



TRAFFORD  
COUNCIL

# Draft List of Local Heritage Assets

Bowdon



**GMAAS**  
Greater Manchester Archaeological Advisory Service

# TRAFFORD LOCAL LIST – BOWDON

## Historical Overview of Bowdon

The historic settlement of Bowdon is likely to have been established during the early medieval period, with its name potentially deriving from the Anglo-Saxon *Boga-dun* that can be translated to mean 'curved hill'. It is mentioned in the Domesday Survey of 1086-87, which mentions a church and mill at Bowdon. The area came under the control of Hamo de Masci following the Norman Conquest of 1066, who was likely responsible for erecting a timber castle at Watch Hill on the border of Bowdon and Dunham Massey; the castle had fallen out of use by the 13th century.

The development of Bowdon as an affluent residential area commenced in earnest during the 1840s, when parcels of land were sold off for development. The opening of Bowdon railway station in 1849 provided a commuter route to the centre of Manchester, making the clean air and rural setting of the Bowdon Downs more attractive to developers. Initially, terraces and semi-detached houses were built, but by the 1860s and 1870s, the 'merchant princes' had built elegant townhouses and mansions, which persist as notable elements of the modern streetscape. The area was described in 1878 as 'studded with handsome villas and mansions' and around 60% of the residents were business owners.

**This document has been prepared by Greater Manchester Archaeological Advisory Service (GMAAS) and Trafford Council and approved by the Validation Panel.**

**Version:** Version 2

**Date:** October 2025

Disclaimer: Omission of any specific building, structure, site, landscape, space, feature or aspect from the List should not be taken to imply that it does not hold significance and identified as a non-designated heritage asset.

## Candidates for Local Listing in Bowdon

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| <b>Property Name</b>    | Doenberg and Alma Cottage – HER 18776.1.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| <b>Property Address</b> | 6 & 8 East Downs Road,<br>Bowdon WA14 2LJ                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                      |
| <b>Significance</b>     | <p><i>Historic Interest:</i> Built between 1838-1877, the building represents a part of the story of the historic evolution of the settlement.</p> <p><i>Architectural Interest:</i> The building is a pair of semi-detached houses with interlocking ground floor plans as a single development to a coordinated design. The existing building appears very much intact in terms of the original design intent including architectural features. The front and side elevations are in a light, cream coloured brick with limited use of stone such as for cills. The rear elevation is in a red brick with less architectural detailing. The roof is in slate and chimneys remain. Windows appear appropriate to the age of the building.</p> <p><i>Aesthetic Value:</i> The building makes a positive contribution to the historic character of the area.</p> <p><i>Group Value:</i> The building has group value with other nearby contemporaneous houses especially those that contribute to the particular local layout of a number of substantial houses grouped around a rear area</p> |                                                                                      |
| <b>Locally List?</b>    | YES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                      |



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| <b>Property Name</b>    | 7 & 9 East Downs Road – HER 18777.1.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
| <b>Property Address</b> | 7 & 9 East Downs Road,<br>Bowdon WA14 2LJ                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                     |
| <b>Significance</b>     | <p><i>Historic Interest:</i> Built between 1838-1877, the building represents a part of the story of the historic evolution of the settlement.</p> <p><i>Architectural Interest:</i> The building is a pair of semi-detached houses that appear very much intact in terms of their original design including architectural features. Chimneys remain. The principal frontage to East Downs Road and the side elevation to South Road are in a light cream coloured brick (with associated architectural detailing such as to window heads) and incorporate limited stonework such as for window cills. The rear elevations are in red brick with less architectural embellishment. Slate roofs. Windows appear original/historic (or are otherwise consistent with the age and design of the building). Roofs are in slate. The original stone boundary walls to the road frontages remain.</p> <p><i>Aesthetic Value:</i> The building makes a positive contribution to the historic character of the area.</p> |                                                                                     |
| <b>Locally List?</b>    | YES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                     |

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| <b>Property Name</b>    | Highgate and Dingle Bank – HER 18778.1.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
| <b>Property Address</b> | 22 & 24 East Downs Road,<br>Bowdon WA14 2LQ                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                     |
| <b>Significance</b>     | <p><i>Historic Interest:</i> Built between 1838-1877, the building represents a part of the story of the historic evolution of the settlement.</p> <p><i>Architectural Interest:</i> The building is a pair of semi-detached houses that appear very much intact in terms of their original design including architectural features. The original high rear boundary wall to East Downs Road remains (in matching brick and stone copings to the houses) incorporating the stone gate piers to the drives and various gated openings set within the wall to the yard areas.</p> <p><i>Aesthetic Value:</i> The building makes a positive contribution to the historic character of the area. There are limited examples within the locality where the high status front garden area is maximized by siting the rear elevations of houses close to the rear property boundary (road side) with just sufficient space allowed for rear yards.</p> <p><i>Group Value:</i> The building has group value with other nearby contemporaneous houses.</p> |                                                                                     |
| <b>Locally List?</b>    | YES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                     |

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| <b>Property Name</b>    | 7, 9 & 11 South Road and 10 West Road – HER 18779.1.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
| <b>Property Address</b> | 7, 9 & 11 South Road and 10 West Road,<br>Bowdon WA14 2JZ                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                     |
| <b>Significance</b>     | <p><i>Historic Interest:</i> A terrace of four houses identified as 'Vivian House' on the Ordnance Survey 1st Edition 1:2500 map of 1877. It makes an important contribution to a legible understanding of the historic evolution of the settlement.</p> <p><i>Architectural Interest:</i> The building is three storeys (plus partly exposed basement) to the two street frontages. The South Road elevation contains the front elevation of Nos. 7, 9 and 11 and the side elevation of No.10 giving it a symmetrical appearance book-ended by single storey, canted bay windows of nos. 7 and 10. The double-fronted front elevation of No.10 faces West Road. The front boundary and principally soft landscaped front gardens of Nos.7 and 10 remain intact with a low stone coped brick boundary wall and stone gate posts to their pedestrian gates.</p> <p><i>Aesthetic Value:</i> The terrace makes a positive contribution to the historic character of the area.</p> |                                                                                     |
| <b>Locally List?</b>    | YES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                     |



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| <b>Property Name</b>    | Easdale – HER 18780.1.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Property Address</b> | South Road,<br>Bowdon                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Significance</b>     | <p><i>Historic Interest:</i> A building is not shown in this location on an 1870s OS map but a built form is shown on an 1890s OS map. The design and appearance of the existing building would correspond to this date.</p> <p><i>Architectural Interest:</i> The building is a detached house located on a corner plot with principal elevations facing South Road (with the front door) and West Road. The elevations are all in a red/brown brick but the two road frontages contain a greater extent of architectural detailing and features including polychromatic brickwork. The richer red brickwork is also used in these two elevations for the lower parts of bay windows and projecting stringcourses, window heads and other details. Roofs are in slate with finial details to ridges, and an original chimney with original/historic pots. The windows appear original. Timberwork detailing such as to eaves, gable bargeboards and windows makes an important contribution.</p> <p><i>Aesthetic Value:</i> The terrace makes a positive contribution to the historic character of the area.</p> |
| <b>Locally List?</b>    | YES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |



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| <b>Property Name</b>    | 1 – 3 West Bank – HER 18781.1.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| <b>Property Address</b> | Richmond Road,<br>Bowdon                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                     |
| <b>Significance</b>     | <p><i>Historic Interest:</i> Built between 1838-1877, the building represents the historic evolution of the settlement.</p> <p><i>Architectural Interest:</i> The 1870s OS plan suggests a layout with the main building with what appear as attached outbuildings to the rear. The form of the existing building confirms these outbuildings were single storey and these may have been retained and altered to give the current single storey rear built form. Other than this possible limited change the existing building appears very much intact in terms of the original design including architectural features. The front elevation and much of the side elevations are in a light, cream coloured brick with limited use of stone such as for cills and window surrounds. A largely glazed roofed, open sided verandah runs across the principal elevation and returns to the side elevation of No.3. The roof is in slate and chimneys remain. Windows appear appropriate to the age of the building.</p> <p><i>Aesthetic Value:</i> The building makes a positive contribution to the historic character of the area.</p> <p><i>Group Value:</i> The building has group value with other nearby contemporaneous houses especially those that contribute to the particular local layout of a number of substantial houses grouped around a rear area that was originally open space but which is now colonized by low scale garage type structures.</p> |                                                                                     |
| <b>Locally List?</b>    | YES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                     |



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| <b>Property Name</b>    | Richmond Lodge – HER 18782.1.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
| <b>Property Address</b> | Richmond Hill, Richmond Road,<br>Bowdon WA14 2TS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                     |
| <b>Significance</b>     | <p><i>Historic Interest:</i> A large Victorian villa dating from the 1840s.</p> <p><i>Architectural Interest:</i> The building retains the early architectural form and detailing. It appears to have had a side elevation that took advantage of its garden outlook (west facing), adorned with four gablettes (each with decorative barge boards), a 2-storey height bay window, and a first floor canted bay window with black timber and white panel decoration. Pitched slate roofs throughout with original chimney stacks and pots.</p> <p><i>Local Interest:</i> Home of Prof. Sir William Boyd-Dawkins, Britain's first engineering geologist, who was associated with the Manchester Ship Canal and the Alderley Edge Bronze Age copper mines.</p> <p><i>Aesthetic Value:</i> The building makes a positive contribution to the historic character of the area.</p> |                                                                                     |
| <b>Locally List?</b>    | YES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                     |

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| <b>Property Name</b>    | Bowdon Vale Methodist Church – HER 18783.1.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |
| <b>Property Address</b> | Priory Street,<br>Bowdon WA14 3BQ                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                     |
| <b>Significance</b>     | <p><i>Historic Interest:</i> Traditional Methodist chapel built in 1883.</p> <p><i>Architectural Interest:</i> Traditional Methodist chapel built in 1883. Cream bricks in header bond, with red brick used for detailing including string courses and the surround for pointed-arch windows and doors. Stone cills painted black. Pitched slate roof with squat brick chimney and decorative terracotta ridge tiles.</p> <p><i>Local Interest:</i> Methodists began holding preaching meetings in Bowdon at the home of a Mr Rawlins at 3 Primrose Cottages, Bowdon Vale, in June 1858. A few years later the Primrose Cottage Mission, as it was called, moved across the road to a cottage on Brick Kiln Row, which became a preaching centre and Sunday School. Many Methodist communities started out meeting in houses, but in time outgrew their premises and in turn moved into purpose-built chapels. In the case of Bowdon Vale, local architect Mr Edward Potts gifted freehold land lying between Priory Street and Priory Road – then still called Vicarage Lane – on which a small church that opened its doors on 10 January 1883 was built. He also gifted a strip of land between the church and Priory Road, thereby giving access on foot to the church from Priory Road. In 1910 a Sunday school room was added on to the church.</p> <p><i>Aesthetic Value:</i> The building makes a positive contribution to the historic character of the area.</p> |                                                                                     |
| <b>Locally List?</b>    | YES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                     |

