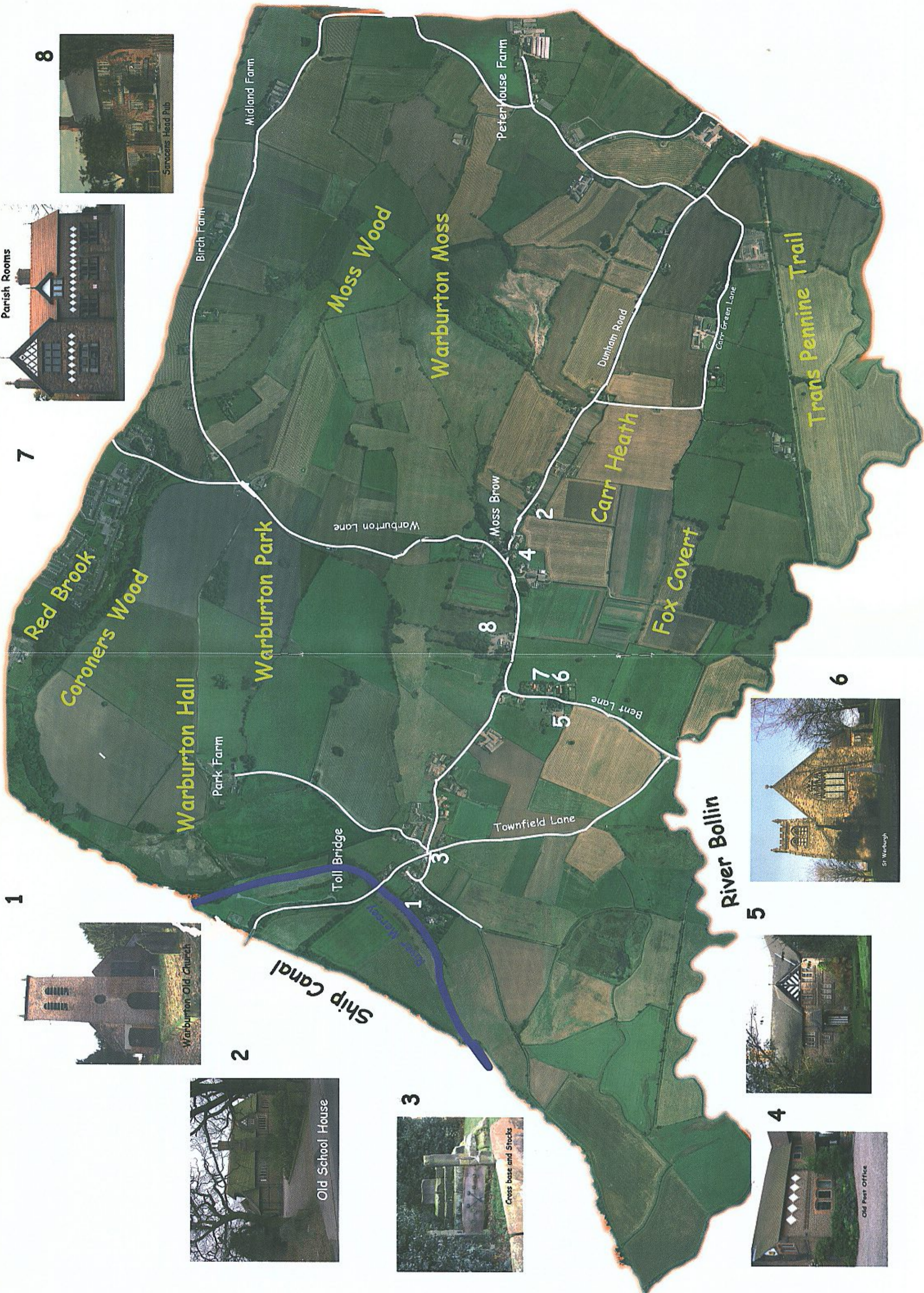


St. Werburgh

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Old Post Office



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Warburton Lane

Moss Brow

Dunholm Road

Carr Green Lane

Fox Covert

Carr Heath

Warburton Moss

Moss Wood

Warburton Park

Warburton Hall

Coroners Wood

Red Brook

Park Farm

Birch Farm

Midland Farm

Peterhouse Farm

River Bollin

Trans Pennine Trail

UNIQUE LANDMARKS



The Old Church at Warburton is the oldest building still standing in the village.