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| <b>Property Name</b>    | The Bowdon Hotel – HER 7797.1.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| <b>Property Address</b> | Langham Road,<br>Bowdon WA14 2HT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                     |
| <b>Significance</b>     | <p><i>Historic Interest:</i> This dates from 1871 as Malvern House and was later known as the Hydro or Bowdon Hydropathic Establishment, as marked on the Ordnance Survey 1st Edition 1:2500 map of 1876.</p> <p><i>Architectural Interest:</i> The existing building incorporates two distinct built forms shown on historic maps of the 1870's. These are still evident when looking from Langham Road but are now physically joined and extended by various extensions of more recent times. The original historic semi-detached house built form retains much of its original appearance except for the south (side) elevation.</p> <p><i>Local Interest:</i> The building is of particular importance in terms of the historic hydropathic use of a part of the current day built form and how this contributes to an understanding of social history.</p> <p><i>Aesthetic Value:</i> The building makes a positive contribution to the historic character of the area.</p> <p><i>Landmark Status:</i> The building is a physical landmark given its prominent location and overall size of built form which largely arises from a mix of the remaining elements of historic built form and more recent additions some of which are less that sympathetic in terms of their design and the way in which they infill the originally open space between the two historic built forms.</p> |                                                                                     |
| <b>Locally List?</b>    | YES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                     |



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| <b>Property Name</b>    | Swiss Cottage – HER 18784.1.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
| <b>Property Address</b> | 18 Langham Road,<br>Bowdon WA14 3NP                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                     |
| <b>Significance</b>     | <p><i>Historic Interest:</i> This impressive residence dates to the 1870s, and is identified as ' Swiss Cottage' on the Ordnance Survey 1st Edition 1:2500 map of 1877. It contributes to a legible understanding of the historic evolution of the settlement.</p> <p><i>Architectural Interest:</i> Built in the Cottage Ornee style, the style and architectural form of the original bungalow remain evident. It is a fine example of a detached villa, with many original features.</p> <p><i>Local Interest:</i> The cottage served as a school at one point.</p> <p><i>Aesthetic Value:</i> The building makes a positive contribution to the historic character of the area.</p> <p><i>Rarity Value:</i> An unusual, if not unique, design of building of this age within this locality.</p> |                                                                                     |
| <b>Locally List?</b>    | YES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                     |

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| <b>Property Name</b>    | Oaklands & Oakfield – HER 18785.1.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
| <b>Property Address</b> | 19 (Oaklands) and 21 (Oakfield), Langham Road, Bowdon WA14 2HX                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                     |
| <b>Significance</b>     | <p><i>Historic Interest:</i> Shown on the Ordnance Survey 1st Edition 1:2500 map of 1877, the building contributes to a legible understanding of the historic evolution of the settlement.</p> <p><i>Architectural Interest:</i> Two-storey building with basement and pitched slate roof. Chimneys remain and other architectural details remain largely intact. Front doors to side elevations and the side and front elevations have original stucco/rendered finish and pedimented gables and certain elevation details give 'classical'. Side of No.19 has an extremely modest single-storey extension which is consistent with the character of the building and the side elevation of No.21 retains the original form and appearance. The original stone boundary wall to the road and stone gate posts remain. The front garden areas have been altered to make greater provision for vehicle surfacing but still retain a sense of the original garden setting. No.21 has a detached garage with glazed section to the front which accords with a built form first indicated on 1930's OS plans and so could be a surviving early example of a motorcar garage at a suburban house.</p> <p><i>Aesthetic Value:</i> The building makes a very positive contribution to the aesthetic quality and historic character of the area.</p> |                                                                                     |
| <b>Locally List?</b>    | YES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                     |

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| <b>Property Name</b>    | Sunny Bank – HER 18786.1.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| <b>Property Address</b> | 22 - 24 Langham Road,<br>Bowdon WA14 3NL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                     |
| <b>Significance</b>     | <p><i>Historic Interest:</i> Shown on the Ordnance Survey 1st Edition 1:2500 map of 1877, the building contributes to a legible understanding of the historic evolution of the settlement.</p> <p><i>Architectural Interest:</i> A semi-detached Victorian house with exceptional proportions retaining much of the original character. Cream brick, full height bay windows (curved and rectangular) on the Langham Road-facing elevation. Projecting eaves-line and pitched slate roofs throughout.</p> <p><i>Aesthetic Value:</i> The building makes a positive contribution to the historic character of the Bowdon Conservation Area.</p> |                                                                                     |
| <b>Locally List?</b>    | YES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                     |



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| <b>Property Name</b>    | 33 Langham Road and 1 - 3 Grange Road – HER 18787.1.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| <b>Property Address</b> | 33 Langham Road and 1 - 3 Grange Road,<br>Bowdon WA14 3NR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                     |
| <b>Significance</b>     | <p><i>Historic Interest:</i> Shown on the Ordnance Survey 1st Edition 1:2500 map of 1877, the building contributes to a legible understanding of the historic evolution of the settlement.</p> <p><i>Architectural Interest:</i> The building is a terrace of four houses to a coordinated and intentional design with a cranked and stepped footprint to turn the corner at the junction of Langham Road and Grange Road. The elevations are in red brick with limited use of stonework for cills, string courses and matching semi-circular heads to the front doors. Roofs in slate. The Langham Road frontage has what appears to be an historic shop front with stone stepped entrance door.</p> <p><i>Aesthetic Value:</i> The building makes a positive contribution to the historic character of the area.</p> <p><i>Group Value:</i> The building has group value with other nearby contemporaneous houses.</p> |                                                                                     |
| <b>Locally List?</b>    | YES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                     |

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| <b>Property Name</b>    | Donnington and Hazelwood – HER 18788.1.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
| <b>Property Address</b> | 32 (Donnington) and 34 (Hazelwood), Grange Road, Bowdon WA14 3EE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                     |
| <b>Significance</b>     | <p><i>Historic Interest:</i> Built between 1896-1900, the building appears between 1900 and 1909 on historic OS maps around the same time as at the same time as Eaton Road (now York Road) was constructed.</p> <p><i>Architectural Interest:</i> Pair of semi-detached pair of semi-detached houses with interlocking plan forms. The building is on a road junction and the two road elevations (east and south elevations) appear largely intact. These higher status elevations are in red brick with associated architectural detailing such as to the window heads and cills. The full height bay windows terminate with gables with a black and white half-timbered appearance. An original, continuous canopy with Rosemary clay tile roof runs between the two bays above ground floor front doors and windows.</p> <p><i>Aesthetic Value:</i> The building makes a positive contribution to the historic character of the area.</p> <p><i>Group Value:</i> The building has group value with other nearby contemporaneous houses.</p> |                                                                                     |
| <b>Locally List?</b>    | YES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                     |

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| <b>Property Name</b>    | Fern Brook & Holly Villa – HER 18789.1.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
| <b>Property Address</b> | 39 (Fern Brook) & 41 (Holly Villa), Langham Road, Bowdon WA14 3NR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                      |
| <b>Significance</b>     | <p><i>Historic Interest:</i> The building is not shown on 1890s OS maps but is shown on an OS map dating from between 1900 and 1909.</p> <p><i>Architectural Interest:</i> The building is a mirrored pair of semi-detached houses with a 'T'-shaped plan form. The front elevation is two storey with full height bay windows. The rear of the house is three storey due to a fully exposed basement storey. This appears to have been the original design intent for the rear elevation as opposed to a more recent alteration of ground level and elevation seen elsewhere within the locality. The elevations are in brick and roofs in slate with decorative clay ridge tiles and finials to the bay window roofs. Chimneys survive. The higher status front elevation is in a higher quality red brick (with associated detailing such as a string course) with stone window heads and cills and rendered panels under each upper floor window opening. The side and rear elevations remain in exposed brickwork and with what could be stone cills and lintels to elevation openings.</p> <p><i>Aesthetic Value:</i> The building makes a positive contribution to the aesthetic quality and historic character of the area.</p> |                                                                                      |
| <b>Locally List?</b>    | YES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                      |



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| <b>Property Name</b>    | Yew Bank & Mill Bank – HER 18790.1.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
| <b>Property Address</b> | 43 Langham Road (Yew Bank) & 3 Vicarage Lane (Mill Bank), Bowdon WA14 3NR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                     |
| <b>Significance</b>     | <p><i>Historic Interest:</i> Shown on the Ordnance Survey 1st Edition 1:2500 map of 1877, the building contributes to a legible understanding of the historic evolution of the settlement.</p> <p><i>Architectural Interest:</i> A pair of semi-detached houses on a rectangular corner plot. The width of the plot originally allowed for an embanked garden between the building and Vicarage Lane and for rear yard areas to the rear of the building. The front garden turns the corner onto Langham Road to give Yew Bank two street (and garden) frontages. Access to the rear yards was by way of a narrow route from Langham Road separated from the Yew Bank garden by soft landscaping.</p> <p><i>Aesthetic Value:</i> The building makes a positive contribution to the aesthetic quality and historic character of the area.</p> |                                                                                     |
| <b>Locally List?</b>    | YES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                     |

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| <b>Property Name</b>    | Vale Farmhouse – HER 18791.1.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
| <b>Property Address</b> | 77 Langham Road,<br>Bowdon WA14 3NT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                     |
| <b>Significance</b>     | <p><i>Historic Interest:</i> The house at No.77 Langham Road is identified today as Vale Farmhouse. This was in place by 1838. Historically the farmhouse appears to have had extensive ranges of what are assumed to have been ancillary farm buildings some grouped with the farmhouse around a yard area. By the 1890's half of this built form seemed to have disappeared.</p> <p><i>Architectural Interest:</i> Vale Farmhouse (No.77) would appear to remain largely intact in terms of its historic built form. The building has a rendered front elevation, painted brickwork side elevation and a painted rear elevation – all in white – and it is not known if these were the original or historic finishes. Chimneys and slate roof remain. Window and door locations and proportions appear consistent with the type and age of the building.</p> <p><i>Local Interest:</i> A rare reminder locally of the former importance of the historic agricultural landscape.</p> <p><i>Aesthetic Value:</i> The building makes a positive contribution to the historic character of the area.</p> |                                                                                     |
| <b>Locally List?</b>    | YES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                     |

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| <b>Property Name</b>    | Vale and Cross Vale Cottages – HER 18792.1.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Property Address</b> | 83 – 87 Langham Road,<br>Bowdon WA14 3NY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Significance</b>     | <p><i>Historic Interest:</i> Shown on the Bowdon tithe map of 1838, albeit with a slightly different footprint, and on the Ordnance Survey 1st Edition 1:2500 map of 1877. A datestone suggests that the building was erected in 1640.</p> <p><i>Architectural Interest:</i> The building is modest in scale, massing and architectural detail. This remains evident despite various elements of change over time including a recent sizeable single storey flat roofed extension to the rear. The principal street elevation and the side elevation of No.85 are rendered while the other elevations remain in exposed brickwork with associated detailing such as to elevation openings. Pitched roofs are in slate and several chimneys remain. The principal elevation is on the back of footway of Langham Road but elsewhere there appear to be various boundary structures (including between the three current-day constituent properties) and other within-curtilage features requiring consideration.</p> <p><i>Aesthetic Value:</i> The building makes a positive contribution to the aesthetic quality and historic character of the area.</p> <p><i>Group Value:</i> The building has group value when seen in conjunction with other nearby and similarly modest buildings.</p> |
| <b>Locally List?</b>    | YES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |





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| <b>Property Name</b>    | Stamford Cottage – HER 18793.1.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
| <b>Property Address</b> | Stamford Road,<br>Bowdon WA14 2TR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                     |
| <b>Significance</b>     | <p><i>Historic Interest:</i> A building shown in this location on the Ordnance Survey 1st Edition 1:2500 map of 1877.</p> <p><i>Architectural Interest:</i> A detached house that historic maps show as originally sitting within generous grounds. The built form has a simple rectangular footprint augmented with a two storey canted bay to the west elevation and a single storey bay to the north elevation. The bays may have been original but the canted bay is possibly more suggestive of an addition to respond to changing architectural fashion and wealth/status of the owners. The building is in brick with a slate roof (and clay ridge tiles) with limited embellishment such as stone cills/string course. Chimney stacks remain evident. An original brick boundary wall and stone gate posts remain to the Stamford Road frontage.</p> <p><i>Aesthetic Value:</i> The buildings make a positive contribution to the historic character and aesthetic quality of the area.</p> <p><i>Group Value:</i> The stand-alone nature of the building and its compromised setting does not make it part of a close grouping of historic buildings on this side of Stamford Street. It does, however, contribute to the wider settings of other nearby historic buildings.</p> |                                                                                     |
| <b>Locally List?</b>    | YES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                     |

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| <b>Property Name</b>    | 1 - 7 Stamford Road – HER 18794.1.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
| <b>Property Address</b> | 1 - 7 Stamford Road,<br>Bowdon WA14 2JT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                     |
| <b>Significance</b>     | <p><i>Historic Interest:</i> A group of buildings dating to the late 19th century. Illustrates the development of the settlement in which it stands. It represents a particular back of footway development akin to earlier development in the adjacent historic core area</p> <p><i>Architectural Interest:</i> Modest built form in terms of scale and massing. No.1 has a rear outrigger with cat-slide roof. More recent rear/side single-storey extensions are not entirely ideal but have retained a legibility of the older built form. The front elevation retains a pleasing rhythm and consistency of elevation door and window openings including canopies to front doors. Chimneys survive. The roof is in slate, the front elevation is in a mix of exposed brickwork and a limited 'half-timbered' element to the first floor of No.1 and other elevations are rendered. All consistent with materials seen elsewhere in the locality.</p> <p><i>Aesthetic Value:</i> The buildings make a positive contribution to the historic character and aesthetic quality of the area.</p> <p><i>Group Value:</i> The row of properties has group value with other nearby buildings and contributes to an understanding of the evolution of the surrounding area. The boundary stone wall to the west of No.1 is noted as contributing positively to the setting and wider area.</p> |                                                                                     |
| <b>Locally List?</b>    | YES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                     |

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| <b>Property Name</b>    | The Polygon – HER 18795.1.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |
| <b>Property Address</b> | 2 - 10 Stamford Road,<br>Bowdon WA14 2JU                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                     |
| <b>Significance</b>     | <p><i>Historic Interest:</i> A group of buildings dating to the late 19th century. The building has an unequally faceted street elevation with shopfronts to either side of an ornamented central doorway which presumably accesses (parts of) the upper floors.</p> <p><i>Architectural Interest:</i> This building occupies a relatively small and irregularly shaped site. The building is a single built form to a coordinated design but which differentiates between the more dominant half (including No.2 and the central door) facing the adjacent Stamford Road/Richmond Road junction and the more subservient half further eastwards along Stamford Road. This impression is achieved by the differing scale, massing and design including that of their respective third (roof) stories and the extent and nature of their elevation embellishment. The considerable use of black and white half timbering at third floor (including two large gable features) further emphasises the more dominant half of the building.</p> <p><i>Local Interest:</i> The building housed the offices of Bowdon District Council</p> <p><i>Aesthetic Value:</i> The building make a positive contribution to the historic character and aesthetic quality of the area.</p> <p><i>Landmark Status:</i> The building occupies a prominent location at the junction of Stamford Road and Richmond Road and its built form was designed to have a notable presence within the streetscene.</p> |                                                                                     |
| <b>Locally List?</b>    | YES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                     |



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| <b>Property Name</b>    | Rose Cottage – HER 18796.1.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |
| <b>Property Address</b> | 9 Stamford Road,<br>Bowdon WA14 2JT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                     |
| <b>Significance</b>     | <p><i>Historic Interest:</i> A detached dwelling marked on the Ordnance Survey 1st Edition 1:2500 map of 1877. It's angle to the highway and slightly set back position marks a transition away from the back-of footway development of other nearby early development.</p> <p><i>Architectural Interest:</i> The two-storey building appears to have been about half the length of the existing elongated rectangular floor plan with a narrow elevation to the street. A stone flagged path runs to the eastern side of the building and appears to form a larger hard surfaced area with a setted vehicle route serving the adjacent house and detached garage at No.11 Stamford Road. The half-timbered elevation treatment is crisp and regular and only appears on the street and east elevation of the original built form suggesting it was intended to be decorative rather than functional. The original east side elevation includes horizontal sliding windows.</p> <p><i>Aesthetic Value:</i> The buildings make a positive contribution to the historic character and aesthetic quality of the area.</p> <p><i>Group Value:</i> Has group value with No.s 1 - 7 Stamford Road and other nearby buildings and contributes to an understanding of the evolution of the surrounding area. The associated front boundary treatment, front garden and hard surfaced area to the east side contribute to this group value.</p> |                                                                                     |
| <b>Locally List?</b>    | YES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                     |

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| <b>Property Name</b>    | 11 Stamford Road – HER 18797.1.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
| <b>Property Address</b> | 11 Stamford Road,<br>Bowdon WA14 2JT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                     |
| <b>Significance</b>     | <p><i>Historic Interest:</i> A substantial double fronted villa shown on the Ordnance Survey 1st Revision 1:2500 map of 1898, illustrating the development of the settlement in which it stands.</p> <p><i>Architectural Interest:</i> The building retains its overall original scale, massing and design. Chimneys and slate roof survive. An embellished front elevation predominantly in a grey/white brick but with detailing in both red and lighter white brick and limited stone dressings. The side elevations and chimneys are in a more uniform brick. The house retains the original stone gate posts to vehicle and pedestrian entrances in the Stamford Road boundary as part of a retained low stone wall.</p> <p><i>Aesthetic Value:</i> The building makes a positive contribution to the historic character and aesthetic quality of the area.</p> <p><i>Group Value:</i> The building has group value with other buildings of a similar age in the locale.</p> |                                                                                     |
| <b>Locally List?</b>    | YES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                     |

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| <b>Property Name</b>    | 13 - 17 Stamford Road – HER 18798.1.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
| <b>Property Address</b> | 13 - 17 Stamford Road,<br>Bowdon WA14 2JT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                     |
| <b>Significance</b>     | <p><i>Historic Interest:</i> A substantial built form of three houses shown on the Ordnance Survey 1st Revision 1:2500 map of 1898, illustrating the development of the settlement in which they stand.</p> <p><i>Architectural Interest:</i> The building retains its overall original scale, massing and design. Chimneys (although not all chimney pots) and slate roof with clay ridge tiles and finials survive. The houses at Nos. 13 and 15 are a mirrored pair when seen from the front. No.17 maintains the rhythm of bay windows on this street frontage but turns the corner so that its side elevation becomes its principal and most substantial elevation. The coordinated design includes rear outriggers.</p> <p><i>Aesthetic Value:</i> The buildings make a positive contribution to the historic character and aesthetic quality of the area.</p> <p><i>Group Value:</i> The row has a group value with other buildings of a similar age in the locale.</p> |                                                                                     |
| <b>Locally List?</b>    | YES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                     |



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| <b>Property Name</b>    | Gleeve – HER 18799.1.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |
| <b>Property Address</b> | 27 Stamford Road,<br>Bowdon WA14 2JT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                     |
| <b>Significance</b>     | <p><i>Historic Interest:</i> The building is shown on the Ordnance Survey 1st Revision 1:2500 map of 1898 and makes an important contribution to a legible understanding of the historic evolution of the settlement.</p> <p><i>Architectural Interest:</i> The building is two storeys with some intentional accommodation within the attic storey. The road frontage and other higher status elevations are in a red brick with the upper elevation area in a black and white half-timbered appearance. These elevations include other architectural devices associated with such Edwardian houses such as an angled corner bay window, canted bay window and entrance door with a pitched roofed canopy in a clay tile matching that of the main roof. Two front chimneys in the same brick remain. The front boundary to the road remains demarcated by a stone boundary wall augmented by a mature hedge. The front and rear gardens remain as principally soft landscaped spaces.</p> <p><i>Aesthetic Value:</i> The building makes a positive contribution to the historic character and aesthetic quality of the area.</p> <p><i>Group Value:</i> The building has a group value with other buildings of a similar age in the locale. This is especially the case with the neighbouring building at Nos.29 and 31 Stamford Road which shares many design characteristics and possibly was built as a single development.</p> |                                                                                     |
| <b>Locally List?</b>    | YES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                     |