It is dedicated to St Werburgh, also known as St Werburga. She was the daughter of King Wulphere of Mercia, and is thought to have lived in the 8th century AD. It is amongst the earliest timber-framed churches in the county, and it is a Grade I listed building now in the care of The Churches Conservation Trust.

The oldest parts of the building are the two Mediaeval Oak trusses.

The dedication to St Werburgh, and the early origins of the settlement suggest that it may be built on the site of a Saxon church.

Other historical features in the church grounds include a 19th century grade II listed timber Lych-gate, a grade II listed stone sundial inscribed 1765 on the copper dial, and many centuries old Yew trees.



By the early 1880s, the old parish church was in need of extensive repair, and it was decided to build a new church on Bent Lane, which was opened in 1885 at a cost of £9,000. This church is also dedicated to St Werburgh.

The base of a stone cross can be seen on the corner of Wigsey Lane and Townfield Lane.

Crosses of this type are a fairly common feature of villages and towns in Lancashire and Cheshire. Some date from the medieval period, but the absence of anything but the base at Warburton means that it is impossible to ascribe a date to it.





The stocks, which may date from the 17th century, were restored and replaced in their present position in 1900.



The wall which surrounds the cross base is made of slabs of local sandstone held together by iron cramps.

Similar lengths of wall can be seen elsewhere in the village.

Richard Drinkwater built Bent Farm on Bent Lane in 1600 and his family occupied and farmed there through subsequent generations. The farm buildings include a cruck-framed barn with stone plinth, believed to have been erected pre 1600. This farm is another example of restoration work carried out by John Douglas.

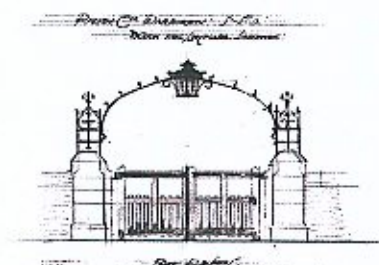
The Saracen's Head has been the village's only inn since 1851, although a building is recorded on this site on the 1757 estate map. The present two-storey L-shaped brick building, with slate roof, has brick mullion windows and shaped purlins designed in the Douglas style.

The name refers to the Saracen's head, which surmounts the Warburton coat of arms.

The Saracens head feature and name commemorate the role of Geoffrey de Dutton who was Lord of Warburton and fought in the crusades in the 13th century



Building Details



John Douglas's appreciation (heavily influenced by the Arts and Crafts" movement) of the local setting and of traditional building materials allowed his designs to blend into the village environment. The most significant of these new buildings were the new church and church house, the school and the post office.

New parish rooms and a caretaker's house were built adjacent to the new church in 1889, all having been designed by John Douglas.

However, many of the farm buildings on the estate also reflect the Douglas influence.

This style emphasised the traditions of vernacular architecture, in particular, brick and tile mullioned windows, terracotta detailing such as finials and dogtooth work, and projecting shaped purlins to the roof.



DESIGN GUIDELINES

The intention of these guidelines is to encourage quality design and development that is appropriate to the unique character of Warburton village. Wherever possible, the existing building stock in the village should be conserved and, where possible, enhanced.

It is not the objective of the VDS to preserve the building stock at all costs, but to encourage work that will ensure the existing character of the village is maintained and reinforced.

The design of all new development and conversion of existing buildings within the village should make reference to the existing traditional architecture of the village and be in keeping with the adopted Planning Policies of Trafford Council's Unitary Development Plan, PPG15 (Planning and the Historic Environment (1994)) and PPG16 (Archaeology and Planning) should be consulted by any person converting existing buildings or building new property. The Greater Manchester Conservation Officers Group will shortly be producing a best practise manual for historic building conservation and archaeology, which will be a useful reference.