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| <b>Property Name</b>    | Rookwood and Hendre – HER 18800.1.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |
| <b>Property Address</b> | 29 (Rookwood) and 31 (Hendre) Stamford Road,<br>Bowdon WA14 2JT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                     |
| <b>Significance</b>     | <p><i>Historic Interest:</i> The building is shown on the Ordnance Survey 1st Revision 1:2500 map of 1898 and makes an important contribution to a legible understanding of the historic evolution of the settlement.</p> <p><i>Architectural Interest:</i> The building is two storeys with some intentional accommodation within the attic storey (which reads as a third storey on parts of the rear and side elevations). The higher status road frontage and its returns to the side elevations are in a red brick with the upper elevation area in a black and white half-timbered appearance. These elevations include other architectural devices associated with such Edwardian houses with large, canted bay windows to either side of the front elevation and a pitched roofed canopy over additional bay windows in a clay tile matching that of the main roof. Three chimneys remain to the front pitch of the roof including one separating two dormer windows of horizontal proportions.</p> <p><i>Aesthetic Value:</i> The building makes a positive contribution to the historic character and aesthetic quality of the area.</p> <p><i>Group Value:</i> The building has a group value with other buildings of a similar age in the locale.</p> |                                                                                     |
| <b>Locally List?</b>    | YES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                     |

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| <b>Property Name</b>    | Raveloch and Salcombe – HER 18801.1.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
| <b>Property Address</b> | 41 and 43 Stamford Road,<br>Bowdon WA14 2JR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                     |
| <b>Significance</b>     | <p><i>Historic Interest:</i> A building of the current footprint is shown in this location on the 1877 Ordnance Survey map and the design and appearance of the existing building would correspond to a building of that date.</p> <p><i>Architectural Interest:</i> Today the building occupies a corner plot on the junction of Stamford Road and Enville Road. Interestingly, Enville Road did not exist at the time Nos. 41 and 43 were built but the 1870s OS map shows that provision had been made for some form of route in this location and by the time of an 1890s OS map Enville Road was in place. The building was designed in expectation of this and so No. 43 was designed with two high status street frontages. Both houses have their front doors within projecting gabled elements on their side elevations. The 1870s OS map shows a driveway for each house originally leading from Stamford Road, along the side of each house to serve their respective rear yards. The grounds to the front and sides of the building were embanked adjacent to the built form in order to largely conceal the basement storey - associated with servants and 'back-of house' uses - which would have become more evident externally on the rear elevation.</p> <p><i>Aesthetic Value:</i> The building makes a positive contribution to the historic character and aesthetic quality of the area.</p> |                                                                                     |
| <b>Locally List?</b>    | YES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                     |



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| <b>Property Name</b>    | Bank Place – HER 18802.1.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
| <b>Property Address</b> | 48 Stamford Road,<br>Bowdon WA14 2JP                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                     |
| <b>Significance</b>     | <p><i>Historic Interest:</i> A building of the current footprint is shown in this location on the 1877 Ordnance Survey map and the design and appearance of the existing building would correspond to a building of that date.</p> <p><i>Architectural Interest:</i> The front elevation of No.48 is symmetrical about a central Dutch gable feature. The two original properties which now form No.48 were different sizes and at ground floor one was single fronted and one double fronted. Both properties had a two storey canted bay window and front door facing the road and these features remain. The building is double pile and where the front and rear ranges of rooms are each covered with a roof structure with a ridge parallel with the street and meeting at a central valley where the two ranges meet. The deeper front range with its consequential slightly higher ridge was intentionally designed to accommodate an attic storey with windows to gable features. The rear range is two storey without sign of attic accommodation.</p> <p><i>Aesthetic Value:</i> The building makes a positive contribution to the historic character and aesthetic quality of the area.</p> <p><i>Social / Communal Value:</i> The current school may provide some social/communal value.</p> |                                                                                     |
| <b>Locally List?</b>    | YES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                     |

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| <b>Property Name</b>    | Hutton Dene & Beech Holme – HER 18803.1.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |
| <b>Property Address</b> | 47 (Hutton Dene) and 49 (Beech Holme) Stamford Road, Bowdon WA14 2JN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                     |
| <b>Significance</b>     | <p><i>Historic Interest:</i> A building of the current footprint is shown in this location on the 1877 Ordnance Survey map, known then as Ailsa Cottage (No.47) and Thorn Cottage (No.49). The design and appearance of the existing building would correspond to a building of that date. Re-named Hutton Dene (No.47) and Beech Holme (No.49) by the 1960s.</p> <p><i>Architectural Interest:</i> The main built form originally had a 'T'-shaped plan form with a wider front range building and a narrower rear range with its roof ridge at right angles to that of the front range. The front range of the building is two storey. The principal elevation facing the road is symmetrical, in red brick with limited stone detailing and has a shared central pediment above a strongly expressed cornice feature containing a concealed gutter. This elevation contains the two front doors with glazed fanlights and a shared canopy supported by classical columns and each house has a large ground floor eight-over-eight sash window and two six-over-six sash windows at first floor. Overall the original and historic built form retains architectural features and remains legible. The more recent change has not undermined this legibility or character to an unacceptable extent.</p> <p><i>Aesthetic Value:</i> The building makes a positive contribution to the historic character and aesthetic quality of the area.</p> |                                                                                     |
| <b>Locally List?</b>    | YES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                     |

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| <b>Property Name</b>    | Crofton – HER 18804.1.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
| <b>Property Address</b> | 51 Stamford Road,<br>Bowdon WA14 2JN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                     |
| <b>Significance</b>     | <p><i>Historic Interest:</i> A building of the current footprint is shown in this location on the 1877 Ordnance Survey map and the design and appearance of the existing building would correspond to a building of that date.</p> <p><i>Architectural Interest:</i> The original house has a rectangular footprint with one of the slightly narrower elevations facing Stamford Road. The current street elevation has two elevation bays of equal width each with a central plane of brickwork containing the windows projecting subtly by only half a brick width from the adjacent elevation plane and both terminating in gables. The right hand elevation bay has a single storey canted bay window at ground floor. This elevation has three storeys (including a top storey partly accommodated within the roofspace) plus a basement which is only just visible from outside the building. This elevation is in a red brick with associated detailing to window heads and to form string courses. The use of stone is limited to a combined window cill/string course at first floor, window cills elsewhere and a robust window head/parapet feature to the bay window. The timber bracketed gable eaves are relatively deep.</p> <p><i>Aesthetic Value:</i> The building makes a positive contribution to the historic character and aesthetic quality of the area.</p> |                                                                                     |
| <b>Locally List?</b>    | YES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                     |



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| <b>Property Name</b>    | Bayfield House – HER 18805.1.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
| <b>Property Address</b> | 53 Stamford Road,<br>Bowdon WA14 2JN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                     |
| <b>Significance</b>     | <p><i>Historic Interest:</i> A building of the current footprint is shown in this location on the 1877 Ordnance Survey map and the design and appearance of the existing building would correspond to a building of that date.</p> <p><i>Architectural Interest:</i> The design is unusual for the area with the wider elevations to the front and rear but with a roof ridge running from front to back giving a single, almost overly wide, gable to both the front and rear elevations. The original, symmetrical, double-fronted front elevation remains and has three storeys with the third accommodated wholly within the roofspace plus a basement which is largely concealed below ground. The west side elevation includes a single-storey canted bay window as well as other window openings. The rear elevation has a window arrangement that suggests the internal staircase with half landings is against the rear elevation. Modern extensions along full length of the eastern elevation of main house and outrigger.</p> <p><i>Aesthetic Value:</i> The building makes a positive contribution to the historic character and aesthetic quality of the area.</p> <p><i>Rarity Value:</i> The building has a rarity value due to the unusual design of the built form within this area.</p> |                                                                                     |
| <b>Locally List?</b>    | YES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                     |

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| <b>Property Name</b>    | Ingleton and Fulmar House – HER 18806.1.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |
| <b>Property Address</b> | 55 (Ingleton) & 57 (Fulmar House) Stamford Road,<br>Bowdon WA14 2JN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                     |
| <b>Significance</b>     | <p><i>Historic Interest:</i> A building of the current footprint is shown in this location on the 1877 Ordnance Survey map and the design and appearance of the existing building would correspond to a building of that date.</p> <p><i>Architectural Interest:</i> The design is unusual for the area with the wider elevations to the front and rear but with a roof ridge running from front to back giving a single, almost overly wide, gable to both the front and rear elevations. The original, symmetrical, double-fronted front elevation remains and has three storeys with the third accommodated wholly within the roofspace plus a basement which is largely concealed below ground. The west side elevation includes a single-storey canted bay window as well as other window openings. The rear elevation has a window arrangement that suggests the internal staircase with half landings is against the rear elevation.</p> <p><i>Aesthetic Value:</i> The building makes a positive contribution to the historic character and aesthetic quality of the area.</p> <p><i>Rarity Value:</i> The building has a rarity value due to the unusual design of the built form within this area.</p> |                                                                                     |
| <b>Locally List?</b>    | YES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                     |

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| <b>Property Name</b>    | Sandiford House – HER 18807.1.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |
| <b>Property Address</b> | 59 Stamford Road,<br>Bowdon WA14 2JN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                     |
| <b>Significance</b>     | <p><i>Historic Interest:</i> A building of the current footprint is shown in this location on the 1877 Ordnance Survey map and the design and appearance of the existing building would correspond to a building of that date.</p> <p><i>Architectural Interest:</i> This double-fronted, two-storey detached house (plus partly visible basement) is of a restrained design with its principal (front) elevation in red brick (with limited associated detailing such as at window heads) with stonework limited to cills. The front elevation is articulated having a projecting two-storey canted bay window and a slightly recessed narrow central elevation area containing the front door and first floor window. Three of the four original chimneys survive. The fourth has been lowered but remains legible within the roof scape.</p> <p><i>Aesthetic Value:</i> The building makes a positive contribution to the historic character and aesthetic quality of the area.</p> |                                                                                     |
| <b>Locally List?</b>    | YES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                     |



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| <b>Property Name</b>    | 71 - 73 Stamford Road – HER 18808.1.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
| <b>Property Address</b> | 71 and 73 Stamford Road,<br>Bowdon WA14 3EL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                     |
| <b>Significance</b>     | <p><i>Historic Interest:</i> A building of the current footprint is shown in this location on the 1877 Ordnance Survey map and the design and appearance of the existing building would correspond to a building of that date.</p> <p><i>Architectural Interest:</i> Front elevation of No.71 across 2-bays in brown brick in Flemish bond. Ground floor entrance has a fan-light, decorative timber architrave, and arched brick surround to the left side of a rectangular, vertical-sliding sash window with brick lintel and stone cill that blends into a string-course. Second floor has two windows of the same type with matching cills within a string course. Front elevation of No.73 across 3-bays in red brick in Flemish bond. Central ground-floor entrance has a fan-light, and decorative timber architrave within an arched brick surround, flanked by canted bay windows. Second floor has three vertical-sliding sash windows with matching cills within a string course. Pitched, slate roofs throughout. Original chimney stacks survive.</p> <p><i>Aesthetic Value:</i> The building makes a positive contribution to the historic character and aesthetic quality of the area.</p> |                                                                                     |
| <b>Locally List?</b>    | YES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                     |

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| <b>Property Name</b>    | 87 - 89 Stamford Road – HER 18809.1.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
| <b>Property Address</b> | 87 - 89 Stamford Road,<br>Bowdon WA14 2JJ                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                     |
| <b>Significance</b>     | <p><i>Historic Interest:</i> A building of the current footprint is shown in this location on the 1877 Ordnance Survey map and the design and appearance of the existing building would correspond to a building of that date.</p> <p><i>Architectural Interest:</i> The building is a pair of semi-detached houses mirrored about their party wall. It is a part of a longer contiguous row of built form which is annotated 'Oak Terrace' on 1870's mapping and also includes also includes a terrace of four houses to the west and a pair of semi-detached houses to the east. The two storey building is in brick with associated detailing to window heads and the arched front door heads. Window cills are in stone and the roof in slate. The Flemish bond brickwork on the front elevation together with a slight difference in colour of the face and ends of bricks gives rise to a just-visible polychromatic patterning effect.</p> <p><i>Aesthetic Value:</i> The building makes a very positive contribution to the historic character and aesthetic quality of the area.</p> <p>Group Value: The building has a strong group value with other houses of a similar date, especially the adjacent property at 91-93 Stamford Road.</p> |                                                                                     |
| <b>Locally List?</b>    | YES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                     |

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| <b>Property Name</b>    | 91 - 93 Stamford Road – HER 18810.1.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
| <b>Property Address</b> | 91 - 93 Stamford Road,<br>Bowdon WA14 2JJ                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                     |
| <b>Significance</b>     | <p><i>Historic Interest:</i> A building of the current footprint is shown in this location on the 1877 Ordnance Survey map and the design and appearance of the existing building would correspond to a building of that date.</p> <p><i>Architectural Interest:</i> The building is a pair of semi-detached houses mirrored about their party wall. It is a part of a longer contiguous row of built form which is annotated 'Oak Terrace' on 1870's mapping and also includes also includes a terrace of four houses to the west and a pair of semi-detached houses immediately to the west. The two-storey building is in brick with associated detailing to window heads and the arched front door heads. Window cills are in stone and the roof in slate. The Flemish bond brickwork on the front elevation together with a slight difference in colour of the face and ends of bricks gives rise to a just-visible polychromatic patterning effect.</p> <p><i>Aesthetic Value:</i> The building makes a very positive contribution to the historic character and aesthetic quality of the area.</p> <p>Group Value: The building has a strong group value with other houses of a similar date, especially the adjacent property at 87-89 Stamford Road.</p> |                                                                                     |
| <b>Locally List?</b>    | YES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                     |



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| <b>Property Name</b>    | The Nook – HER 18811.1.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
| <b>Property Address</b> | 1 Chesham Place,<br>Bowdon WA14 2JL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                     |
| <b>Significance</b>     | <p><i>Historic Interest:</i> OS map regression shows this building was built between 1880 and 1900 and represents a part of the story of the historic evolution of the settlement.</p> <p><i>Architectural Interest:</i> A detached house located on the south-east corner of the Chesham Place/Stamford Road junction. Historic OS maps show the house having an 'L'-shaped footprint (with longer elevations facing the roads) and a small, detached building (presumably a single-storey outbuilding) to the rear in the crook of the 'L'. The house has a two storeys with the road elevations of the upper storey being finished in a black and white half-timbered treatment and the remainder of the elevations in a light coloured brick but with some features in stone (such as cills) and a darker red brick.</p> <p><i>Aesthetic Value:</i> The houses make a positive contribution to the character of the area.</p> |                                                                                     |
| <b>Locally List?</b>    | YES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                     |

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| <b>Property Name</b>    | 3 - 5 Chesham Place – HER 18812.1.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
| <b>Property Address</b> | 3 - 5 Chesham Place,<br>Bowdon WA14 2JL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                     |
| <b>Significance</b>     | <p><i>Historic Interest:</i> OS map regression shows this building was built between 1880 and 1900 and represents a part of the story of the historic evolution of the settlement.</p> <p><i>Architectural Interest:</i> The building is a pair of semi-detached houses with an inter-locking floor plan. The house has a three storeys (with the third storey as accommodation within the roofspace served by gable windows) and a basement. The front elevation and returns are in a yellow/cream brick with other elevations in a light red brick with some yellow/cream brick detailing to the side elevations but not the plainer rear elevation.</p> <p><i>Aesthetic Value:</i> The houses make a positive contribution to the historic character and aesthetic quality of the area.</p> |                                                                                     |
| <b>Locally List?</b>    | YES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                     |

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| <b>Property Name</b>    | 7 - 11 Chesham Place – HER 18813.1.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
| <b>Property Address</b> | 7 - 11 Chesham Place,<br>Bowdon WA14 2JL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                     |
| <b>Significance</b>     | <p><i>Historic Interest:</i> Identified by CA appraisal as being built between 1838-1877.</p> <p><i>Architectural Interest:</i> The original/historic building has a three storeys (with much of the third storey as accommodation within the roof space served by gable windows) and a basement. The original building was intentionally designed to give the impression of a single house rather than a pair. The west elevation facing the road contains only the front door serving No.7. This elevation and part of the return side elevation of No.7 are in an exposed cream/grey brick. This high quality elevation treatment with associated architectural detailing is carried around to the whole of the south elevation which is the principal frontage (with front door) serving No.9.</p> <p><i>Local Interest:</i> Nos.7 and 9 appear as pair of semi-detached houses on a 1870's OS plan. Map regression shows how their plan form has evolved historically and by the start of the 1900's No.9 had a significant area of built form at its south-eastern corner which, by the 1960's had become a separately numbered (No.11) property.</p> <p><i>Aesthetic Value:</i> The houses make a positive contribution to the historic character and aesthetic quality of the area.</p> |                                                                                     |
| <b>Locally List?</b>    | YES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                     |



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| <b>Property Name</b>    | 1 - 3 Richmond Green – HER 18814.1.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
| <b>Property Address</b> | 1 - 3 Richmond Green,<br>Bowdon WA14 3NW                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                     |
| <b>Significance</b>     | <p><i>Historic Interest:</i> The building appears on an historic OS map of the 1870's as a pair of semi-detached houses with interlocking ground floor plan with various attached and detached outbuildings to the rear and set within substantial grounds.</p> <p><i>Architectural Interest:</i> Both properties have a bay window to their side elevations. The original/historic setting has been considerably disrupted by the loss of outbuildings and the laying out of the current-day Richmond Green access route. No.3 continues to be accessed by a separate curving driveway which serves a modern detached garage. Despite the contraction of the curtilage and other changes, some sense of the original pair of houses within a garden setting with forecourts to the side has been retained.</p> <p>Local Interest: On mapping of the 1960's the two houses appear to have been joined to form one property named 'Ingledene', annotated 'Children's Home'.</p> <p><i>Aesthetic Value:</i> The building makes a positive contribution to the historic character of the area.</p> |                                                                                     |
| <b>Locally List?</b>    | YES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                     |

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| <b>Property Name</b>    | South Downs Cottage – HER 18815.1.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
| <b>Property Address</b> | 66 South Downs Road,<br>Bowdon WA14 3DS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                     |
| <b>Significance</b>     | <p><i>Historic Interest:</i> The current arrangement of two adjacent built form is indicated on the historic OS maps back to the earliest in the 1870s although the footprints vary over time presumably due to incremental historic change of the same two original buildings.</p> <p><i>Architectural Interest:</i> The building is two storey (with additional accommodation in the attic), wholly rendered and painted white with black painted half-timbering to certain elevations. Slate roofs. Chimneys remain. Windows generally appear consistent with the building age.</p> <p><i>Aesthetic Value:</i> The building makes a very positive contribution to the historic character of the area.</p> |                                                                                     |
| <b>Locally List?</b>    | YES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                     |

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| <b>Property Name</b>    | Langton – HER 18816.1.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
| <b>Property Address</b> | 68 South Downs Road,<br>Bowdon WA14 3DS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                     |
| <b>Significance</b>     | <p><i>Historic Interest:</i> OS map regression and the design of the built form suggests a late 1950s / early 1960s build date. The building is a good and unusually complete example of a building and its setting of its type and age. It makes an important contribution to a legible understanding of the historic evolution of the settlement.</p> <p><i>Architectural Interest:</i> The building is a detached two-storey house. It is in a brown brick with brown clay tile roof and has an integral motor car garage. The size of the house, its double-fronted design, and plot size suggests this was aimed at the higher end of the suburban housing market at its time of construction. The house retains its metal framed windows with diamond pattern leaded lights. The studded timber front door is a notable feature as is the 'rustic' timber panel above the garage doors.</p> <p><i>Aesthetic Value:</i> The building makes a very positive contribution to the historic character of the area.</p> <p><i>Rarity Value:</i> It is unusual for a house of this age and type to have survived especially to such a level of intactness of the original design and features. In this context, the recent loss of the neighbouring house at No.70 – understood to have been of the same age/design – is noted.</p> |                                                                                     |
| <b>Locally List?</b>    | YES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                     |



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| <b>Property Name</b>    | Windyridge (The Vicarage) – HER 18817.1.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
| <b>Property Address</b> | Church Brow,<br>Bowdon WA14 2SF                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                     |
| <b>Significance</b>     | <p><i>Historic Interest:</i> The building dates to the 1920s.</p> <p><i>Architectural Interest:</i> A detached two-storey house of some status in an Arts and Crafts style. Pitched roof in slate and white rendered elevations with window surrounds (including culls) and other limited architectural detailing in stone. Chimneys and other original features survive.</p> <p><i>Local Interest:</i> Much of the interior designed by Libertys.</p> <p><i>Aesthetic Value:</i> The building is a good example of a building of its type, age and design and is of high aesthetic value. It continues to sit as a freestanding building within what would seem to be the original extent of its curtilage and which has been maintained as a verdant garden setting including planting that augments the highway boundaries.</p> <p><i>Group Value:</i> The building sits comfortably in its location but its group value could be seen as relating more to buildings of a similar age within the wider locality and the contribution this makes to understanding the evolution of both the area and building design in a suburban context.</p> <p><i>Social/Communal Value:</i> The function of the house as a vicarage has some social/communal value.</p> |                                                                                     |
| <b>Locally List?</b>    | YES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                     |