• Scale and form

Any new buildings within the village should be of a scale and general building form that is appropriate to and in keeping with the existing generally domestic scale of the buildings within the village.

With a few exceptions, buildings are a maximum of two storeys. In many cases, the height of the first floor is suppressed by incorporating it partially or wholly within the pitch of the roof.

Buildings typically have a main section that contains the major rooms. In many cases this is augmented by outriggers or secondary wings that contain ancillary rooms.

The existing character of the village is reinforced by the use of a very limited palette of materials and by the generally traditional details employed with the major building elements. Material proposed for new buildings should wherever possible match the traditional materials used elsewhere in the village.

• Roofs

Roofs should use a roof pitch of 40-50 degrees. Slacker pitches no less than 35 degrees could however be considered for smaller, secondary elements of buildings or for smaller cottage units. In most cases, the main roof should be a double pitch with gabled ends. Hipped roofs should be avoided.

New Buildings

• Roof lights and dormers

Small dormer windows should be avoided where possible. Where dormer type windows are proposed and where a suitable precedent exists, they should be sufficiently large with double-pitched roofs to form a major roof element and to avoid the simple roofscape being littered with numerous secondary roof elements. 'Cat slide' dormers could be considered, where appropriate. Roof lights that project from the face of the main roof finish should be avoided.

• Roof coverings

Roof coverings should be selected with reference to the materials used on surround buildings, and as appropriate to the design of the new building. In general, they should be from a limited range of traditional materials found within the village including thatch, 'Rosemary' type plain clay tiles, and natural slate. Larger scale concrete interlocking tiles would not be considered appropriate.





• **External walls**

The existing buildings in the village are predominantly constructed from load-bearing brickwork that is mellowed and weathered 'Cheshire' type brick, orange/red in colour. Brickwork for new buildings should use similar orange/red brickwork. Suitable matching reclaimed brick are considered acceptable, although the use of new, artificially 'aged' brickwork with white or coloured flashes is to be avoided.

Many buildings within the village have secondary details such as string courses, dentil mouldings, verge courses, diaper work and other features formed using the main facing brick or with smooth red contrasting brickwork. Limited detailing of this type would be considered appropriate but not a requirement.

• **Rendered finishes**

Where rendered finishes have been used on existing buildings they have generally been as remedial finishes to older brick or timber-framed buildings to reduce the effect of penetrating dampness.

Rendered walling is not considered to be an appropriate finish for large areas of external walls. Generally it should be used conservatively and as a contrast to or for detailed decorative work on external walls.

Where render is used it should have a wood float finish. High contrast textured finishes should be avoided and any paint finishes be in keeping with the local environment. Brilliant white paint finishes applied to render or brickwork should be avoided.

• **Windows**

Windows in new buildings or replacement windows in existing buildings should reflect the local traditional glazing patterns and proportions and be appropriate to the design of building, whilst also complying with other statutory requirements such as the building regulations.

Where windows in existing buildings are to be replaced, in most cases, the most appropriate glazing patterns are those that were used originally (as opposed to later replacements).

Large expanses of uninterrupted glazing should be avoided. Large areas of glazing should be subdivided by the use of mullions and transoms. These can be of the same materials as the window frames or by the use of brick mullions or other appropriate detailing.

Window frames should be of a material that allows for narrow frame sections to avoid large bulky framing. Large expanses of white UPVC window framing exposed within brick openings should be avoided.

• **Chimneys**

Chimneys are a traditional element of the village roofscape and add to the overall character. Where required, they should be detailed in an appropriate way with corbelled/over sailing brick top courses.

• **Paint colours**

Large expanses of brilliant white painted walling are to be avoided. More appropriate and subdued/softer colours should be used.

Where window frames, doors and other elements are to be painted white, an off-white is considered more appropriate than the use of a brilliant white.