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| <b>Property Name</b>    | West Bank – HER 18818.1.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| <b>Property Address</b> | 1 – 2 Church Brow,<br>Bowdon WA14 2SG                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                     |
| <b>Significance</b>     | <p><i>Historic Interest:</i> First shown on the Ordnance Survey 1st Edition 1:2500 map of 1877, occupying the footprint of an earlier building shown on the Bowdon tithe map of 1838.</p> <p><i>Architectural Interest:</i> A pair of semi-detached houses of two storeys plus basement with a pitched slate roof. The houses have a third attic storey with original window openings in the gables facing Church Brow and Langham Road. The two houses have principal elevations at right angles to each other – one to Church Brow and the other to the Church Brow/Langham Road junction. The building has a stucco/render finish incised to suggest a stonework elevation with expressed window cills and quoins at the elevation corners. Each house has a single storey, flat roofed canted bay. Brickwork chimneys with original/historic pots remain.</p> <p><i>Aesthetic Value:</i> The building retains considerable aesthetic value despite being compromised by the various unsympathetic works.</p> <p><i>Group Value:</i> The building contributes to the group value of nearby historic buildings in terms of the overall scale, massing and elevation appearance.</p> <p><i>Landmark Status:</i> The building is located prominently on an important highway junction and at what could be considered a ‘gateway’ to the historic core of the settlement.</p> |                                                                                     |
| <b>Locally List?</b>    | YES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                     |

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| <b>Property Name</b>    | 3 - 4 Church Brow – HER 18819.1.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
| <b>Property Address</b> | 3 - 4 Church Brow,<br>Bowdon WA14 2SG                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                     |
| <b>Significance</b>     | <p><i>Historic Interest:</i> Two houses dating from the 18th century, and shown on the Bowdon tithe map of 1838. The building is part of the historic core of Bowdon and are located within a group of contemporaneous buildings representing a particular part of the historic evolution of the settlement.</p> <p><i>Architectural Interest:</i> The built form comprises the two houses fronting the street with their second storey expressed as dormers within the slated roof structure. No.3 has a ground floor window either side of its stepped front door whereas No.4 has one. Two chimneys remain. A free-standing single storey outhouse (appearing contemporaneous with the houses) runs to the rear boundary. That at No. 3 remains separated from the house by a yard but that at No. 4 has been linked to the house with a flat roofed extension.</p> <p><i>Aesthetic Value:</i> Although a domestically scaled building with minimal architectural embellishment the building nevertheless has considerable aesthetic value arising from its intentional design.</p> <p><i>Group Value:</i> The building has considerable group value including with the nearby buildings of a similar type and design.</p> |                                                                                     |
| <b>Locally List?</b>    | YES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                     |



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| <b>Property Name</b>    | Church Brow Flats – HER 18820.1.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
| <b>Property Address</b> | Church Brow,<br>Bowdon WA14 2SF                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                     |
| <b>Significance</b>     | <p><i>Historic Interest:</i> The building is annotated as ‘Police Station’ on the 1898 OS map, is still annotated as such on the 1;1250 map of 1965, and was converted for residential use in 1971.</p> <p><i>Architectural Interest:</i> The overall plan-form of the building can still be discerned and elsewhere the building largely retains its original form and design which is characteristic of such a public building of its type and age. Elevations are in a light/white brick with robust detailing in stone. The roof is in red clay tile. Chimneys survive. Central to the roof ridge when viewed from Church Brow there appears to be the remains of what may have been a decorative roof vent. The stone walls and copings to the front boundary have survived (albeit with some added metal railings) and elsewhere brick boundary walls and red tile coping appear to remain together with what appears as a contemporaneous single storey, pitched roofed outbuilding to the rear boundary (now converted).</p> <p><i>Aesthetic Value:</i> Despite the rear extension and other less than sympathetic changes to the rear elevation, the building has otherwise retained considerable aesthetic value.</p> <p><i>Group Value:</i> The building has group value within the street scene and also when considered in the context of other later Victorian and Edwardian buildings in the vicinity.</p> <p><i>Landmark Status:</i> The building is of a particular prominent siting and distinctive design that makes it a local landmark.</p> |                                                                                     |
| <b>Locally List?</b>    | YES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                     |

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| <b>Property Name</b>    | Churchyard of St. Mary's Church – HER 18821.1.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
| <b>Property Address</b> | Church Brow,<br>Bowdon WA14 2SG                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                     |
| <b>Significance</b>     | <p><i>Historic Interest:</i> The churchyard contains graves dating back to the 17th century. The churchyard was extended in 1815, 1859, and finally in 1876 down to Langham Road.</p> <p><i>Local Interest:</i> The churchyard contains graves of many local families. An estimated 40,000 people have been buried here over the ages. There are approximately 5,000 grave sites and 11 war graves, four of them with War Grave Commission headstones with the others in family graves.</p> <p><i>Aesthetic Value:</i> The churchyard makes an important contribution to the aesthetic quality and historic character of the area.</p> <p><i>Group Value:</i> The churchyard has considerable group value with the Grade II listed St Mary's Church.</p> <p><i>Landmark Status:</i> The churchyard is a local landmark.</p> |                                                                                     |
| <b>Locally List?</b>    | YES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                     |

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| <b>Property Name</b>    | Corner Croft & Cromehurst – HER 18822.1.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Property Address</b> | Green Walk,<br>Bowdon WA14 2SL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Significance</b>     | <p><i>Historic Interest:</i> A semi-detached property first shown on the Ordnance Survey 2nd Revision 1:2500 map of 1909. The various architectural elevation details (applied half-timbering, brick type and detailing of chimneys, and so on) are suggestive of a late Victorian (<i>ie</i> around 1875 - 1901) style.</p> <p><i>Architectural Interest:</i> The building has a substantial built form intentionally designed to read as one building rather than as a pair of mirrored semi-detached houses. Other than its return corner to Church Brow, the rear (south) elevation that faced the associated yards of the houses retains its intentionally utilitarian elevation design. The other elevations were designed to be seen and impress and faced onto the within-curtilage garden areas fronting the two adjacent roads.</p> <p><i>Aesthetic Value:</i> The building has high aesthetic value and the original design remains remarkably intact and readily legible. The within-curtilage setting retains a strong sense of its original character including the legibility of the high status garden areas and the ancillary back-of-house yard areas.</p> <p><i>Group Value:</i> The building has group value including as it reflects the elevation materials/finishes seen elsewhere in the surrounding area.</p> <p><i>Landmark Status:</i> The property could be seen as a landmark feature due to its prominent corner location directly opposite the church and its striking visual appearance.</p> |
| <b>Locally List?</b>    | YES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |





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| <b>Property Name</b>    | Greenwalk Cottage – HER 18823.1.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
| <b>Property Address</b> | Green Walk,<br>Bowdon WA14 2SL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                     |
| <b>Significance</b>     | <p><i>Historic Interest:</i> A building shown in this location on the Ordnance Survey 1st Edition 1:2500 map of 1877.</p> <p><i>Architectural Interest:</i> The principal building is double depth with each half covered by a slated gabled roof meeting in a single common central valley. Interestingly, the inward pitches and valley are concealed at either end by a parapet as a continuation of the gable ends thus creating the impression of a building of greater scale and massing than is actually the case. The external elevations are rendered and painted white and three chimney stacks remain. The elevations appear relatively free of architectural embellishment. The north elevation facing the road with its two ground floor windows aligned with two second floor windows would seem to display the greatest sense of intentional design.</p> <p><i>Aesthetic Value:</i> The principal building has positive aesthetic value arising from its simple form and elevation appearance.</p> |                                                                                     |
| <b>Locally List?</b>    | YES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                     |

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| <b>Property Name</b>    | The Cedars & West Hill – HER 18824.1.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
| <b>Property Address</b> | Green Walk,<br>Bowdon WA14 2TR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                     |
| <b>Significance</b>     | <p><i>Historic Interest:</i> A building shown in this location on the Ordnance Survey 1st Edition 1:2500 map of 1877.</p> <p><i>Architectural Interest:</i> A substantial pair of 'Italianate' Victorian villas. Characteristically, the building has elevations (including retained chimneys) finished in stucco/render scored to give the impression of stonework and notable corner quoins. A decorative, projecting eaves detail reduces the visual impact of the slated, shallow-pitched roof. Available images suggest original/characteristic windows and other features remain. These images also suggest the building very much retains its original form and appearance. The layout of the associated within-curtilage external areas retains a sense of the original layout including the location of driveways and the differentiation between vehicle and soft landscaped areas.</p> <p><i>Local Interest:</i> Utilised as a war hospital supply depot during the First World War.</p> <p><i>Aesthetic Value:</i> The building has considerable aesthetic value.</p> <p><i>Group Value:</i> The building was built as two matching pairs of semi-detached villas. The other pair (Kirklee and Westbrook) lie immediately to the south. The building has group value particularly regarding this other pair of neighbouring semi-detached villas.</p> |                                                                                     |
| <b>Locally List?</b>    | YES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                     |

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| <b>Property Name</b>    | Bickham House – HER 18825.1.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
| <b>Property Address</b> | Green Walk,<br>Bowdon WA14 2SN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                     |
| <b>Significance</b>     | <p><i>Historic Interest:</i> A large brick and stone house built in 1863 for Spencer Henry Bickham a Manchester textile manufacturer, and was originally named Gorsefield.</p> <p><i>Architectural Interest:</i> The property, a fine example of the Gothic Revival (or Victorian Gothic) architectural style, retains many of its original distinctive features such as its gabled ends, bay windows, chimney stacks and other stone/brickwork detailing. The site enjoys an extensive sized private garden area to the rear, with a small car park, with its access leading off from Green Walk to the front of the site. The property holds a high degree of visual richness and this can be seen as being concentrated within its front, eastern side and rear elevations. These elevations have largely remained unaltered and still hold the properties key architectural and historic features and detailing, which include large bays, gabled ends, small single storey projections with flat roofs and parapets, alongside other stone and brickwork detailing.</p> <p><i>Local Interest:</i> An example of the large houses built on one of the most prestigious roads in Bowdon at a time when wealthy Manchester merchants and manufacturers were settling in the developing area of Bowdon.</p> <p><i>Aesthetic Value:</i> The building has positive aesthetic value.</p> |                                                                                     |
| <b>Locally List?</b>    | YES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                     |



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| <b>Property Name</b>    | Denzell Gardens – HER 7361.2.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| <b>Property Address</b> | Dunham Road,<br>Bowdon                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                     |
| <b>Significance</b>     | <p><i>Historic Interest:</i> Denzell House was built by Robert Scott, a wealthy Manchester textile magnate. It was bought by Samuel Lamb in 1874, who decided to create gardens to compliment his substantial Victorian house. A team of 16 gardeners created and managed an extensive landscaped area, croquet lawns, tennis courts, formal gardens and hothouses containing vines, peaches and orchids. In 1936, Bowdon UDC took over management of the gardens and made them available for the public to enjoy.</p> <p><i>Local Interest:</i> Flowers were grown and were used to decorate Altrincham Town Hall and the Assembly Rooms on official occasions.</p> <p><i>Aesthetic Value:</i> The park makes a very positive contribution to the quality and historic character of the area.</p> <p><i>Social / Community Value:</i> The park is a much-loved feature of the area.</p> <p><i>Group Value:</i> The park has a high group value with the Grade II* listed Denzell House.</p> <p><i>Landmark Status:</i> The park is a notable local landmark.</p> |                                                                                     |
| <b>Locally List?</b>    | YES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                     |

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| <b>Property Name</b>    | Birch Cottage – HER 18826.1.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
| <b>Property Address</b> | St. Mary's Road,<br>Bowdon WA14 2PN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                     |
| <b>Significance</b>     | <p><i>Historic Interest:</i> The conservation area appraisal advises the building dates from 1838 - 1876.</p> <p><i>Architectural Interest:</i> The building was previously the stables of the listed Griffin coaching inn but has been shortened and converted into a cottage. No date is given for this conversion. mostly two-storey structure with the second storey evidenced by dormers set half within the elevation and half within the roof. Half-timbered with timber painted black and with white infill panels and the roof in slate. Chimneys and other architectural features seem to survive.</p> <p><i>Aesthetic Value:</i> The building has aesthetic value arising from cumulative outcome of the utilitarian nature of the original built form and subsequent layers of change.</p> <p><i>Group Value:</i> The building has group value with other nearby buildings. The within-curtilage setting may not wholly reflect the original function and setting of the historic stable use but does reinforce the character and appearance of the wider area of buildings set within soft landscaped garden space.</p> <p><i>Social/Communal Value:</i> The building could be seen to have some limited social/communal value due to the historic association with the adjacent Grade II listed Griffin Inn.</p> |                                                                                     |
| <b>Locally List?</b>    | YES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                     |

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| Property Name    | Stamford Arms Public House and Former Stables – HER 18827.1.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
| Property Address | The Firs,<br>Bowdon WA14 2TW                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                     |
| Significance     | <p><i>Historic Interest:</i> A public house that dates from the 18th century and is listed in an 1824 directory.</p> <p><i>Architectural Interest:</i> The older part of the main building has a slate roof with red clay ridge tiles as seen elsewhere in the area. The prominent and elaborate red brick chimneys (with stone detailing) remain as a robust architectural statement and various other original features appear to remain. The attached pavilion structure is an usual surviving feature with timber panelled elevations and a slate roof with metal roof vent. The long main range of single storey former stable buildings running alongside The Firs remains in exposed brickwork with a slate roof with decorative red clay ridge tiles.</p> <p><i>Aesthetic Value:</i> The older built form of the main building and attached pavilion are of considerable aesthetic value. The longer range of former stables also has aesthetic value. The complex makes a considerable contribution to the appearance and character of the wider area despite being diminished by the inappropriate recent redecoration, awnings, security lights and condition of the smaller stable yard building.</p> <p><i>Rarity Value:</i> The completeness of the inn complex is a rare survivor within the wider locality and the pavilion is particular notable in this regard.</p> <p><i>Group Value:</i> The building has group value when seen in conjunction with other nearby historic buildings and including the adjacent Grade II listed water fountain.</p> |                                                                                     |



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|               | <p><i>Social/Communal Value:</i> The use of the building has social/communal value which is enhanced by the understanding of the historic relationship between this public house and the Griffin Inn next door and their historic customer base.</p> <p><i>Landmark Status:</i> This complex of buildings, by virtue of its prominent location, design, physical presence and use forms a landmark within this locality.</p> |  |
| Locally List? | YES                                                                                                                                                                                                                                                                                                                                                                                                                          |  |

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| <b>Property Name</b>    | The Bowdon Rooms – HER 18828.1.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
| <b>Property Address</b> | The Firs,<br>Bowdon WA14 2TQ                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                     |
| <b>Significance</b>     | <p><i>Historic Interest:</i> The building dates to 1903 and was designed by the local architect, Frank Dunkerly.</p> <p><i>Architectural Interest:</i> The building is in a restrained Arts and Crafts Movement style which is evident on all elevations despite a number of past extensions including two less than ideal flat roofed, single storey structures (one each to either side). The roof is tiled and elevations are principally in render but with characteristic use made of exposed brickwork panels and tile hanging to gable eaves. Chimneys and metal roof ventilation cowl remain.</p> <p><i>Aesthetic Value:</i> The building has considerable aesthetic value despite the less than sympathetic extensions which, nevertheless, retain the original building as the dominant legible built form.</p> <p><i>Group Value:</i> The Arts and Crafts Movement style reflects the design of various other buildings of this era within the locality and reinforces their contribution to the character and appearance of the area. The building makes a significant and positive contribution to group value.</p> <p><i>Social/Communal Value:</i> The building and associated external grounds has considerable social/communal value.</p> <p><i>Landmark Status:</i> The building has a notable appearance and presence within the locality.</p> |                                                                                     |
| <b>Locally List?</b>    | YES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                     |

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| <b>Property Name</b>    | Heathfield & Westholme – HER 18829.1.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Property Address</b> | The Firs,<br>Bowdon WA14 2TE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Significance</b>     | <p><i>Historic Interest:</i> The building dates to the late 19th century and is marked 'La Plata Villa' on the Ordnance Survey 1st Edition 1:2500 map of 1877.</p> <p><i>Architectural Interest:</i> A pair of semi-detached villas in a substantial built form of three storeys (the third partly within the roof) plus basement set within large gardens to front, sides and rear. The front boundary wall to The Firs is an original stone wall (augmented with mature hedge and tree planting) and with surviving dressed stone gate piers to both properties.</p> <p><i>Aesthetic Value:</i> The building has a high aesthetic value which has not been unduly diminished by more recent changes.</p> <p><i>Group Value:</i> The building and their remaining settings (including original/historic curtilage structures) make a positive contribution to the group value of buildings within the wider area.</p> |
| <b>Locally Listed?</b>  | YES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |





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| <b>Property Name</b>    | Pillar Box – HER 18830.1.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
| <b>Property Address</b> | Footway on junction of Elcho Road and The Firs, Bowdon                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                      |
| <b>Significance</b>     | <p><i>Historic Interest:</i> The “GR” cypher dates this box to the reign of King George V 1910-36. The pillar box contributes to a legible understanding of the evolution of both the settlement and systems of communication.</p> <p><i>Aesthetic Value:</i> The design of the pillar box has interest in its own right and also makes a valuable contribution to the street scene.</p> <p><i>Group Value:</i> The pillar box is of an age/type that is contemporaneous with the formation of much of the nearby built environment including the laying out of various roads and erection of many of the buildings.</p> <p><i>Rarity Value:</i> While there may possibly be many examples of this type of pillar box nationally, it is one of few pillar boxes within this area and the only one identified of this age/type.</p> |                                                                                      |
| <b>Locally List?</b>    | YES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                      |

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| <b>Property Name</b>    | Bowdon Bowling and Lawn Tennis Club – HER 18831.1.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
| <b>Property Address</b> | Winton Road,<br>Bowdon WA14 2PD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                     |
| <b>Significance</b>     | <p><i>Historic Interest:</i> An historic sporting/leisure development of built form and lay-out external spaces that remains in its original use and that illustrates the historic development of the settlement with its economic focus on homes for more affluent people. It reflects a particular aspect of social and cultural life within the community as it has evolved. The club dates from 1873 (but it seems bowls were being played in this location at an earlier date). The main club building dates from 1923 (as an altered and extended earlier building). In addition, the stone boundary wall to Stamford Road is likely to date from the 1800's as may the lychgate set within it.</p> <p><i>Architectural Interest:</i> The main club house reflects the domestically scaled vernacular style that Victorians often preferred for their sports club buildings. The stone and timber lychgate to Stamford Road reflects the design of the main club house and appears largely as built.</p> <p><i>Aesthetic Value:</i> The identified built structures are attractive and individually and cumulatively make a positive contribution.</p> <p><i>Social / Communal Value:</i> The Club as a complex of built form and laid-out external spaces has social/communal value.</p> |                                                                                     |
| <b>Locally List?</b>    | YES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                     |

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| <b>Property Name</b>    | 1 & 2 Bow Villas – HER 18832.1.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
| <b>Property Address</b> | 2 & 4 Bow Green Road,<br>Bowden WA14 3LY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                     |
| <b>Significance</b>     | <p><i>Historic Interest:</i> A pair of semi-detached cottages shown on the Ordnance Survey 1st Edition 1:2500 map of 1877. The building is of heritage interest as it contributes to a legible understanding of the historic evolution of the settlement.</p> <p><i>Architectural Interest:</i> The elevations facing the road are in brick with polychromatic brickwork accentuating the front door and window heads. Stone cills with over-sized projecting cills to the principal first floor windows. Windows appear original. Share central chimney remains. Main roofs and those to front door porches are in slate with original decorative ridge tiles. The side and rear elevations are in plain brick.</p> <p><i>Aesthetic Value:</i> The building has a notable aesthetic value arising particularly from the use of polychromatic brickwork and decorative architectural features.</p> <p><i>Group Value:</i> The building has group value when seen in conjunction with the matching neighbouring building at 6 &amp; 8 Bow Green Lane and also when seen as a part of the range of Victorian and Edwardian suburban houses in the wider area.</p> |                                                                                     |
| <b>Locally List?</b>    | YES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                     |