• **Rainwater goods**

There is a precedent in the village that all rainwater goods are finished in a dark colour or black. This reduces the visual impact of these secondary elements.

• **Satellite dishes, roof aerials etc.**

These elements are a necessary feature of modern living. They should be located in as unobtrusive a location as possible. Satellite dishes should be finished in black.



CONVERTING FARM BUILDINGS

The VDS recognises that a degree of alteration to the external appearance of redundant farm buildings may be necessary to enable conversion for

new uses, thereby preserving the buildings within the built landscape of the village.

Any alterations should take all the necessary steps to preserve and protect any wildlife (e.g. Barn Owls, Bats), which may be nesting in old buildings. As with new buildings, creative design is encouraged, however, the original agricultural character of the original farm buildings should

be retained and details such as windows, doors and shutters etc. should be detailed in such a way as to retain the agricultural character of the building.

• Brickwork

Brickwork should closely match that of the existing building. Arches, buttresses and other features of the existing building should be retained wherever possible or appropriate. These features should be used as reference points for elements of the design for new works.

• Structural timber framing

Where originally left untreated/unpainted, exposed timber framing should be left untreated/unpainted. Framing introduced as new work or as repairs to existing framing should adopt the same finish as the original. Green oak left unexposed will quickly adopt the silvery grey patina of weathered timber. Where it is necessary to consider an applied finish to exposed timber framing due to decay or other technical problems, it is traditional within the area to use a suitable black paint system or stain.



• Openings

Where possible, existing openings in walls should be retained and re-used. Where new openings are required they should be of a scale, form and detail that is appropriate to existing openings found elsewhere on the building or, where no precedent exists, on similar existing local buildings.

Barn door openings should be retained. Where it is necessary to infill the opening, this should be by a glazed screen to retain the character of the large opening. Door and window details should employ the existing traditional patterns where they exist or, where no precedent exists on the existing building, as used locally on similar types of buildings.

• Roofs

Where possible, traditional roofing materials should be retained, reused or restored. Dormer windows or 'cat slide' dormers are inappropriate and should not be used unless there is a precedent on the existing building. Any 'Velux'-type roof lights should be generally small scale and should be fitted so that the external face of the window does not project and is broadly flush with the face of the roof finish.

Other roof penetrations should be kept to a minimum. Where unavoidable, they should be appropriately sited and painted out a dark colour to reduce their visual impact to a minimum.



Traffic & Roads

Warburton is approachable from four directions – Rixton, Partington, Altrincham and Lymm. The village itself is not specifically a commuter base but does suffer greatly from the impact of through traffic.

A6144 Bent Lane/Warburton Lane

This is the main link from the M60 at Sale through to Lymm. It is designated as a 'Main Strategic Highway' by the local authority. Many commuters use this road during the week and recent developments in the Lymm area have increased the traffic volume considerably. Future planned developments at Carrington and Partington are likely to exacerbate this already worrying situation.

B5159 Townfield Lane

Townfield Lane leads from the boundary of Warburton and Lymm/Heatley through to the Toll Bridge and main village area.

Being the main access to the Toll Bridge, at peak times this road is heavily congested, making access to and from the 'old village' centre difficult and dangerous.

B5160 Dunham Road

This is the main route into Altrincham town via Dunham village and also a bus route between Warrington and Altrincham.

Speed Restrictions

The speed limit on the A6144 has recently been reduced to 40mph and the B5159 is 30mph on entering the village.

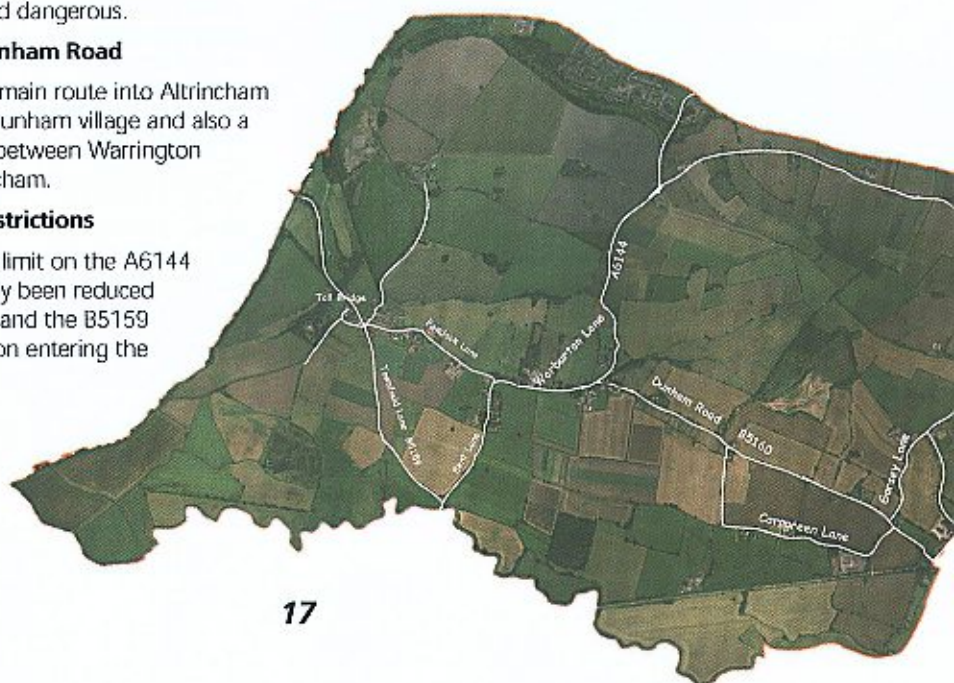


Footways

Footpaths are mainly focused around Bent Lane, Paddock Lane, The Green and Townfield Lane. These are very basic in nature being constructed of tarmac and in many places are very narrow. There are no on-road cycle tracks within Warburton.

GUIDELINES

- *The safety of pedestrians using the narrow pavements should be a priority at all times*
- *Valuable green belt land should not be used for further road or motorway developments within Warburton*
- *Surrounding areas should consider the infrastructure required before further developments are approved*
- *The roads within Warburton should remain one lane in each direction and not dual carriageway to preserve the village environment and to ensure the safety of the residents*
- *Signage and street lighting should be sympathetic to the historical nature and character of the parish*



Censuses provide a valuable insight into how the population has altered over the years. Warburton's livelihood and that of its residents had, until recent times, been centred principally on agriculture and services related to the support of agriculture.

The 1851 census showed that there were 89 premises in Warburton, housing 489 people (273 males and 216 females). There were few people over the age of 65 years, the majority being aged 20 to 40 and employed in farming and related services.

The majority of the residents of Warburton had been born within a 15 mile radius of the village

The Census of 1881 for Warburton indicates that Agriculture was the main occupation, with an age profile of:

Age (years)	Percentile
< 1	2.09%
1-10	14.62%
11-20	21.93%
21-30	21.67%
31-40	10.44%
41-50	9.66%
51-60	11.23%
61-70	5.22%
71-80	2.87%
81-90	0.26%
> 90	0.00%

Indicated that the involvement in agriculture remained the same as in 1851 but with a greater proportion of the residents now in their 50s.

In 1901, the population had fallen to 403, (220 males and 183 females).

Community

The majority were still in their 20s/30s, but there was an increase of people in their 60s/70s. This was possibly as a result of improving sanitation and health care.

Farming was still the largest employer however, there was a move away from employment on the land with such 'modern occupations' as estate agents, manufacturers, Ship Canal labourers, commercial travellers and corset makers. The majority of the residents were born locally.

By 1968, the village had altered considerably: the amenities included the 'Saracen's Head' public house, a general store/post office and a mobile shop, which visited daily. The school had disappeared and all meetings and social events were centred on the church hall. In 1969, 66% of the householders had lived in Warburton for over 20 years, with only 12% having been in Warburton for less than 10 years.