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| <b>Property Name</b>    | 3 Bow Villas and Bow Cottage – HER 18833.1.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| <b>Property Address</b> | 6 & 8 Bow Green Road,<br>Bowden WA14 3LY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                     |
| <b>Significance</b>     | <p><i>Historic Interest:</i> A pair of semi-detached cottages shown on the Ordnance Survey 1st Edition 1:2500 map of 1877. The building is of heritage interest as it contributes to a legible understanding of the historic evolution of the settlement.</p> <p><i>Architectural Interest:</i> The elevations facing the road are in brick with polychromatic brickwork accentuating the front door and window heads. Stone cills with over-sized projecting cills to the principal first floor windows. Windows appear original. Share central chimney remains. Main roofs and those to front door porches are in slate with original decorative ridge tiles. The side and rear elevations are in plain brick.</p> <p><i>Aesthetic Value:</i> The building has a notable aesthetic value arising particularly from the use of polychromatic brickwork and decorative architectural features.</p> <p><i>Group Value:</i> The building has group value when seen in conjunction with the matching neighbouring building at 2 &amp; 4 Bow Green Lane and also when seen as a part of the range of Victorian and Edwardian suburban houses in the wider area.</p> |                                                                                     |
| <b>Locally List?</b>    | YES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                     |

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| <b>Property Name</b>    | Craigmillar – HER 18834.1.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
| <b>Property Address</b> | 6 Aspley Grove,<br>Bowden WA14 3AH                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                     |
| <b>Significance</b>     | <p><i>Historic Interest:</i> The building is shown on the Ordnance Survey 1st Edition 1:2500 map of 1877.</p> <p><i>Architectural Interest:</i> It comprises a two-storey detached house in red brick (with associated detailing such as door and window heads and eaves cornice detail), stone cills and slate roof. The principal (Aspley Grove), double frontage has a central front door with single-storey canted bay window to right hand side. Four exaggerated scrolled brackets support the concealed gutter/fascia detail. Sliding timber sashes remain. The south elevation has an attached conservatory with mono-pitched. Appears timber framed and, if not original/historic is sympathetic in design. The original plan form of the house appears to be 'L' shaped which remains legible at first floor and above but a rear extension now infills the L at ground floor.</p> <p><i>Aesthetic Value:</i> The building has a notable aesthetic value arising and makes a positive contribution to the historic character of the area.</p> |                                                                                     |
| <b>Locally List?</b>    | YES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                     |

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| <b>Property Name</b>    | Pendle and Heathwood – HER 18835.1.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
| <b>Property Address</b> | 18 - 20 Aspley Grove,<br>Bowden WA14 3AH                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                     |
| <b>Significance</b>     | <p><i>Historic Interest:</i> The building is shown on the Ordnance Survey 1st Edition 1:2500 map of 1877 and represents a part of the story of the historic evolution of the settlement.</p> <p><i>Architectural Interest:</i> Two-storey mirrored pair of semi-detached houses. The front elevations are in red brick with associated detailing with side elevations in a different (common) red brick. Rear elevation appears rendered. Stone window cills and slate roofs. The principal elevation facing the street appears largely intact including three chimneys. Each house is double fronted with a central doorway accentuated at roof level with a gable and a canted two-storey bay window with associated roof detail to each end of the elevation.</p> <p><i>Aesthetic Value:</i> The building makes a positive contribution to the historic character of the area.</p> |                                                                                     |
| <b>Locally List?</b>    | YES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                     |



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| <b>Property Name</b>    | The Vale – HER 18864.1.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
| <b>Property Address</b> | 28 Aspley Grove,<br>Bowden WA14 3AH                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                      |
| <b>Significance</b>     | <p><i>Historic Interest:</i> The building is shown on the Ordnance Survey 1st Edition 1:2500 map of 1877, labelled Rosevale House. Labelled The Vale on OS mapping from the 1960s.</p> <p><i>Architectural Interest:</i> Two-storey (with attic rooms) detached house in red brick. Rear elevation appears rendered. Stone window cills and slate roofs. The elevation facing the street has a central gable with projecting porch. Southern elevation features canted bay window, two gables and a modern extension with its own pitched late roof and central gable. Slate roofs throughout and the majority of upper-storey windows are multi-light vertical-sliding sash style. House still sits within its own grounds with gardens and paths.</p> <p><i>Aesthetic Value:</i> The building makes a positive contribution to the historic character of the area.</p> |                                                                                      |
| <b>Locally List?</b>    | YES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                      |

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| <b>Property Name</b>    | Langham End – HER 18868.1.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
| <b>Property Address</b> | 1 Talbot Road,<br>Bowdon WA14 3JD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                     |
| <b>Significance</b>     | <p><i>Historic Interest:</i> The building dates to the 1920s / early 1930s.</p> <p><i>Architectural Interest:</i> The building is restrained in design but with architectural detailing and type/use of elevation materials that reflect the Arts and Crafts movement. Despite what appears to be a recently added conservatory (possibly in uPVC framing) to the rear elevation, the original built form and design remains dominant and otherwise legible and seemingly intact.</p> <p><i>Aesthetic Value:</i> The building makes a positive contribution to the historic character of the area.</p> |                                                                                     |
| <b>Locally List?</b>    | YES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                     |

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| <b>Property Name</b>    | Broom Cottage – HER 18869.1.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
| <b>Property Address</b> | 2 Vale Road,<br>Bowden WA14 3AB                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                     |
| <b>Significance</b>     | <p><i>Historic Interest:</i> The building is shown on the Ordnance Survey 1st Edition 1:2500 map of 1877 and represents a part of the story of the historic evolution of the settlement.</p> <p><i>Architectural Interest:</i> The building is a modest detached house presenting a side elevation to the Vale Road. The principal elevation fronts a small walled and paved yard/garden area which is to the left-hand side of the house when viewed from Vale Road. The elevations are in red brick with stone window cills and doorway detailing and a slate roof. The building retains its original/historic form and appearance. Chimney also survives.</p> <p><i>Aesthetic Value:</i> The building has aesthetic value.</p> <p><i>Group Value:</i> The building has group value when seen in conjunction with neighbouring buildings including 53 Langham Road and 55 – 61 Langham Road.</p> |                                                                                     |
| <b>Locally List?</b>    | YES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                     |



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| <b>Property Name</b>    | Lee House & Saxonwold – HER 18870.1.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Property Address</b> | 6 - 8 Vale Road,<br>Bowden WA14 3AB                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Significance</b>     | <p><i>Historic Interest:</i> The building is shown on the Ordnance Survey 1st Edition 1:2500 map of 1877 and represents a part of the story of the historic evolution of the settlement.</p> <p><i>Architectural Interest:</i> A single built form consisting of a pair of semi-detached houses with interlocking 'L' shaped plan forms. The elevations appear largely to their original appearance including elevation materials of exposed red brick (with associated window and door head detailing), stone cills and stringcourse, slate roof and chimneys.</p> <p><i>Aesthetic Value:</i> The building has aesthetic value.</p> <p><i>Group Value:</i> The building has group value when seen in conjunction with neighbouring buildings.</p> |
| <b>Locally List?</b>    | YES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |



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| <b>Property Name</b>    | St. Brelades – HER 18871.1.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
| <b>Property Address</b> | 13 Vale Road,<br>Bowden WA14 3AE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                     |
| <b>Significance</b>     | <p><i>Historic Interest:</i> A detached building with gardens to the front and rear that dates to the 1920s / early 1930s. The building is of historic interest as it contributes to a legible understanding of the historic evolution of the settlement.</p> <p><i>Architectural Interest:</i> The building is restrained in design and in elevation materials of its time with minimal architectural detailing. It retains the original plan form shown in a 1930s OS map and appears (largely) intact unlike its contemporaneous neighbours at Nos. 9, 11 and 15 Vale Road.</p> <p><i>Aesthetic Value:</i> The house has aesthetic value arising particularly from the legibility of the original design intent and retained original form and features. The garden setting makes a positive contribution to the aesthetic value.</p> |                                                                                     |
| <b>Locally List?</b>    | YES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                     |

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| <b>Property Name</b>    | Yew Tree House & Marlowes – HER 18872.1.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Property Address</b> | Vale Road,<br>Bowden WA14 3AQ                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Significance</b>     | <p><i>Historic Interest:</i> The building is shown on the Ordnance Survey 1st Edition 1:2500 map of 1877 and represents a part of the story of the historic evolution of the settlement.</p> <p><i>Architectural Interest:</i> The building is in brick with stone cills and slate roof. Original sliding sash windows remain to visible elevations and at least some have original internal timber shutters. The north and east elevations are two storeys but becomes three with a visible basement around the south-western corner. The south elevation now has a French door at basement which suggests the exterior ground level may have been lowered in this location.</p> <p><i>Aesthetic Value:</i> The building has considerable aesthetic value despite what appears as a more recent intervention on the south elevation and adjacent external area and the unsympathetic concrete post and timber panel fence to a prominent boundary.</p> |
| <b>Locally List?</b>    | YES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |





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| <b>Property Name</b>    | Pool Bank Farm – HER 7729.1.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
| <b>Property Address</b> | West of Bow Green Farm, off Bow Lane<br>Bowden WA14 3B&                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                     |
| <b>Significance</b>     | <p><i>Historic Interest:</i> Tithe map of 1838 shows two rectangular buildings set in gardens with a pond and referred to in the award as House and Garden. On the OS 1848 map the site is named Pool Bank, but by the OS map of 1876 the site is called Pool Bank Farm – showing one L-shaped building, one rectangular building set in a yard, plus one other rectangular building. By 1899 the layout is as above except that the L-shaped building has changed shape. By OS 1980 the L-shaped building is now rectangular and the building in the yard is oblong. Pool Bank stands on a bank overlooking the river Bollin, at Castle Hill.</p> <p><i>Architectural Interest:</i> Farmhouse and extended (phased) range (probable barn) to the west. Farmhouse has similar proportions as depicted on the historic mapping sequence. The barn has a projecting section of roofline on the eastern side which matches the historic map depictions as the earliest phase of the structure. Both brick built, with slate roofs.</p> |                                                                                     |
| <b>Locally List?</b>    | YES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                     |

Looking west

#### **Additional entries to the GMASS Local Heritage List**

|                               |                            |        |          |
|-------------------------------|----------------------------|--------|----------|
| Watlingford                   | Dunham Rd                  | Bowdon | WA14 4SR |
| The Green Bend                | Grange Road                | Bowdon | WA14 3EZ |
| Co-op, St Lukes Building      | Vicarage Lane              | Bowdon | WA14 3BA |
| The Priory and The Well House | 1&2 Priory Road            | Bowdon | WA14 3BT |
| Primrose Cottages             | 2-22 (even) Brick Kiln Row | Bowdon | WA14 3EL |

**The Local Heritage List includes all positive contributors included in the documents:**

Bowdon Conservation Area (SPD 5.9)

The Devisdale Conservation Area (SPD 5.10)