Nowadays, a relatively small percentage of the residents (population approximately 203) are occupied directly on the land, and indeed the number of farming families has reduced dramatically. Whilst the Saracen's Head still exists it is no longer a small local pub and there are no local services or shops (post office, newsagents, general store), with people having to travel outside the village for their day-to-day needs. The majority of the working residents now commute outside of the village for work.



A local survey, carried out in 2002, indicated that Warburton continues to follow the national trend of an ageing population and a declining rural community.

This survey also clearly indicated what the residents valued most about Warburton:

- *Warburton's unique historical and archaeological attributes*
- *The rural open aspect of the landscape*
- *The wildlife and plants*
- *The local buildings and architecture.*
- *Country pursuits i.e. walking, cycling etc.*

SUMMARY OF GUIDANCE

Any development or change in Warburton must:

- *Respect the basic pattern of the settlement, and blend in terms of scale, character and design, and avoid back land development*
- *Respect the overall layout of the village*
- *Blend in with the landscape*
- *Make allowance for local wildlife*
- *Enhance the social mix within the village*
- *Strengthen Warburton and its community spirit*
- *Respect the needs of all the community*
- *Blend in with the existing buildings and positively contribute to the character of the area*
- *Not contribute to the already fraught traffic conditions*



Appendix 1

Planning Status of Warburton.

(April 2003)

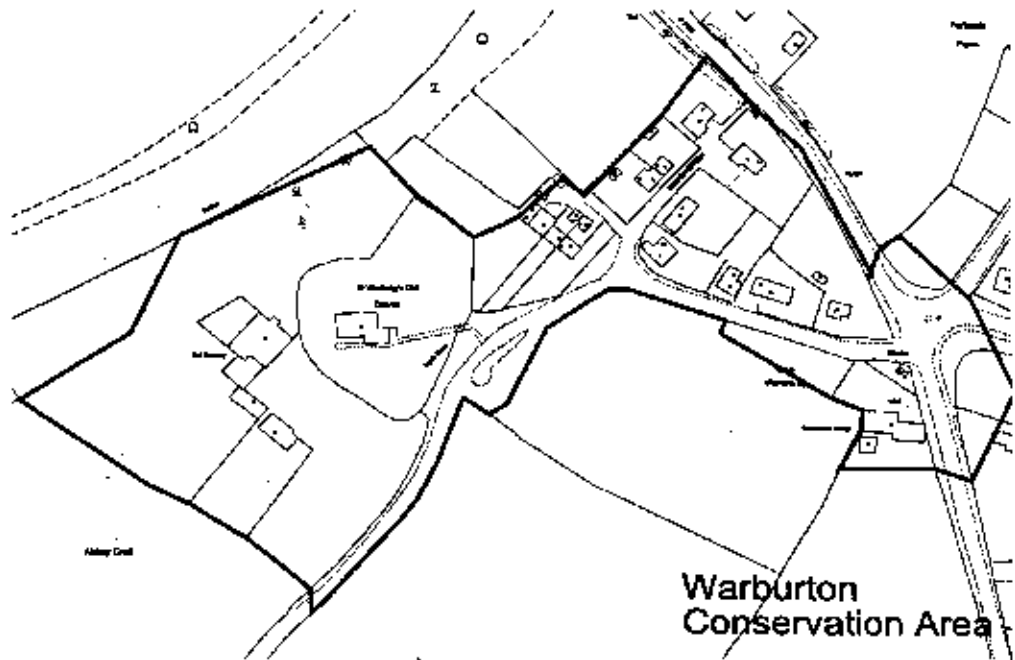
Most of Warburton is located in Green Belt and is within a landscape designation of an 'Area of County Value'. It is almost uniformly Grade 2 agricultural land and is within the 'Red Rose Community Forest'. To the north of Warburton, an area bordering Red Brook /Sinderland Brook is designated as an 'Area of Search' and is excluded from the Green Belt. This area is reserved as possible housing land after 2011.

There are two 'Areas of Aggregate Search' located on the north side of the Bollin Valley close to the confluence of the River Bollin with the Mersey Ship Canal.

Conservation Area.

The central area of Warburton was designated as a conservation area in 1975. This places a duty on the local Planning Authority when determining planning applications to consider, under Section 72 of Planning (listed Buildings and Conservation areas) Act 1990, desirable measures of preserving or enhancing the character or appearance of the Conservation Area.

Hedgerows within the Townfield area and to the south of Dunham Road are not thought to be protected, but have some historic value.





Woodlands

There are two sites that have been designated as Sites of Biological Importance in the Warburton parish; these are Fox Covert and Moss Wood.

Coroners Wood is designated Ancient Woodland in the adopted Trafford Unitary Development Plan. (Ancient Woodlands are defined as those that have existed since at least 1600 A.D.). This wood straddles the boundary between Partington and Warburton at the confluence of Red Brook with the River Mersey and adjoins the Oak Road Recreation Area.

Whilst this woodland has in the past suffered from neglect and vandalism, Trafford MBC in conjunction with the local community now has a restoration project underway to improve this valuable woodland resource.

Tree Preservation Orders

Trees within a conservation area are deemed to be protected by a Tree Preservation Order e.g. the ancient yew trees in the churchyard of Old St Werburgh's. Whilst other trees within Warburton may also be protected, these will be as a result of individual orders.



Listed Buildings

Warburton has a large number of listed structures and has one of the largest groups of timber-framed buildings in the Northwest.

Information on known sites of archaeological interest and historic buildings are entered on the Greater Manchester Sites and Monuments Record (SMR). This is held and maintained by the Greater Manchester Archaeological Unit on behalf of the ten authorities of Greater Manchester. There are currently 120 entries on the database for Warburton.

Entries on the SMR database include the following:

Within the Village Conservation Area:

- SJ 68 NE Cross Base ref. 5/185 5.3.59 Grade II
- SJ 68 NE Stocks ref. 5/186 5.3.59 Grade II
- SJ 68 NE Stone flags around stocks and cross ref. 5/187 12.7.85 Grade II
- SJ 68 NE Lychgate to St Werburgh's Old Church ref. 5/193 12.7.85 Grade II
- SJ 68 NE Old Church of St Werburgh ref. 5/194 Grade I (Note 1)
- SJ 78 NW Sundial of St Werburgh's Old Church ref. 5/195 12.7.85 Grade II

Bent Lane:

- SJ 78 NW Church House ref. 6/173 12.7.85 Grade II
- SJ 78 NE Church of Saint Werburgh ref. 6/174 12.7.85 Grade II
- SJ 78 NW Barn SW of The Bent farmhouse ref. 6/175 12.7.85 Grade II
- SJ 78 NW The Bent Farmhouse ref. 6/176 12.7.85 Grade II

Moss Brow "hamlet":

- SJ 78 NW Post Office House ref. 6/177 12.7.85 Grade II
- SJ 78 NW The School ref. 6/178 12.7.85 Grade II
- SJ 78 NW Onion Farm ref. 6/184 7.7.89 Grade II

Other listed structures include:

- SJ 79 SW Barn to SE of Birch Farmhouse ref. 2/179 12.7.85 Grade II
- SJ 78 NW Barn to SW of Overtown Farmhouse ref. 6/180 12.7.85 Grade II
- SJ 78 NW Paddock Lane Farmhouse ref. 6/181 12.7.85 Grade I
- SJ 78 NW Shippon W of Wigsey Farmhouse ref. 6/182 12.7.85 Grade II
- SJ 78 NW Wigsey Farmhouse ref. 6/183 12.7.85 Grade II
- SJ 79 SW Farm building, S side of Warburton Park lammyard ref. 2/184 12.7.85 Grade II
- SJ 79 SE Heathlands Farmhouse ref. 2/188 12.7.85 Grade II

'Listed' status, whether grade I or II or II* includes protection not only for the listed structure, but also for any other features within the curtilage of the listed feature at the time of its listing.

Note 1 *Detail on the History of St Werburgh's old Church can be found in Dr Michael Nevell's book titled "St Werburgh's Old Church"*

